



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

May 5, 2022 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the April 21, 2022 Regular Meeting

ITEM #1 PUBLIC HEARING – 7501 HANOVER DRIVE, SCHMIDT – CORNER FENCE VARIATION

Consider recommending that the Village Board grant Eric Schmidt (property owner) a Variation from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 7501 Hanover Drive in the R-3 Single Family Residential zoning district. This Variation would permit the Petitioner to install a six-foot (6') high closed privacy style fence to encroach ten feet (10') into the required secondary front yard where a privacy fence is not permitted.

ITEM #2 PUBLIC HEARING – 7240 174TH PLACE, STUGLA – CORNER FENCE AND PATIO VARIATION

Consider recommending that the Village Board grant Jim Stulga (property owner) a Variation from Section III.J. of the Zoning Code (Fence Regulations) and Section III.H. (Permitted Encroachments) at the property located at 7240 174th Place in the R-4 Single Family Residential zoning district. This Variance would permit the Petitioner to install a five-foot (5') high open-style fence to encroach up to twenty-five (25') feet into the required secondary front yard (located on the property line around the existing patio). A Variation is also requested for the existing patio to be located in the secondary front yard and closer than 5 feet to a property line where a patio is not permitted.

ITEM #3 PUBLIC HEARING – ANYTIME FITNESS, 17823 80TH AVENUE – SPECIAL USE FOR FITNESS CENTER

Consider recommending that the Village Board grant Steve Novak of Anytime Fitness a Special Use for a Commercial Indoor Recreation use greater than 3,500 square feet in size at 17823 80th Avenue in the B-1 (Neighborhood Shopping) zoning district. The request would allow transfer of the existing special use to a new owner with no changes proposed to the current operations.

ITEM #4 PUBLIC HEARING – OAK RIDGE SUBDIVISION (DR HORTON) – SPECIAL USE FOR FINAL PUD APPROVAL AND FINAL PLAT OF SUBDIVISION

Consider recommending that the Village Board grant DR Horton Inc - Midwest, a Special Use Permit for Final Planned Unit Development (PUD) Approval, on property located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. A Final Plat of Subdivision is also requested as part of the development approval.

ITEM #5 WORKSHOP – Atlas Putty New Warehouse, 8301 185th Street

Consider recommending that the Village Board grant Steve Vernon of Vernon Development Inc., (Petitioner/Developer) on behalf of Atlas Putty Products Co. (Owner), a Special Use for a Substantial Deviation from the Northstar Business Center PUD at property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD). Site Plan/Architectural Approval and Final Plat of Subdivision Approval is also request as part of the development. The development proposes demolition of an existing building at 8231-33 185th Street and reconfiguration of the existing lots to allow for construction of a new 87,267 sq. ft. warehouse building.

ITEM #6 PUBLIC HEARING – BUILDING CODE TO ZONING CODE TRANSFER (DRIVEWAYS, ACCESSORY STRUCTURES. AND MISC.) - TEXT AMENDMENT

Consider recommending that the Village Board amend certain sections of the Zoning Ordinance to carry over portions of the current building code into the zoning ordinance where they are better served. Regulations include driveway location, driveway width, storage shed size, accessory structure locations, and other miscellaneous regulations.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

April 21, 2022

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 21, 2022.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 21, 2022 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

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

Absent Plan Commissioners:

Angela Gatto
Andrae Marak

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Darren Freihage, McDonalds USA, LLC
Paul Spass, Primal Cut
Ameer Ihmud, Drip Drop Smokes

Members of the Public:

None

COMMUNICATIONS- Daniel Ritter, Planning Manager, noted that CHAIRMAN GRAY will be recusing himself from the first item due to him having done work for McDonalds in the past. CHAIRMAN SHAW will be stepping in as ACTING CHAIR for the first item.

APPROVAL OF MINUTES - Minutes of the April 7, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL. The motion was seconded by COMMISSIONER LOSCUITO to approve the April 7, 2022 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

CHAIRMAN GRAY recused himself and requested COMMISSIONER SHAW to step in.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 21, 2022 REGULAR MEETING
ITEM #1 : PUBLIC HEARING – MCDONALD’S WALL SIGN ADDITION, 15920 HARLEM AVENUE – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant Darren Freihage, on behalf of McDonald’s USA, LLC a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit an additional wall sign (for a total of two) on the south elevation at 15920 Harlem Avenue in the B-3 PD (General Business & Commercial, Park Center PUD).

Present Plan Commissioners: Acting Chairman Shaw
James Gaskill
Frank Loscuito
Eduardo Mani
Kurt Truxal

Absent Plan Commissioners: Garrett Gray (recused)
Angela Gatto
Andrae Marak

Village Officials and Staff: Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Darren Freihage, McDonalds USA, LLC

Members of the Public: None

ACTING CHAIRMAN SHAW introduced the 1st item and requested a motion to open up the public hearing. Motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER LOSCUITO. ACTING CHAIRMAN SHAW requested a voice vote; all in favor, the motion was declared as carried. ACTING CHAIRMAN SHAW then deferred to staff for the report.

Daniel Ritter, Planning Manager, summarized the staff report and presented the standards for special use.

ACTING CHAIRMAN SHAW informed the applicant that he was entitled to speak if he wished to do so and explained to the applicant the procedures required in the event that he wanted to speak.

The petitioner declined to speak unless any COMMISSIONERS had questions for him.

ACTING CHAIRMAN SHAW went around the dais asking if COMMISSIONERS had any questions, none were observed. COMMISSIONER TRUXAL commented that he thinks it is appropriate. COMMISSIONER MANI noted that he agrees with COMMISSIONER TRUXAL in that, the design is a good use and understands the necessity of it.

ACTING CHAIRMAN SHAW commented that he feels that it is appropriate and he agrees with his fellow COMMISSIONERS. Then asks for comment from the public. Seeing none, he requested a motion to close the public hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER TRUXAL. The chair requested a voice vote; hearing no opposition the motion carried.

Dan Ritter gave a summary of the standards for a special use.

ACTING CHAIRMAN SHAW requested a motion to recommend this item.

Motion – Special Use for a Substantial Deviation

COMMISSIONER MANI made a motion to recommend that the Village Board grant the Petitioner, Darren Freihage, on behalf of McDonald's USA, LLC, a Special Use Permit for a Substantial Deviation from the Park Center PUD with an Exception from the Zoning Ordinance to permit a total of seven wall signs on the building façades at 15920 Harlem Avenue in the B-3 PD zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the April 21, 2022 Staff Report.

Motion seconded by COMMISSIONER LOSCUITO. ACTING CHAIRMAN SHAW requested a roll call vote; all commissioners voted in favor. CHAIRMAN GRAY declared the motion as carried.

ACTING CHAIRMAN SHAW requested staff inform applicant of next steps.

Dan Ritter proceeded to inform applicant that the item is anticipated to go to Village Board on Tuesday, May 3rd, 2022. He informed the applicant that in the case of the unanimous recommendation the item should only need to be addressed at one board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 21, 2022 REGULAR MEETING

ITEM #2: PUBLIC HEARING – PRIMAL CUT FRONT PATIO ENCLOSURE, 17344 OAK PARK AVENUE – VARIATIONS AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Paul Spass on behalf of Primal Cut (tenant) Variations from Section XII (Legacy Code) of the Zoning Code to allow for a one-story building addition which does not comply with the requirements of minimum building height, building materials, and architectural guidelines located at 17344 Oak Park Avenue in the Legacy DC (Downtown Core) Zoning District. Site Plan and Architectural Approval is also being requested.

Present Plan Commissioners:

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

Absent Plan Commissioners:

Angela Gatto
Andrae Marak

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Paul Spass, Owner of Primal Cut

Members of the Public:

None

CHAIRMAN GRAY introduced Item #2, and asked for a motion to open the public hearing. Motion made by COMMISSIONER SHAW seconded by COMMISSIONER MANI. CHAIRPERSON GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRPERSON GRAY noted he received certification that the public hearing notice was published in a local newspaper. Anyone wishing to speak on this matter will be sworn in to speak but after staff's presentation. He asked staff to proceed with the presentation.

Lori Kosmatka, Associate Planner, presented the report. She summarized the history of the site, provided the Legacy Code zoning regulations, the proposed changes to the building, and went over general zoning uses by surrounding businesses. She noted the structure encroaches into the village right-of-way which will trigger the need for a revised encroachment agreement.

CHAIRMAN GRAY asked the petitioner if there is anything that he would like to add. He informed the petitioner that he will be sworn in if he does choose to approach the lectern. He asked the COMMISSIONERS for comments.

COMMISSIONER TRUXAL commented it's going to be nice looking. He liked the roof and glass. The awning would go which would be an improvement. Nothing against it, but it's a step in the right direction. However, my one concern is what staff has already mentioned; The way the windows project out when they are collapsed is the only thing that has stuck out to me at this point. Not meaning to hold it back, but it needs to be addressed.

Dan Ritter, Planning Manager, noted we had our building official reach out to Paul regarding this as well. It is conditioned but I believe they are working on a solution for this problem.

CHAIRMAN GRAY commented he adds to the concerns that COMMISSIONER TRUXAL presented. The outward motion of the windows presents a safety concern being in the public right-of-way. If someone is walking and not paying attention they could potentially injure themselves. The staff report has 19 inches and you want to try and reduce that with what? More paneling?

Dan Ritter noted there are a couple options they could do to meet the minimal building code clearance heights, but they will also have to make sure that this is okay from an encroachment agreement perspective as well. The Community Development Director will be coordinating that process. However, from a building code perspective, 7 feet clearance will be required. This is just something in the initial proposal staff noted that may result in a slight change from what is being presented today. It'll all be fixed in the building plan side of it.

CHAIRMAN GRAY noted it is conditional.

COMMISSIONER MANI noted that he agreed with his fellow COMMISSIONERS and the CHAIRMAN. He commented the petitioner should try to reduce that projection for life safety concerns.

COMMISSIONER SHAW stated he didn't want to repeat anything the fellow COMMISSIONERS have said about the projection. It's been covered and he knows that they are working on it. He just noted for the record that he had similar concerns. It is an attractive addition, so that's good in terms of being a more permanent structure as opposed to the canopy. He disagreed with the language in the Legacy Code itself which makes me more inclined to vote in favor of the variance. One of the issues is that the language has a preference for consistent building materials as opposed to a mix. He disagreed with that because that seems to me that is almost the opposite of what we are seeking to achieve in rebuilding the downtown. He noted he believed that a mix of styles mimics a traditional development style more so than having a cookie cutter face. He liked that it has a mix. It gives it some character. He asked how far off were we from the percentages of standing seam versus masonry requirements.

Dan Ritter responded we have not yet received building plans that specify exact percentages. It was clear they were not going to meet the exact percentage. It will be based on these plans that they have to meet.

COMMISSIONER SHAW noted personally, he liked the standing seam look. It may be too much of a variance from the requirements, so wherever the Commissioners land on that is fine. From his standpoint he didn't feel this needs to adhere exactly to the percentage of the code.

Dan Ritter noted all three of those variations are not picturing this situation with a patio in the front. They are picturing a more permanent solid addition. That is likely more the intent of that code. We cannot get around this being a building addition, though as it has three walls and a roof. You would want a traditional building addition such as off the side to look like it blends and belongs. Rather, this addition is in front with glass. This is a special case as this is not the traditional building addition which means that there will be a need for variance from the code due to the fact that this is still classified as an addition.

COMMISSIONER SHAW noted that he understands the need for variance from the code. It is a nice contrast to the current style of the building as opposed to a random mix of style. He felt similarly for the three story variance.

Dan Ritter noted the goal is if you're going to put a large addition, then you would want to be more verbatim to the code. In this case it is odd because it is just a small patio in front.

COMMISSIONER SHAW noted that if it was a three story addition with a front sidewalk, it might not meet the character of the block.

Dan Ritter noted the historic significance of the site and acknowledged that the proposed addition maintains the historic preservation of the building. It could be taken down and the integrity of the building would still be there.

COMMISSIONER SHAW noted it was a consideration for him as well is that it retains the character when it is open; he liked that it does not alter the character of the building itself. He is good with it and likes it.

COMMISSIONER GASKILL asked how wide is the area being enclosed, projecting out toward the street, and size of window panes.

Lori Kosmatka responded the patio is 32ft 10in by 6ft 9in, and believed the panes were about 26 inches based on staff calculating it by the two sets of six panes shown in the drawings. The projection out from the face of the brick below, based on the staff calculations, appeared to be 19 inches. The patio is 6 feet 9 inches to the window frame, plus about 10 ½ inches from the window frame to the face of the brick, and then 19 inches to the face of the brick.

COMMISSIONER GASKILL asked if beyond that is public walkway.

Dan Ritter noted that a portion of the patio is in the public right-of-way explaining the need for the encroachment agreement.

COMMISSIONER GASKILL: You have the sidewalk down below and in front of this building there isn't or never was an entrance in the front of the building so what is the purpose of that walkway up on top?

Dan Ritter explained that the idea is that it was always a patio.

COMMISSIONER GASKILL: However, there is no need to have it a public walkway, there's no place to go.

Lori Kosmatka asked if he was referring to the sidewalk street level.

GASKILL: No, the upside walkway. We're worried about the windows encroaching on the public walkway and I am wondering why that's even a public walkway because it doesn't take you anywhere.

Dan Ritter noted it's encroaching over the sidewalk that is next to it further.

Lori Kosmatka referred to the drawings on the presentation.

GASKILL: I believe we are referring to different things. I'm talking about the walkway leading from the stairs that takes you to the south of the building.

COMMISSIONER SHAW: Isn't that what they wanted to enclose?

COMMISSIONER LOSCUITO: Yes, I think that is the patio that you are referring to.

Dan Ritter reiterated that the elevated portion is all art of the proposed patio enclosure.

COMMISSIONER GASKILL: So the windows would be swinging over the lower sidewalk?

Lori Kosmatka: Correct.

CHAIRMAN GRAY commented that the structure has been raised and existent since the space belonged to Bettenhausen hardware.

COMMISSIONER GASKILL: However, Bettenhausen Hardware had an entrance in the front.

Dan Ritter noted that they are not familiar with the entire history of the structure but reiterated that a new encroachment agreement is being drafted and outlined the necessity of it.

COMMISSIONER LOSCUITO agreed with the fellow Commissioners. The window projection is a key point of concern. Make sure that none of the windows are protruding too closely to the lamppost.

CHAIRMAN GRAY commented a lot was said and he shares a lot of those concerns. He noted the building looks attractive and clean and the ability to use all year round is beneficial. He asked for clarification of the renderings of the project, if the North/South windows are fixed or will those be moving as well.

Dan Ritter answered that the drawings do not specify and there are no egress concerns per the Chief Building Official.

CHAIRMAN GRAY: Those are all my comments. It does look clean and I think it's a good idea. It sounds like there are still some things that need to be addressed and finalized with the village engineer.

CHAIRMAN GRAY asks the petitioner if he would like to speak. He swore in petitioner PAUL SPASS, owner of Primal Cut.

PAUL SPASS: In regards to the percentage of materials used for the Legacy Code, one thing that I would not be opposed to doing is doing the bottom portion as brick. I know a lot of this is all metal and glass with the windows again, the whole purpose is so that we can utilize it year-round. We've really grown, within the past year, we have doubled our sales and we are running out of space. By enclosing this front space, not only does it give us the opportunity to have more seating; it gives us the opportunity to utilize the patio for what it is yet still have the ability to offer extra seating when the weather is not accommodating. It's a great fit for everybody and I feel it's a great look for the downtown area. I want to try to keep the consistency of the black storefront glass, but also not lose the consistency of what it is and that space to me is going to be used as much as possible to offer the outdoor dining experience as much as possible. However, when the weather is not permitting, we can still have a great look and good views for customers. We will also potentially use the area as a potential private event space since we will be keeping the overhead doors that are already in place. Nothing that is existing right now is going to be changed except for the awning and my only thought in regard to the percentage used, I would not be opposed to implementing full brick to the windows' ledge. I spoke with the building engineer prior to this meeting and the biggest thing was that we stay within the 84 inches or 7ft which is to the bottom of the windows to the existing walkway.

CHAIRMAN GRAY: Excellent Paul. It's great to hear that your business is booming.

PAUL SPASS: It's a lot of hard work but its been rewarding not only for me, but for the town. I appreciate the opportunity to bring back the old tradition of having a steakhouse here in town. We also have three sets of additional drawings with renderings that are complete its just a matter of the phase we do them in. This particular phase will match the next phase which will be doing a rooftop over the corner unit where you see the triangle. These glass windows actually mimic the ones enclosing the patio. That's a future project but we already have plans that have been submitted and approved, its just a matter of me pulling the trigger on those. I will just do this in phases that best suit me financially. The next step that we want to do in a few years is doing an outdoor patio in the back. I think it's a great corner, I think we draw a lot of attention and

with these renderings, I did a lot myself. I think that the plan presented achieves the desires of the downtown area.

Dan Ritter noted that the possibility of raising the brick wall should be tabled until further discussions are had regarding building materials.

CHAIRMAN GRAY asked for comment from the public. Seeing none he proceeded to ask for comment from the COMMISSIONERS. Noting no further comment, CHAIRMAN GRAY requested a motion to close the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion carried.

CHAIRMAN GRAY asked staff to present the standards.

Lori Kosmatka presented the standards.

CHAIRMAN GRAY requested the first motion.

Motion 1 - Variations

COMMISSIONER SHAW made a motion to recommend that the Village Board grant the Petitioner, Paul Spass on behalf of Primal Cut, at 17344 Oak Park Avenue in the Legacy Downtown Core (DC) Zoning District, three (3) Variations from Section XII (Legacy Code) of the Village Zoning Ordinance for building materials, architectural design guidelines, and minimum building height as listed and according to the submitted plans, and adopt the Findings of Fact as listed in the April 21, 2022 Staff Report, with the following condition:

1. There must be executed and active right-of-way encroachment agreement in place with the Village. If the right-of-way encroachment agreement expires and becomes defaulted, the variation becomes void.
2. All plans are subject to final staff review with the building permit for building code compliance and public safety review.

Motion seconded by COMMISSIONER GASKILL. Vote taken by roll call; all voted in favor. CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY requested the second motion.

Motion 2 – Site Plan / Architectural Approval

COMMISSIONER TRUXAL made a motion to grant the Petitioner Paul Spass on behalf of Primal Cut, Site Plan and Architectural Approval for a front patio enclosure at 17344 Oak Park Avenue in the Legacy Downtown Core (DC) Zoning District, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 21, 2022 Staff Report, subject to the following conditions:

1. Site Plan/Architectural Approval is subject to approval of the requested Variations and right-of-way encroachment agreement by the Village Board.
2. All plans are subject to final staff review with the building permit for building code compliance and public safety review. The number of operable windows and extent of projection encroaching into the Village right-of-way are subject to review and approval by Village staff.
3. The bottom of the projecting edge of the window system to the finished grade of the paver pavement must be at least 7'-0" (84").

4. The final materials of the north and south side elevations are subject to review and approval by Village staff to match the proposed front/east elevation.
5. Any awning or structure over the northern raised stairway landing be subject to review and approval by Village staff.

Motion seconded by COMMISSIONER MANI.

COMMISSIONER SHAW noted that the petitioner's name in the motion provided in the staff report is incorrect. The petitioner's name was corrected in the motion as presented.

CHAIRMAN GRAY asked Staff for a roll call vote. All voted in favor. CHAIRMAN GRAY declared the motion as carried.

Dan Ritter explained that it is anticipated that this item will go before the Village Board on May 17th, 2022. There is one extra meeting because they have to get the encroachment agreement addressed so the items can go at the same time.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 21, 2022 REGULAR MEETING
ITEM #3: PUBLIC HEARING – DRIP DROP SMOKES, 17133 HARLEM AVENUE – SPECIAL USE FOR TOBACCO STORE

Consider recommending that the Village Board grant Ameer Ihmud on behalf of Drip Drop Smokes (tenant) a Special Use for a Tobacco Store at 17133 Harlem Avenue in the B-3 (General Business and Commercial) zoning district.

Present Plan Commissioners:

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

Absent Plan Commissioners:

Angela Gatto
Andrae Marak

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Ameer Ihmud, Drip Drop Smokes

Members of the Public:

None

CHAIRMAN GRAY introduced Item 3, and asked for a motion to open the public hearing. Motion made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER GASKILL. The chair requested a voice vote, hearing no opposition, the motion carried.

CHAIRMAN GRAY confirmed that the public hearing had been posted in the local newspaper. Then proceeded to turn it over to staff for presentation.

Lori Kosmatka, Associate Planner summarized the staff report highlighted zoning and surrounding uses.

CHAIRMAN GRAY asks if the applicant has anything to add. Petitioners declined; CHAIRMAN GRAY deferred to COMMISSIONERS for comment.

COMMISSIONERS LOSCUITO and GASKILL had no comment.

COMMISSIONER TRUXAL had no comments. He stated it looks like a great place to put a smoke shop.

COMMISSIONER MANI had no comment.

COMMISSIONER SHAW asked where is the nearest similar use to this location. He recalled there is a concentration near 183rd and 80th. He agreed that there is not a concentration of similar businesses in the area. Jewel only has an accessory use for tobacco.

Lori Kosmatka responded that the applicant had a few addresses of other tobacco stores.

Dan Ritter, Planning Manager, noted there was one on 159th. 183rd Street might have a couple.

CHAIRMAN GRAY concurred with COMMISSIONER SHAW. It appears to be in line with the ordinance presented in November 2021. It's a good location, I think it's good that the tenant spaces are not sitting empty for extended periods of time. However, whatever proposed signage you all have must comply with the zoning ordinance. Other than that I think it's a good fit.

CHAIRMAN GRAY asked the applicants if there is anything they would like to add. Applicants declined. CHAIRMAN GRAY then acknowledged the public and offered them the chance to speak. Noting there was no public a request for a motion to close the public hearing was presented. Motion made by COMMISSIONER TRUXAL, seconded by COMMISSIONER GASKILL. Voice vote was conducted; All in favor. The motion carried.

Lori Kosmatka, Associate Planner, presented the standards.

CHAIRMAN GRAY requested a motion for the special use for this item.

Motion – Special Use Permit

COMMISSIONER LOSCUITO a motion to recommend that the Village Board grant the Petitioner, Ameer Ihmud on behalf of Drip Drop Smokes, a Special Use Permit to operate a Tobacco Store at 17133 Harlem Avenue in the B-3 (General Business & Commercial) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the April 21, 2022 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Roll call vote completed; All voted in favor. CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY informed the applicant that the item is anticipated to go to Village Board on May 3rd, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 21, 2022 REGULAR MEETING

ITEM #4: WORKSHOP – BUILDING CODE TO ZONING CODE TRANSFER (DRIVEWAYS, ACCESSORY STRUCTURES. AND MISCELLANEOUS) - TEXT AMENDMENT

Consider recommending that the Village Board amend certain sections of the Zoning Ordinance to carry over portions of the current building code into the zoning ordinance where they are better served. Regulations include driveway location, driveway width, storage shed size, accessory structure locations, and other miscellaneous regulations.

Present Plan Commissioners:

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

Absent Plan Commissioners:

Angela Gatto
Andrae Marak

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

None

Members of the Public:

None

CHAIRMAN GRAY introduced Item 4, and asked staff for the presentation.

Daniel Ritter Planning Manager, stated that this is not a major change but more so just a clean-up of the old code and specify what driveway width should be and limitations therein. He continued to summarize the changes to the zoning code changes. The majority of the changes are simply moving the requirements from the Building Code to the Zoning Code.

COMMISSIONER TRUXAL asked if we have minimum green space requirements.

Dan Ritter responded we don't. We have maximum lot coverages, but it is specific to the principal and accessory structures. Some communities have that, but it is extremely hard to regulate.

Dan Ritter deferred to the Plan Commission for comment.

COMMISSIONER TRUXAL asked where does all the stuff the Zoning Board of Appeals used to handle go.

Dan Ritter responded it now goes to the Plan Commission.

COMMISSIONER TRUXAL asked if we just not had any.

Dan Ritter noted that in the next meeting you will have two fences. Typically, we discourage variations unless you need it.

COMMISSIONER SHAW noted that staff has done a lot of work to analyze the most common requests and the ones that get approved, and over the years make adjustments.

Dan Ritter responded that staff listens on if the Commission grants a variation and asks staff to look at the code, then we take that into account. We will try to get to it if we see something reoccurring and hear from the Plan Commission or Village Board. We did that with the fence code, upping the height of the fence to align with the pool requirements. He noted that corner fence requirements do have aesthetic, visual, and safety elements involved. These cases would be seen by you guys now. The reason for this is we are doing a full revamp of our building code. We had our own separate building code as the Tinley Park Comprehensive Building Code. That is not how most municipalities do this. You typically adopt the international codes and have a separate list of local amendments to it. We instead had a separate code with too much information in it. We are one of the first communities around here to go to the 2021 building code. Some of the items are just being moved rather than listed as amendments to the building code. Thus if someone wants an 80 foot driveway, they will now go to the Plan Commission, which makes more sense than being in the Building Code and going to Village Board.

CHAIRMAN GRAY commented that he noted some typos for the proposed text. Just to correct them, for section 211 for private detached garages there is a missing "d" in hundred.

Dan Ritter asked if we are referring to the excel spreadsheet?

CHAIRMAN GRAY: Yes, the excel.

Dan Ritter noted that the excel spreadsheet is just a rough draft and they will review thoroughly before adoption.

CHAIRMAN GRAY asked for clarification on the accessory structure regulation which will limit the amount of garages allowed on private property.

Dan Ritter commented to CHAIRMAN GRAY that under the current code, residents can technically have three detached garages so long as the setback and space requirements are met.

COMMISSIONER TRUXAL asked if there would be any major content changes.

Dan Ritter suggested that at this time there will not be significant changes without further analysis.

GOOD OF THE ORDER

Dan Ritter: Goodbye and thank you to COMMISSIONER LOSCUITO this is his last meeting. Besides that, Ascend was approved by the Village Board. Popus Popcorn has a grand opening coming up the 1st week of May. Floor and Décor is also looking at the first week of May.

CHAIRMAN GRAY took the time to thank COMMISSIONER LOSCUITO for his service and wished him luck.

PUBLIC COMMENT - NONE

Motion to adjourn the meeting made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL. Voice vote, all in favor. The motion carried.

Meeting Adjourned at 8:30pm

PLAN COMMISSION STAFF REPORT

May 5, 2022 – Public Hearing

Petitioner

Eric Schmidt

Property Location

7501 Hanover Drive

PIN

27-25-228-001-0000

Zoning

R-3 Zoning District

Approvals Sought

Variation

Project Planner

Lori Kosmatka,
Associate Planner

Schmidt – Corner Lot Fence Setback Variation

7501 Hanover Drive



EXECUTIVE SUMMARY

The Petitioner, Eric Schmidt, is seeking a 10-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a six-foot-high, privacy-style fence encroaching 10 feet into the required secondary front yard, where a fence encroachment is not permitted at 7501 Hanover Drive.

The Petitioner has requested the fence setback Variation to align with the neighbor's existing fence, provide security from through-traffic along Olcott Avenue, and help conceal two air conditioner units.

Secondary front yard fences are required to be located at the building setback line of 25 feet in the R-4 zoning district if it is a privacy fence. Five-foot open style fences may, with administrative approval, encroach up to ten feet in the Required Setback Line of the secondary front yard. Code compliant options could include constructing the six-foot high privacy fence at the 25 foot setback line, or else remain as existing per the previous approval for the five-foot-high open-style fence ten feet into the secondary front yard.

EXISTING SITE & HISTORY

The subject property is located on the southwest corner of Hanover Drive & Olcott Avenue. The lot is approximately 11,340 sq. ft., with 90 feet primary frontage on Hanover Drive, and 126 feet secondary frontage on Olcott Avenue. The home is oriented toward Hanover Drive.

The property currently has an existing 5' tall open style fence that is encroaching ten feet into the 25 foot Required Setback Line on Olcott Avenue (secondary frontage). The existing fence received a ten-foot variance from the Zoning Board of Appeal in 2004.

The corner lot home abutting to the south at 7500 Prestwick Drive has an existing six-foot tall privacy fence which currently aligns with the Petitioner's existing fence. That fence was permitted in 2008 under the previous fence regulations. Further south, the home at 7501 Prestwick also has an existing fence.



Left: View Looking South SW at East Property Line to Sidewalk, Right: View Looking South at 10' into Required Setback Line of secondary front

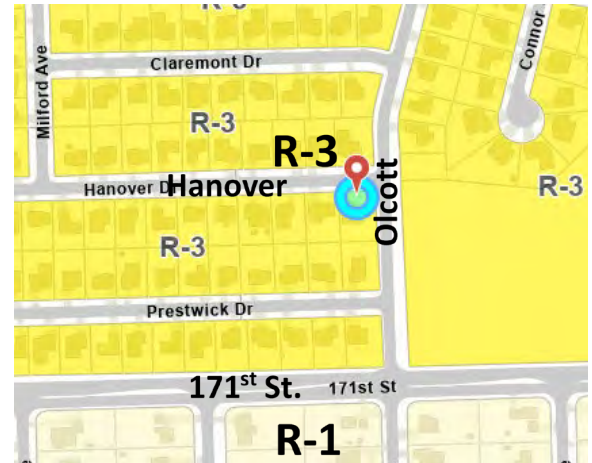
ZONING & NEARBY LAND USES

The subject property is a corner lot within the R-3 Zoning District. Residences in the neighborhood are similarly zoned within the R-3 Zoning District. South of 171st Street, there are residences in the R-1 Zoning District. The Zoning Ordinance requires primary and secondary yard setbacks of 25 feet each within the R-3 zoning district. The lot of 11,340 sq. ft. is below the required minimum corner lot size of 12,500 sq. ft. per the Zoning Ordinance, however it is a corner lot platted with additional lot width to help accommodate the corner front yard setback requirements similar to other corner lots in the area.

2018 Fence Regulations

After months of discussion between the Zoning Board of Appeals, Plan Commission, and Community Development Committee, the Village Board adopted an ordinance in January 2018, amending the fence regulations for fences within a secondary front yard.

The amendment provided clarification to the Code. Previously, the Code was not uniformly enforced, created aesthetic issues in streetscapes, and resulted in many non-conforming fences. It was known when adopting these newer regulations that many existing fences would become legal non-conforming and would be required to come into conformance with the current codes when replacement is necessary. The attached Staff Exhibit (A) indicates a timeline of the corner fence variation history.



Zoning Map

Section III.J. "*Fence Regulations*" states that for corner lots, fences are only permitted at or behind the Required Setback Line in the primary front yard and secondary front yard, however, per Section III.J.3., open style fences with a maximum of five feet (5') in height can, per administrative approval, encroach up to 10 feet into the Required Setback Line in the secondary front yard in the R-4 Zoning District.

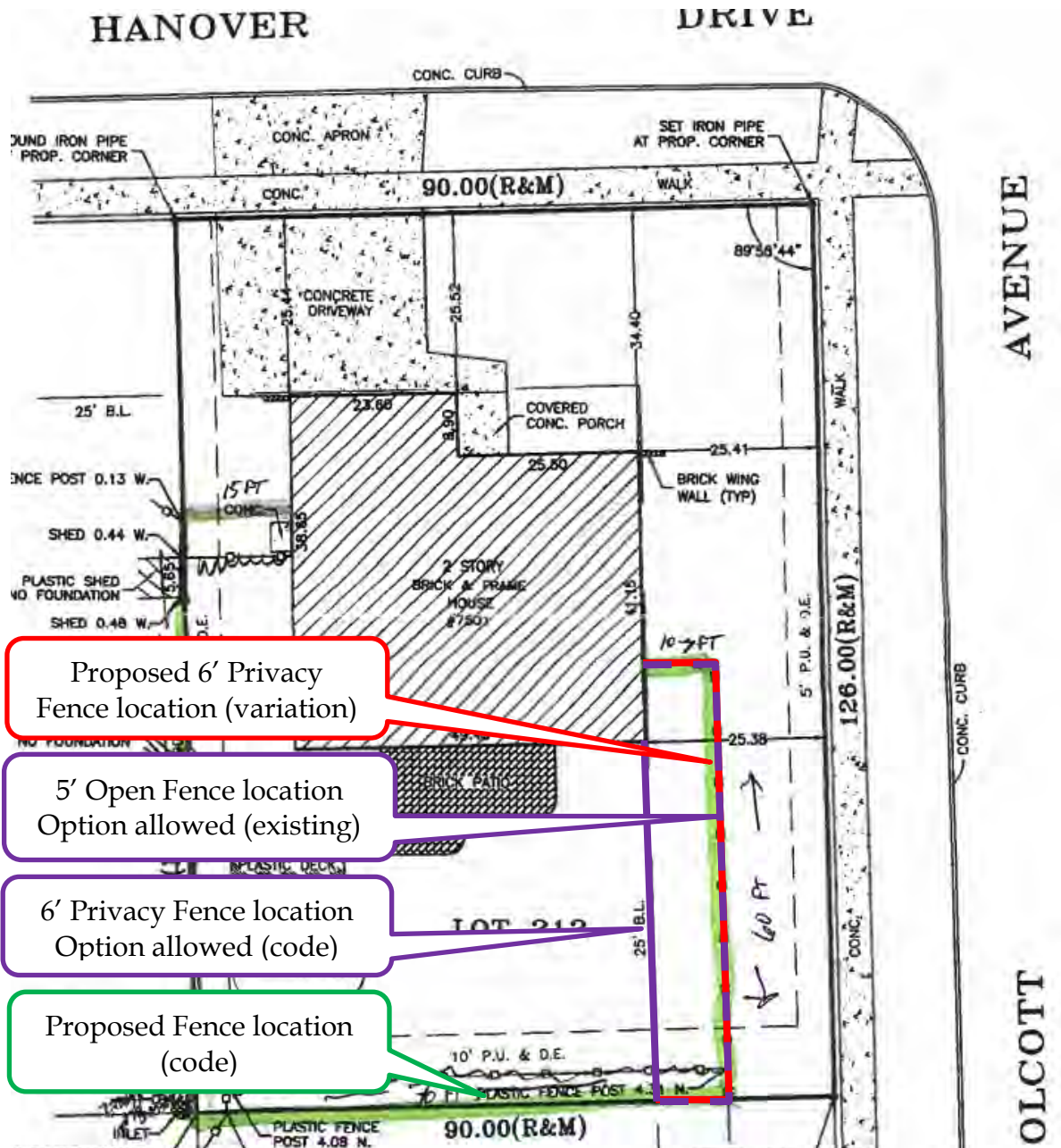
VARIATION REQUEST

The Petitioner proposes to remove the existing fence and construct new fencing. The Petitioner is requesting a Variation to construct a six-foot (6') high privacy-style fence to encroach up to ten feet (10') into the required secondary front yard (*red on the plan below*). The Petitioner has requested the fence setback Variation to aesthetically align with the neighbor's existing fence, provide security from through-traffic along Olcott Avenue, and help conceal two air conditioner units (one of which is proposed) at the southeast corner of the home. The Petitioner notes that if complying by code for a six-foot tall privacy fence, it would misalign to the south neighbor, thus creating a ten-foot gap.

Staff is concerned about setting a precedent for future variation requests in which there is no clear physical hardship or uniqueness of property. Hardships for a Variation must be related to the physical characteristics of the property and cannot be created by the owner (or previous owners) of the property. The Petitioner has multiple options to comply by code, either by constructing the six-foot high privacy fence at the 25 foot setback line (*purple solid line on the plan below*), or else remain as existing per the previous approval for the five-foot-high open-style fence ten feet into the secondary front yard (same location as proposed variation; *purple dashed line on the plan below*). Landscape buffering has been recommended if more privacy is desired with an open-design fence, however the Petitioner has noted previously installed arborvitae had challenges surviving and were removed. Also, while Olcott Avenue serves through-traffic, the adjacent section is residential in nature and not a heavily travelled arterial street. Lastly, a clear, physical hardship is also not present. Aside from the non-conforming current connection point to the south neighbor's fence, the property is not unique. Furthermore, if the Variation is granted, if the south neighbor eventually wishes to replace their fence, that neighbor will need to meet the code, which would cause a ten-foot gap in the fencing. While new fence meeting code requirements will either misalign or be a different style (open as opposed to privacy) than the neighbor's non-conforming fence at this time, upon replacement of the neighbor's fence, that fence will have to comply with code and will have an opportunity to match the subject site's fence, without needing their own Variation at that time. Granting the Variation may set a precedent for future variation requests in which there is no clear physical hardship or uniqueness of property.



Aerial



Proposed Fence Locations

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.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
The subject parcel can still yield a reasonable return under the conditions of the district it is located. The Petitioner has multiple options for a fence that are compliant with the code. In any of the compliant fence scenarios, the location of the fence will not limit the owner's ability to yield a reasonable return on their property. The Variation does create a more useful property by expanding rear yard.
2. The plight of the owner is due to unique circumstances.
The subject property does not present a clear or physical hardship related to the property that makes it unique from any other corner lot. It is a corner lot platted with additional lot width to help accommodate the corner front yard setback requirements similar to other corner lots in the area. While a new fence meeting code requirements will either misalign or be a different style (open as opposed to privacy) than the neighbor's non-conforming fence at this time, upon replacement of the neighbors fence, that fence will have to comply with code and will have an opportunity to match the subject site's fence, without needing their own Variation at that time.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation, if granted, will alter the essential character of the locality. Aside from the two properties to the south on Olcott Avenue, the majority of other corner lot properties in the neighborhood do not have any fencing or have fencing that complies with the required setbacks. Those that have been granted Variations have distinguishable differences in their locations addressed with those cases, such as aligning with rear yards. The existing lot is similar to other corner lots in the neighborhood and throughout the Village. The granting of a Variation may establish a precedent that may result in additional Variation requests of similar situations.
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.

MOTION TO CONSIDER

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

Variation:

“...make a motion to recommend that the Village Board grant a 10-foot Variation to the Petitioner, Eric Schmidt, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a six-foot high privacy fence encroaching 10-feet into the required secondary front yard, where a fence encroachment is not permitted at 7501 Hanover Drive in the R-3 (Single-Family Residential) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the May 5, 2022 Staff Report.”

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted) & Response to Standards	Applicant	3/30/22
	Applicant Narrative	Applicant	4/2022
	Plat of Survey (Marked)	Applicant	4/2022

Staff Exhibit A

History of Fence Regulations Related to Corner Lots

1956-2005	<i>"Fences in which the opening between the materials of which the fence is constructed represent less than seventy (70) percent of the total surface may be erected to a height not exceeding four (4) feet along the boundaries of a lot, except that no such fence shall be erected within thirty (30) feet of a street intersection. Wire fences and other fences in which the openings between the materials of which the fence is constructed represent more than seventy (70) percent of the total fence area may be erected to a height of six (6) feet, except within thirty (30) feet of a street intersection."</i>
2007-2009	<p>Corner fences are allowed 10 feet into the required side yard similar to the current regulations and allowed to be 6 foot solid with Zoning Administrator review of visibility.</p> <p><i>"Fences not exceeding six (6) feet in height above natural grade level projecting not more than ten (10) feet into the required front setback on the side yard street frontage of a corner lot in a residential zoning district, provided that the Zoning Administrator or his designee determines that the provisions of Section III.G of this Ordinance will be maintained and that there will be no obstruction to the visibility of vehicular or pedestrian traffic. If the Zoning Administrator deems that such a visibility obstruction would occur, he may require that portions of or all of the fence be constructed of an open design, or of a shorter height, or a combination of both, or the Zoning Administrator may deny the request. The determination of the Zoning Ordinance may be appealed to the Zoning Board of Appeals pursuant to Section X.F of this Ordinance."</i></p>
2011-2017	A chart was created which determined what accessory uses and structures could encroach within a required yard under certain situations. It was here when fences 6 feet in height were permitted as an obstruction within 10 feet of the required secondary front yard. The Zoning Administrator was left to determine if the fence was a visibility obstruction and if it was required to obtain a Variation or not. This process and the standards attached resulted in the inconsistent enforcement of the zoning code requirements and numerous issues that created aesthetic and visibility concerns.
2017-Present	Code Changes were initiated to determine what fences in the secondary front yard should be permitted going forward and to make the regulations clear to residents and staff. The new regulations were reviewed and revised by the Zoning Board of Appeals, Community Development Committee, and the Plan Commission. They were approved by the Village Board in January 2018. The result of the text amendments reduced allowable fences extending into the required secondary front yard to be a maximum 4 feet in height (4'6" posts) and open style (50% open to light and air). When approved it was known that there would be numerous fences that would become legal non-conforming in the Village and would need to come into compliance when their fence needed replacement or adjustment.

MAY 19 2022

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

PL. 2022.03.00349

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 _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: FENCE INSTALL (6 FT PRIVACY FENCE)

Project Description: FENCE INSTALL

Project Address: 7501 HANOVER DR TINLEY PARK IL Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ 12,500

OWNER OF RECORD INFORMATION

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

Name of Owner: Eric Schmidt Company: 27-25-228-001 0000

Street Address: 7501 Hanover Dr City, State & Zip: Tinley Park, IL 60477

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: Eric Schmidt Company: _____

Relation To Project: OWNER

Street Address: 7501 HANOVER DR City, State & Zip: TINLEY PARK IL 60477

E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature

Property Owner Name (Print):

Eric Schmidt

Acknowledgements

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

Property Owner Signature

Eric Schmidt

Property Owner Name (Print):

Applicant Signature:
(if other than Owner)

N/A

Applicant's Name (Print):

N/A

Date:

3/29/2022

STANDARDS AND CRITERIA FOR A VARIATION

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

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**

Current fence is in line with and connected to neighbors 6ft privacy fence at rear of property. Under the newer guidelines this would cause an unsightly gap at the rear property line 10ft wide and looking into the neighbors yard. Allowing this request to proceed would maintain symmetry with existing neighbors fence and provide a more aesthetically pleasing look, covering unsightly utilities and A/C unit on side of the house.

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**

This would decrease the existing "back yard" by 10ft on the south east side of the yard. Fence would be at the same setback as neighboring house to the rear and neighboring house across the street from that one (Corner of Prestwick and Olcott)

- C. Describe how the above difficulty or hardship was created.**

Homes directly in line with 7501 Hanover, all have a 15ft back set fence, 10ft off of the structure in the side front yard. New request would maintain symmetry with existing homes lining Olcott to the West.

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**

Current fence is in line with and connected to neighbors 6ft privacy fence at rear of property. Under the newer guidelines this would cause an unsightly gap at the rear property line 10ft wide and looking into the neighbors yard. Additionally, allowance of fence would maintain symmetry with existing fences directly in line with 7501 Hanover.

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

Allowance of variance will accommodate aesthetics of existing fences in the immediate and linear area of 7501 Hanover.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

Variance request does not go against the "spirit" or "intention" of the current ordinance. New request will follow exact line of symmetry with neighboring (to the rear) fence. In no way will this cause any obstructions or create an unsightly out of character improvement.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**

Variance request does not go against the "spirit" or "intention" of the current ordinance. New request will follow exact line of symmetry with neighboring (to the rear) fence. In no way will this cause any obstructions or create an unsightly out of character improvement.

H. Describe how the requested Variance will not:

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

No impairments or obstructions

2. Substantially increase the congestion of the public streets.

Fence will maintain 15ft set back with no traffic obstructions or blind spots.

3. Increase the danger of fire.

N/A

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

N/A

5. Endanger the public safety.

N/A

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

Variance request does not go against the "spirit" or "intention" of the current ordinance. New request will follow exact line of symmetry with neighboring (to the rear) fence. In no way will this cause any obstructions or create an unsightly out of character improvement. Alternatively, the newer ordinance would cause an unsightly 10ft gap in the neighbors fence to the rear of the property.

Project description:

6ft vinyl privacy fence at 7501 Hanover Dr. Tinley Park, IL 60477. Fence will replace existing 4ft vinyl picket fence on the property. Approval for variation is being requested to maintain the existing fence line; currently extending from the rear of the home 10ft up the southeast side and 10 ft out from the building line. An approval of this request will allow the new fence to maintain symmetry with existing neighbors fence (to the rear, also a 6ft vinyl privacy fence) and allow for maintaining general symmetry of the corner houses with fences lining the west side of Olcott. The forward 10ft of the fence will hide unsightly electrical service, cable service, and AC unit allowing for more pleasing aesthetics and keeping with the general aesthetics of the surrounding community.



Residential
Commercial
ALTA

PLAT OF SURVEY

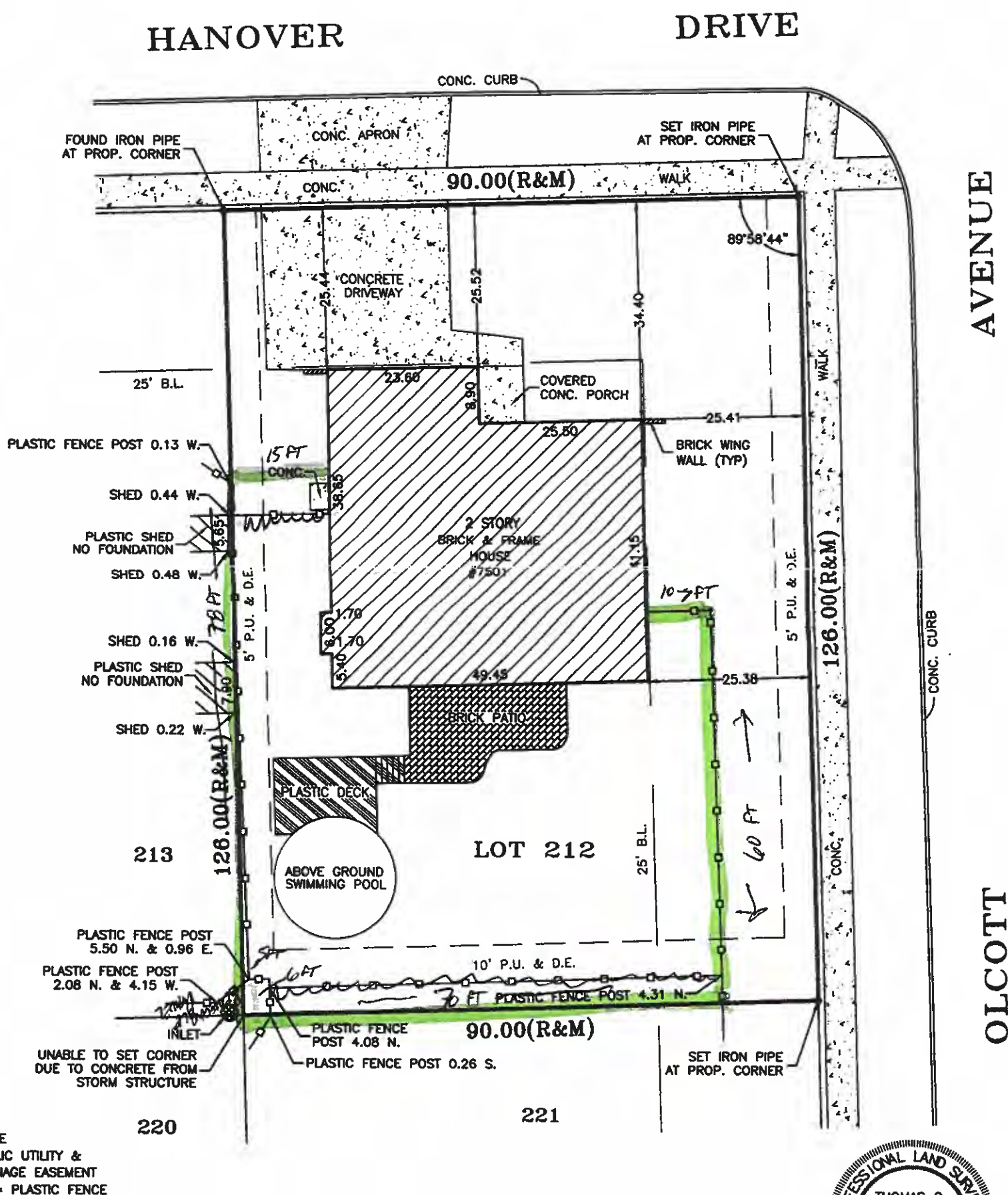
Studnicka and Associates, Ltd.
studnicka2000@gmail.com

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 212 IN GALLAGHER AND HENRY'S FAIRMONT VILLAGE UNIT 4A, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1997 AS DOCUMENT NO. 97929012 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 98074589, IN COOK COUNTY, ILLINOIS.



LEGEND:

R= RECORD
M= MEASURE
B.L.= BUILDING LINE
P.U. & D.E.= PUBLIC UTILITY &
DRAINAGE EASEMENT
—○— = PLASTIC FENCE

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: David B. Rabel

Order No.: 21-9-135

Compare all points before building by same and at once report any difference.
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 9/30/21

Drawn by: S.K.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS } ss
COUNTY OF WILL



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL. September 30, A.D. 2021

by

License No. 3304 Expires 11/30/22

PLAN COMMISSION STAFF REPORT

May 5, 2022 – Public Hearing

Petitioner

Jim Stulga

Property Location

7240 174th Place

PIN

27-25-416-022-0000

Zoning

R-4 Zoning District

Approvals Sought

Variations

Project Planner

Lori Kosmatka,
Associate Planner

Stulga – Corner Lot Fence Setback and Patio Variations

7240 174th Place



EXECUTIVE SUMMARY

The Petitioner, Jim Stulga, is seeking two Variations at 7240 174th Place. The first request is a 25-foot fence setback Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a five-foot-high open-style fence encroaching 25 feet into the required secondary front yard, where a fence encroachment is not permitted. The second request is to allow the existing patio in the secondary front yard, closer than five feet to a property line, where a front yard patio encroachment is not permitted.

The Petitioner has requested the fence setback Variation to enclose the existing patio. The patio previously received a permit by the Village in 1987, but is now legal nonconforming per the current Village Zoning Ordinance, and thus would not be able to be replaced by-right. If the patio encroachment variation is not approved, the fence encroachment variation would not have a purpose if the patio is removed in the future. The Petitioner has requested the patio Variation due to its adjacency to the side door. The Petitioner states the rear yard has existing ground mechanical equipment, and the adjacent wall to the rear yard does not have a door.

Secondary front yard fences are required to be located at the building setback line of 25 feet in the R-4 zoning district if it is a privacy fence. Five-foot open style fences may, with administrative approval, encroach up to ten feet in the Required Setback Line of the secondary front yard. As a 5' open style, the proposed fence would not cause visibility concerns from the intersection. However, a code compliant option could include relocating the patio and receiving administrative approval for the 5' open style extending ten-feet into the secondary front yard.

EXISTING SITE & HISTORY

The subject property is located on the northwest corner of 174th Place & Oconto Avenue. The lot is approximately 8,069 sq. ft., with 65 feet primary frontage (45.49 ft. of which is parallel) on 174th Place, and 105 feet secondary frontage on Oconto Avenue. The home is oriented toward 174th Place with a second door on the east side toward Oconto Avenue. The home has a detached garage at the north end of the lot. There is rear yard area between the home and the garage.



The property currently has an [Location Map](#) existing 4' tall wooden picket fence that is situated alongside the home's property line on Oconto Avenue (secondary frontage). The sidewalk is adjacent to the property line. The Village does not have a permit record on file for this existing nonconforming fence.

The existing 682 sq. ft. patio was previously permitted by the Village in 1987, but is now legal nonconforming per the current Village Zoning Ordinance, and thus would not be able to be replaced by-right.

The majority of the homes in the neighborhood do not have nonconforming fences or patios.



Rear yard area between the home and detached garage



Left: View Looking West at Existing Patio (East Side) from Oconto Avenue; Right: View Looking South at East Property Line to Sidewalk

ZONING & NEARBY LAND USES

The subject property is a corner lot within the R-4 Zoning District. Residences in the neighborhood are similarly zoned within the R-4 Zoning District. South of 175th Street, there are properties in the R-6 and ORI Zoning Districts. The Zoning Ordinance requires primary and secondary yard setbacks of 25 feet each within the R-4 zoning district. The east side of the principal structure encroaches three feet into the secondary front yard (setback 22 feet). The lot of 8,069 sq. ft. is below the required minimum corner lot size of 10,000 sq. ft. per the Zoning Ordinance, however it is a corner lot platted with additional lot width to help accommodate the corner front yard setback requirements similar to other corner lots in the area.



Zoning Map

2018 Fence Regulations

After months of discussion between the Zoning Board of Appeals, Plan Commission, and Community Development Committee, the Village Board adopted an ordinance in January 2018, amending the fence regulations for fences within a secondary front yard. The amendment provided clarification to the Code. Previously, the Code was not uniformly enforced, created aesthetic issues in streetscapes, and resulted in many non-conforming fences. It was known when adopting these newer regulations that many existing fences would become legal non-conforming and would be required to come into conformance with the current codes when replacement is necessary. The attached Staff Exhibit (A) indicates a timeline of the corner fence variation history.

Section III.J. "*Fence Regulations*" states that for corner lots, fences are only permitted at or behind the Required Setback Line in the primary front yard and secondary front yard, however, per Section III.J.3., open style fences with a maximum of five feet (5') in height can, per administrative approval, encroach up to 10 feet into the Required Setback Line in the secondary front yard in the R-4 Zoning District.

Section III.H.1. "*Permitted Encroachments In Required Yards*" states that patios are not permitted to encroach in front yards, and in no case shall a patio be placed closer than five (5) feet to any property line.

VARIATIONS REQUEST

The Petitioner proposes to remove the existing fence and construct new fencing. Part of the fencing, north of the patio, will meet Zoning Ordinance administrative approval requirements, and part of the fencing surrounding the existing patio will require a Variation. Also, the Petitioner proposes to keep the existing concrete patio per a Variation which would allow the Petitioner to replace it in the future. The Petitioner is requesting two (2) Variations.

Requested Fence Variation

The first requested Variation is to construct a five-foot (5') high open-style fence to encroach up to twenty-five feet (25') into the required secondary front yard, located on the property line around the existing patio, where a fence is not permitted (*red on the plan below*). Rather than proposing a six-foot tall privacy-style fence, the Petitioner' is attempting to minimize the degree of the variation's request



Sample Design of Proposed Fence



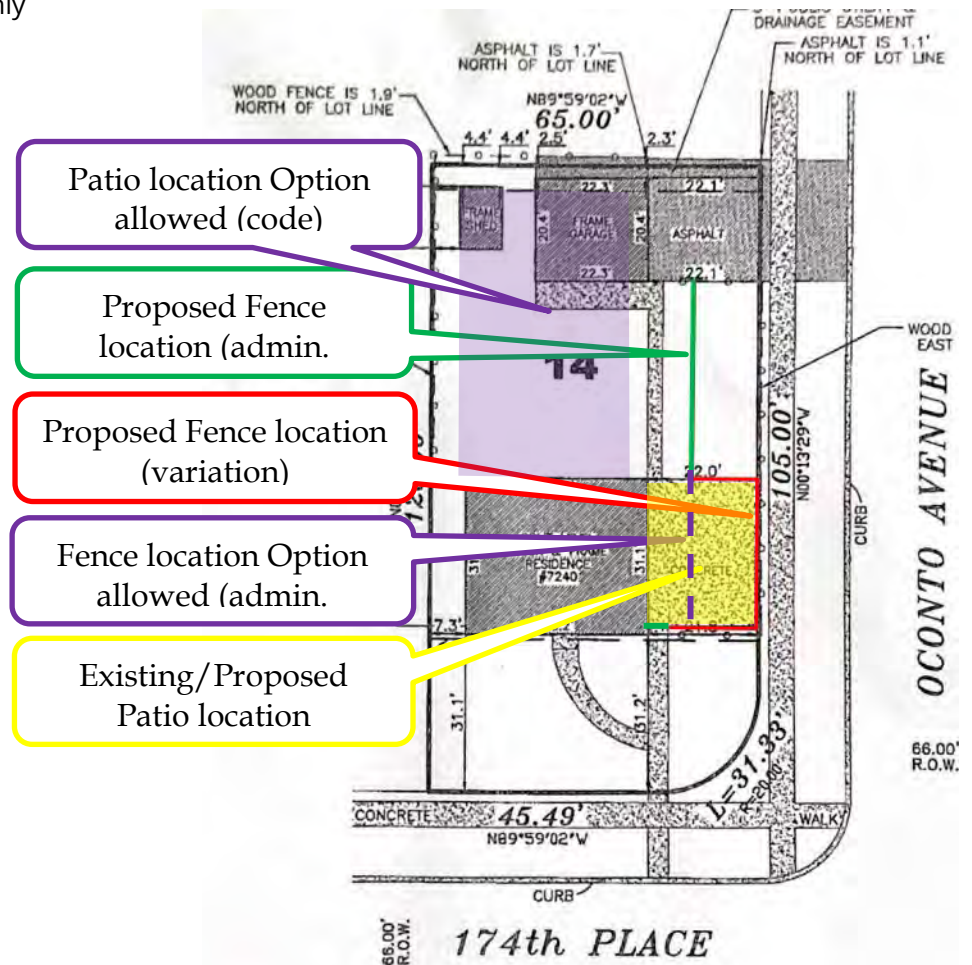
Aerial

via the five-foot tall open-style fence. The open-style of the fence would not cause visibility concerns from the intersection. The Petitioner has requested the fence setback Variation to enclose the existing patio.

Requested Patio Variation

The second requested Variation is to allow the existing patio to be located in the secondary front yard and closer than five feet (5') to a property line where a patio is not permitted (*yellow on the plan below*). The 682 sq. ft. concrete patio is 31 feet wide by 22 feet deep extending to the east property line. The Petitioner has requested the patio Variation due to its adjacency to the side door. The Petitioner states the rear yard has existing ground air conditioning unit, exhaust vents, and a tankless hot water unit. The Petitioner notes relocating a patio there would require rerouting the home's exterior mechanical equipment. Also, the adjacent wall to the rear yard does not have a door.

Staff is concerned about setting a precedent for future variation requests in which there is no clear physical hardship or uniqueness of property. Hardships for a Variation must be related to the physical characteristics of the property and cannot be created by the owner (or previous owners) of the property. The Petitioner could comply by code by relocating the patio to the north (rear) of the home, and receiving administrative approval for the five-foot-high open-style fence ten feet into the secondary front yard (*purple on the plan below*). However, if the previously permitted patio remains in place, it would be situated in the path of where an administratively approved fence could run. If the patio encroachment variation is not approved, the fence encroachment variation would not have a purpose if the patio is removed in the future. An approval of the fence encroachment variation could be conditioned to state that the fencing granted per the Variation can only remain if the patio exists, otherwise this fencing must be removed.



Proposed Fence & Existing/Proposed Patio Locations

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.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
The property can yield a reasonable return under the conditions of the district it is located. The Petitioner has an option for a fence and patio that are compliant with the code.
2. The plight of the owner is due to unique circumstances.
The subject property does not present a clear or physical hardship related to the property that makes it unique from any other corner lot. The existing patio could be relocated to a code compliant location.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variations, if granted, will alter the essential character of the locality. The majority of other corner lot properties in the neighborhood do not have any fencing or have fencing that complies with the required setbacks. Also, though the subject patio is existing, the other properties nearby do not appear to have patios in front yards. The existing lot similar to other corner lots in the neighborhood and throughout the Village. The granting of a Variation may establish a precedent that may result in additional Variation requests of similar situations.
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.

MOTION TO CONSIDER

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

Variations:

“...make a motion to recommend that the Village Board grant the following Variation(s) to the Petitioner, Jim Stulga:

- a) a 25-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a five-foot high open fence encroaching 25 feet into the required secondary front yard, where a fence encroachment is not permitted at 7240 174th Place in the R-4 (Single-Family Residential) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the May 5, 2022 Staff Report.***

[any conditions that the Commissioners would like to add]

- b) a 25-foot Variation from Section III.H.1 (Permitted Encroachments) of the Zoning Ordinance, to permit an existing 682 square foot (22 feet by 31 feet) patio to be located in the secondary front yard encroaching 25 feet into the required secondary front yard, where a patio encroachment is not permitted at 7240 174th Place in the R-4 (Single-Family Residential) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the May 5, 2022 Staff Report”***

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted) & Response to Standards	Applicant	3/30/22
	Applicant Narrative	Applicant	4/2022
	Plat of Survey (Marked)	Applicant	4/2022
	Proposed Sample Fence Image	Applicant	4/2022
	Applicant Photos	Applicant	4/2022

Staff Exhibit A

History of Fence Regulations Related to Corner Lots

1956-2005	<i>"Fences in which the opening between the materials of which the fence is constructed represent less than seventy (70) percent of the total surface may be erected to a height not exceeding four (4) feet along the boundaries of a lot, except that no such fence shall be erected within thirty (30) feet of a street intersection. Wire fences and other fences in which the openings between the materials of which the fence is constructed represent more than seventy (70) percent of the total fence area may be erected to a height of six (6) feet, except within thirty (30) feet of a street intersection."</i>
2007-2009	<p>Corner fences are allowed 10 feet into the required side yard similar to the current regulations and allowed to be 6 foot solid with Zoning Administrator review of visibility.</p> <p><i>"Fences not exceeding six (6) feet in height above natural grade level projecting not more than ten (10) feet into the required front setback on the side yard street frontage of a corner lot in a residential zoning district, provided that the Zoning Administrator or his designee determines that the provisions of Section III.G of this Ordinance will be maintained and that there will be no obstruction to the visibility of vehicular or pedestrian traffic. If the Zoning Administrator deems that such a visibility obstruction would occur, he may require that portions of or all of the fence be constructed of an open design, or of a shorter height, or a combination of both, or the Zoning Administrator may deny the request. The determination of the Zoning Ordinance may be appealed to the Zoning Board of Appeals pursuant to Section X.F of this Ordinance."</i></p>
2011-2017	A chart was created which determined what accessory uses and structures could encroach within a required yard under certain situations. It was here when fences 6 feet in height were permitted as an obstruction within 10 feet of the required secondary front yard. The Zoning Administrator was left to determine if the fence was a visibility obstruction and if it was required to obtain a Variation or not. This process and the standards attached resulted in the inconsistent enforcement of the zoning code requirements and numerous issues that created aesthetic and visibility concerns.
2017-Present	Code Changes were initiated to determine what fences in the secondary front yard should be permitted going forward and to make the regulations clear to residents and staff. The new regulations were reviewed and revised by the Zoning Board of Appeals, Community Development Committee, and the Plan Commission. They were approved by the Village Board in January 2018. The result of the text amendments reduced allowable fences extending into the required secondary front yard to be a maximum 4 feet in height (4'6" posts) and open style (50% open to light and air). When approved it was known that there would be numerous fences that would become legal non-conforming in the Village and would need to come into compliance when their fence needed replacement or adjustment.

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

PL. 2022.03.00350

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 FENCE and PATIO
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 4/11/22: Applicant revision, proposes 5' Open Style Fence around patio

Project Description: REPLACE 5' WITH 6' PRIVACY FENCE AROUND PATIO. VARIATION ON EXISTING PATIO

Project Address: 7240 174th PLACE Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: 125'x65' - 8,125 Sq. Ft.

Estimated Project Cost: \$ 4,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: JAMES STULGA Company: _____

Street Address: 7240 174th PLACE City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print):

JIM STOLGA

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print):

JIM STOLGA

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date:

03.27.2022

STANDARDS AND CRITERIA FOR A VARIATION

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

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement? **LOOKING TO REPLACE A 5' FENCE THAT BORDERS A PATIO THAT WAS CONSTRUCTED IN 1987 WITH A PERMIT. I WOULD LIKE TO GET A VARIATION FOR THE PATIO, SINCE IT DOESN'T MEET THE CURRENT CODE. I WOULD ALSO LIKE TO GET A VARIATION TO REPLACE THE OLD 5' FENCE WITH A 6' DECORATIVE, PRIVACY FENCE. MOVING THE PATIO AND FENCE TO THE BACK OF THE HOUSE WOULD BE A HUGE FINANCIAL BURDEN AND THERE IS NO WAY TO ADD AN ACCESS DOOR TO THE BACK OF THE HOUSE.**
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties. **HAVING A PATIO WITH NO PRIVACY OR BORDERS AROUND IT DEFINITELY DECREASES THE PROPERTY'S VALUE, BEING LOCATED NEXT TO THE STREET AND SIDEWALK MAKES IT IN PLAIN VIEW OF EVERYBODY THAT PASSES BY. IT'S ALSO AN EASY TARGET FOR THEFT WITH NO FENCE. IT WOULD BE VERY EASY TO STEAL ANY GRILL, LAWN FURNITURE, ETC. FROM THE PATIO.**
- C. Describe how the above difficulty or hardship was created. **I'M NOT SURE IF THE CODE CHANGED BUT A PERMIT TO BUILD THE CURRENT PATIO WAS ISSUED IN 1987.**
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District. **I BELIEVE THE PATIO BEING ISSUED A PERMIT TO EXTEND PAST THE CURRENT CODE BOUNDARIES IS UNIQUE TO THIS PROPERTY.**
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source. **THE FENCE IS PURELY FOR PRIVACY AND SECURITY.**
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located. **THE PURPOSED FENCE DOES NOT CREATE ANY BLIND SPOTS AND WOULD BE AN IMPROVEMENT IN APPEARANCE OVER THE CURRENT FENCE.**
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality. **THE PURPOSED FENCE WOULD BE A DECORATIVE FENCE (NOT CHAINLINK) AND WOULD ADD TO THE CHARACTER OF THE NEIGHBORHOOD.**

H. Describe how the requested Variance will not:

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

THE LOCATION OF THE FENCE IS FAR FROM THE ADJACENT PROPERTIES.

2. Substantially increase the congestion of the public streets.

N/A

3. Increase the danger of fire. REPLACING AN EXISTING FENCE. NO INCREASED DANGER OF FIRE.

4. Impair natural drainage or create drainage problems on adjacent property. NO CHANGE TO THE GROUND LEVEL.

5. Endanger the public safety. NO BLIND SPOT WOULD BE CREATED FOR THE CORNER TRAFFIC. THE FENCE IS A GREAT DISTANCE FROM THE CORNER.

6. Substantially diminish or impair property values within the neighborhood. I BELIEVE A NEW FENCE WOULD ADD TO THE PROPERTY VALUES. EXISTING FENCE IS IN BAD SHAPE.

7240 174th Corner Fence Variation Applicant Narrative – Jim Stulga

My property at 7240 174th Place is a corner lot. There is a concrete patio located on the second front yard. I would like to get a variation on a that patio because it extends past the current code boundaries. The patio was issued a permit for its current location.

I would also like to get a variation to replace a worn out, five foot high, wood fence that surrounds that patio. I would like to install a five foot high, open style, decorative fence.

3/22 1515

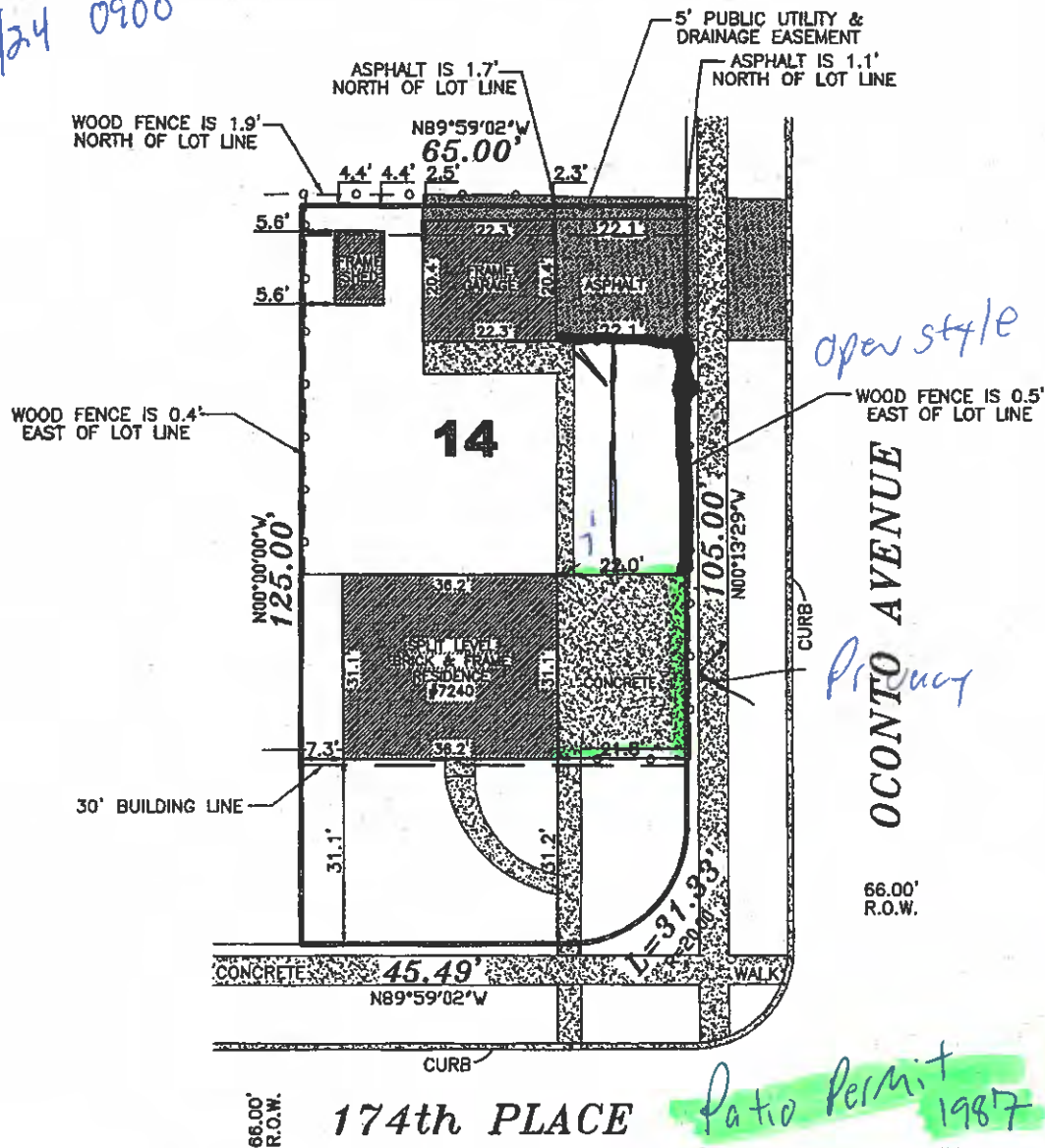
OF

COMMON ADDRESS: 7240 174th PLACE

Lt. V.M.
3/24 0900

R-4

25' setback



CLIENT: BETTENHAUSEN & JARMAN, LTD.

AREA OF SURVEY = 8089 SQ.FT.
BASIS OF BEARINGS: ASSUMED



15835 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 845-1138
WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/21

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/20



1" = 20'
SCALE

STATE OF ILLINOIS }
COUNTY OF WILL } S. S.

FIELD WORK COMPLETED ON 26th DAY OF OCTOBER, 2020.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY
CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND
ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT
IS A CORRECT REPRESENTATION THEREOF.

Dated this 3RD Day of NOVEMBER, 2020.

IPLS No. 3354

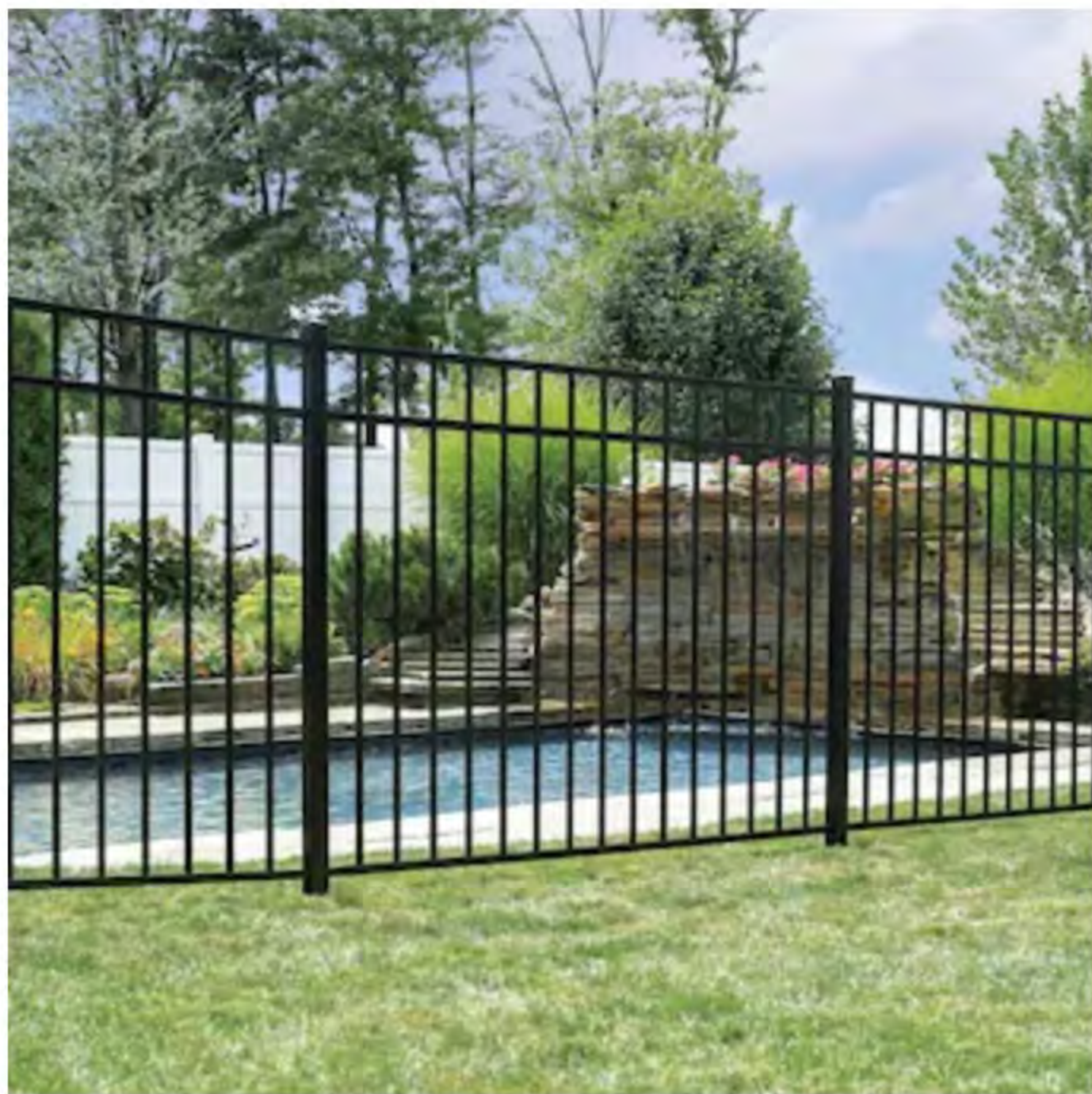


Lowe's Home Improvement

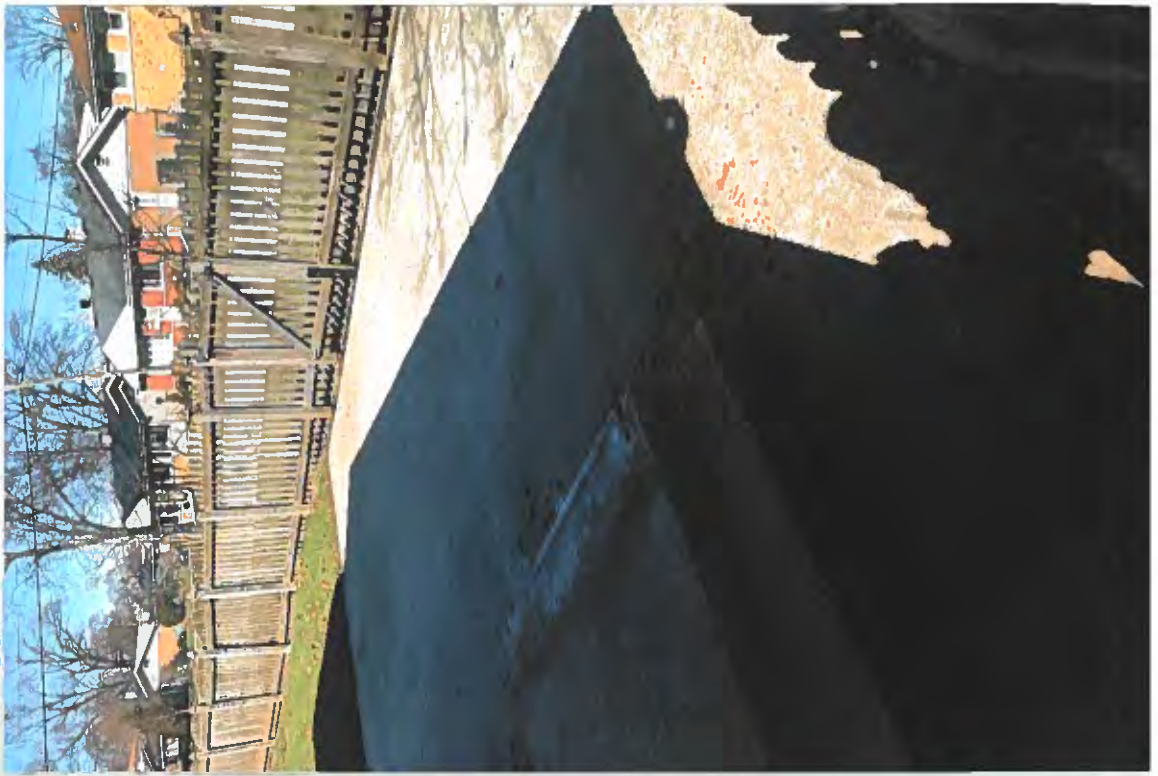
Get exclusive app features like mobile check-in for curbside pickup.

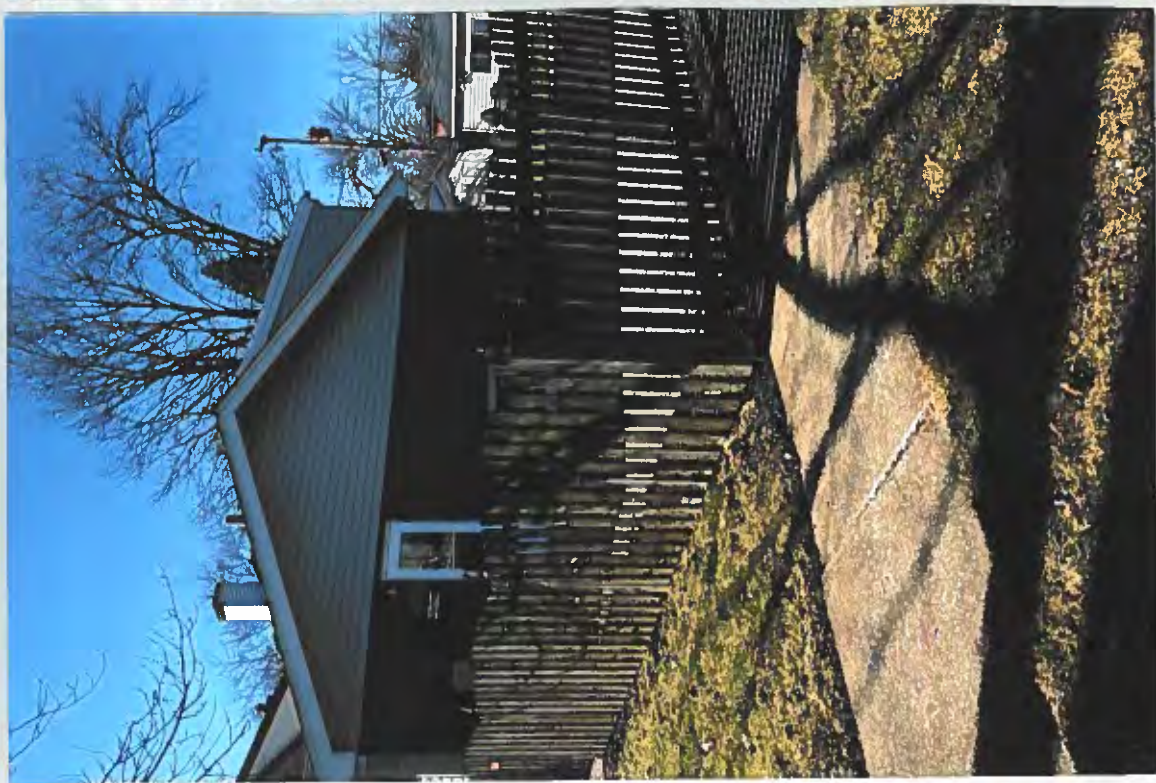
★★★★★ (187K)

INSTALL









PLAN COMMISSION STAFF REPORT

May 5, 2022 – Public Hearing

Petitioner

Steven Novak, on behalf
of Anytime Fitness

Property Location

17823 80th Avenue

PIN

28-36-121-031-0000

Zoning

B-1, Neighborhood
Shopping

Urban Overlay District

Approvals Sought

Special Use Permit

Project Planner

Lori Kosmatka
Associate Planner

Anytime Fitness – Special Use Permit for Fitness Center (Commercial Indoor Recreation >3,500 Square Feet)

17823 80th Avenue



EXECUTIVE SUMMARY

The Petitioner, Steven Novak of Anytime Fitness, is seeking a Special Use Permit for a Fitness Center (Commercial Indoor Recreation) location that is greater than 3,500 square feet. The Anytime Fitness is an existing business at 17823 80th Avenue in The Junction at 80th Avenue Shopping Center in the B-1 (Neighborhood Shopping) Zoning District. The proposed Special Use Permit will allow the Petitioner who recently acquired the business, to continue its operation. A Special Use Permit was granted to the previous owner in 2019 (Ordinance 19-O-011) prior to opening, Special Uses are granted to specific businesses and applicants and do not run with the property. To transfer ownership of a Special Use requires a new approval.

Anytime Fitness is a national chain of fitness centers that focus on availability to members 24-hours a day, 365 days a year. This location is approximately 6,000 sq. ft. in size. There are various workout equipment and additional services such as group classes and personal training. The center is open 24 hours a day for members with key card access. There are many safety and security measures Anytime Fitness puts in place at all locations to make sure members feel safe at all times. The primary concern with fitness centers and other commercial indoor recreational uses is a potential for high levels of traffic and parking due to heavy peak times and quick customer turnover (less than 1 hour). However, the existing business has operated without any known parking issues. The new owner proposes no changes to the intensity of use and will still function the same as under the old ownership.

EXISTING SITE & NEARBY LAND USES

The tenant space is located within The Junction at 80th Avenue shopping center which includes approximately 25,000 square feet of commercial space. The tenant space is approximately 6,000 sq. ft., the largest in the shopping center. The shopping center is located just north of the 80th Avenue train station. It was approved in 1997 and constructed in 1998.

In 2019, the previous owner of Anytime Fitness was granted a Special Use Permit (Ordinance 19-O-011) to operate as a Fitness Center (Commercial Indoor Recreation) greater than 3,500 square feet.

Current co-tenants include Union Bar & Grill, Chen's (restaurant), Athletico Physical Therapy, Tinley Travel (travel agent), and Cambridge Dental Care.

The shopping plaza is within the B-1 (Neighborhood Shopping) Zoning District. The Zoning Ordinance states that the B-1 Zoning District is *"intended to provide areas for retail and service establishments to supply convenience goods or personal services for the daily needs of the residents living in the adjacent residential neighborhoods"*. B-1 (Neighborhood Shopping) districts are typically more neighborhood and pedestrian-oriented with smaller parking fields, limited access points, and "non-objectionable" businesses.

The surrounding area includes single-family homes zoned R-3 (Single-Family Residential) to the west across 80th Avenue. To the south is the Tinley Park 80th Avenue Metra Station parking lot zoned ORI (Office and Restricted Industrial). To the east are single-family attached townhomes zoned R-5 PD (Low Density Residential, Bristol Park PUD).



SPECIAL USE PERMIT

A Special Use Permit is required to continue the operation under new ownership for the existing use as a *Commercial Indoor Recreation >3,500 Square Feet* in the B-1 (Neighborhood Shopping) Zoning District. Commercial indoor recreation uses <3,500 square feet are otherwise permitted in the B-1 Zoning District. Anytime Fitness is a fitness and health club covered under the Commercial Indoor Recreation use group. Commercial indoor recreation can also include other uses such as racquetball, baseball cages, trampoline parks, dance/yoga studios, bowling, miniature golf, and more. While there is nothing specific about the 3,500 square foot number, a limit was included because concerns tend to emerge when a recreation space becomes too large. There are generally fewer concerns for smaller spaces such as personal training or a small group dance studio. Special Use Permits are required for uses that may or may not be acceptable in the specific zoning district based on the unique nature of the use. For fitness centers, the primary concern is a potential for high levels of traffic and parking due to heavy peak times and quick customer turnover (less than 1 hour).

Special Uses are granted to a specific business and operator. If those change, then a new special use must be granted. The review ensures nothing has deviated from the original approval, any changes to the operations is considered, and any known issues with the use are addressed with the new business owner.

PROPOSED USE

The Petitioner, Steven Novak, recently acquired the existing Anytime Fitness location, and was unaware a Special Use Permit was required until submitting a Change of Owner application with the Village. The Petitioner has successfully operated other Anytime Fitness franchise locations, operating locations in Homer Glen and Oak Forest as further explained in the attached narrative.

The Petitioner has reviewed the subject property's operations, and, importantly, proposes no changes to the intensity of use. There are no expansions or additional classes proposed. The workout equipment and group classes, and personal training will remain. He states the business will still function the same as under the old ownership. He notes that under the previous approval, 29 parking spaces were noted and allocated by the property landlord, but has observed that the peak times thus far have only utilized approximately 15 parking spaces. He states the parking allocation with the landlord remains the same. The hours of operation will remain as 24 hours/day, and he will employ 3 staff members, in addition to himself. Parking in in this situation is not expected to be a concern as this is an existing business which has operated without any known parking issues, and the new owner has experience in the industry. The existing safety and security measures of key card access, emergency panic buttons, and security cameras will remain. Aside from removing a section of interior wall, no physical changes are proposed.

The Staff Report and attachments for the original approval are attached for the commissions reference about the details of the original approval. Since the new owner is proposing "no changes", these documents will be exhibits to the current approval as well.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The business will have a multitude of safety and security measures in place to protect its members. The business not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the Community. As a fitness center, the business promotes health within the community.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The business will not harm surrounding properties and is expected to maintain the property's value and customer base of existing businesses in the shopping center.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The shopping center is existing and no changes are proposed to the exterior. The existing business thus far has not had any known negative effect on the surrounding development. The business under new ownership will continue to not have a negative effect on the surrounding development.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;

The shopping center is existing and no changes are proposed to the exterior. The site is adequately supplied with utilities, roads, and drainage facilities.

- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
The existing shopping center access and site layout is adequate to handle the proposed traffic of the use and will not cause increased traffic congestion on or around the site. The existing business thus far has adequately handled traffic and has not caused increased traffic on or around the site.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
The Petitioner has indicated they will meet all other Village regulations and cannot change or expand from what has been present at the public hearing.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The business benefits the economic development of the community. Anytime Fitness fill the largest tenant space, and provides a needed service to the surrounding community.

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

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and any recommended conditions.

Special Use Permit:

"...make a motion to recommend that the Village Board grant the Petitioner, Steven Novak of Anytime Fitness, a Special Use Permit to operate a Fitness Center (Commercial Indoor Recreation) that is greater than 3,500 square feet in floor space at 17823 80th Avenue in the B-1 (Neighborhood Shopping) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the May 5, 2022 Staff Report."

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application (Redacted)	Applicant	Rec'd 4/13/22
Response to Standards	Applicant	Rec'd 4/13/22
Narrative	Applicant	Rec'd 4/13/22
Existing Land Survey	Tech 3 Consulting Group	10-15-97 Rec'd 4/18/22
Tenant Floor Plan (Mark Up)	Wilkus Architects	Rec'd 4/18/22
Anytime Fitness Business Overview (Gyms)	Anytime Fitness	Rec'd 4/18/22
Anytime Fitness Color Brochure	Anytime Fitness	2019 Rec'd 4/18/22
Anytime Fitness Parking Study (Tinley Park)	SE3 Engineers	1-28-19 (Original Approval)
2019 Anytime Fitness Staff Report	Village Staff	2/21/19



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Anytime Fitness

Project Description: Fitness Center / Gym

Project Address: 17823 80th Ave Tinley Park, IL 60477 Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ 0

OWNER OF RECORD INFORMATION

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

Name of Owner: Jay Javors Company: Midwest Property Group

Street Address: 520 W. Erie Street, Suite 430E City, State & Zip: Chicago, IL 60654

E-Mail Address: jjj@mpgre.net Phone Number: (312) 337-3700

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: Steven Novak Company: Anytime Fitness Tinley Park

Relation To Project: Business Owner

Street Address: 6850 Winding Trail Unit 204 City, State & Zip: Oak Forest, IL 60452

E-Mail Address: Steven.Novak@AnytimeFitness.com Phone Number: 708-476-1838



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: 

Property Owner Name (Print): Jay Javors

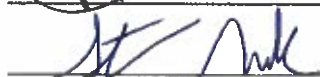
Acknowledgements

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

Property Owner Signature: 

Property Owner Name (Print): Jay Javors

Applicant Signature:
(If other than Owner)



Applicant's Name (Print): Steven Novak

Date: 04/13/2022

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

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

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

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

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

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

- A. Anytime Fitness is the largest global fitness brand that focuses on wellness and coaching. The franchise has been in business for over 20 years and are the only franchise in every continent in the world. Unlike other 24 hour gyms, every facility is required to purchase over \$40,000 of security from Provision. This includes cameras covering every square inch of the gym (besides tanning and bathrooms). We also have a tailgate system that notifies staff when someone enters the building without a keycard swipe. Anytime Fitness primarily caters to adults, and children must be accompanied by an adult. With the membership ranging from \$48-65 a month, we are focused on the clientele who are willing to pay for privacy, an uncrowded place to workout, and some of the best top of the line equipment in the fitness industry.
- B. Anytime Fitness typically operates in neighborhood centers. Homer Glen, New Lenox, Orland Park, and Lockport have similar successful locations. The train station across the street makes this a great location for members to come workout before or after work. The majority of the members of Anytime Fitness benefit from the convenient location, with most of them living within a 1 Mile radius of the gym.
- C. Anytime Fitness has enhanced the subject property as well as the surrounding area. Members love the location right off of 80th Ave as they strive to live a healthy lifestyle. The space in this strip mall was vacant for years before Anytime Fitness built this gym.
- D. The current utilities, roads, drainage, and layout is perfect for our use and needs no changes.
- E. This location has multiple points of ingress and egress so there has not been any issue with this property. Our lower member usage per hour allows us to not have issues with the ingress or egress.
- F. Anytime Fitness has approximately 50 locations in the Chicagoland area. We have never had issues with conforming to the regulations and will comply with current and future requests.
- G. More detail attached in the Media Guide. Our clubs draw members from neighboring towns like Orland and Mokena. These people will also shop in Tinley, buy gas in Tinley, use the train, and overall get to know Tinley as a great place to be.

My name is Steve Novak. I purchased the Anytime Fitness in Tinley Park on March 31, 2022. When I purchased this location I was unaware of the special use permit that was required from the Village. This letter is to inform you that there will be no changes to the intensity of use or the operations from the previous 2019 approval. The business will still function the same as under the old ownership. We will not be making changes. We will still be employing 2-3 staff members, in addition to myself. The approved parking plan remains the same. Per the landlord and the 2019 approval, we are allowed 29 parking spaces which is more than enough as our peak times take up approximately 15 parking spaces. The 2019 floorplan of that approval is the same, besides one section of wall that is not there anymore as noted on the floorplan page. We will not be making any changes to the layout of this facility. I have attached a packet from our corporate offices that expresses the success of the Anytime Fitness franchise as a business but also importantly for the members and community that the gym is a part of. Most importantly we are in the business of helping people with their health goals, as fitness is essential for mental and physical health.

Growing up in a family of entrepreneurs, I always wanted to own my own business. I graduated in 2012 from Trinity Christian College in Palos Heights, IL with my Bachelor's Degree in Entrepreneurial Management. Around that same time, I personally lost 100 pounds and that created in me a love for fitness. After that weight loss and playing college athletics, I decided to enter the fitness industry in 2015. I started working as a personal trainer, and after 3 years I was blessed with the opportunity to get into the Anytime Fitness franchise. I purchased my first location in 2018 in Homer Glen. In 2020, during a pandemic, I was able to purchase the Oak Forest Anytime Fitness location. Both of those locations achieved Club Purple status in 2021 as being ranked in the top 500 gyms in the franchise of almost 5000 locations.

MATCHLINE - CONTINUED ON SHEET 3

SANITARY MANHOLE CHART

STATION NUMBER	NO. OF TALLIES	WATER DEPTH	WIND DIRECTION	WIND FORCE	WAVE PERIOD	WAVE HEIGHT
1	10	10	10	10	10	10
2	10	10	10	10	10	10
3	10	10	10	10	10	10
4	10	10	10	10	10	10
5	10	10	10	10	10	10
6	10	10	10	10	10	10
7	10	10	10	10	10	10
8	10	10	10	10	10	10
9	10	10	10	10	10	10
10	10	10	10	10	10	10

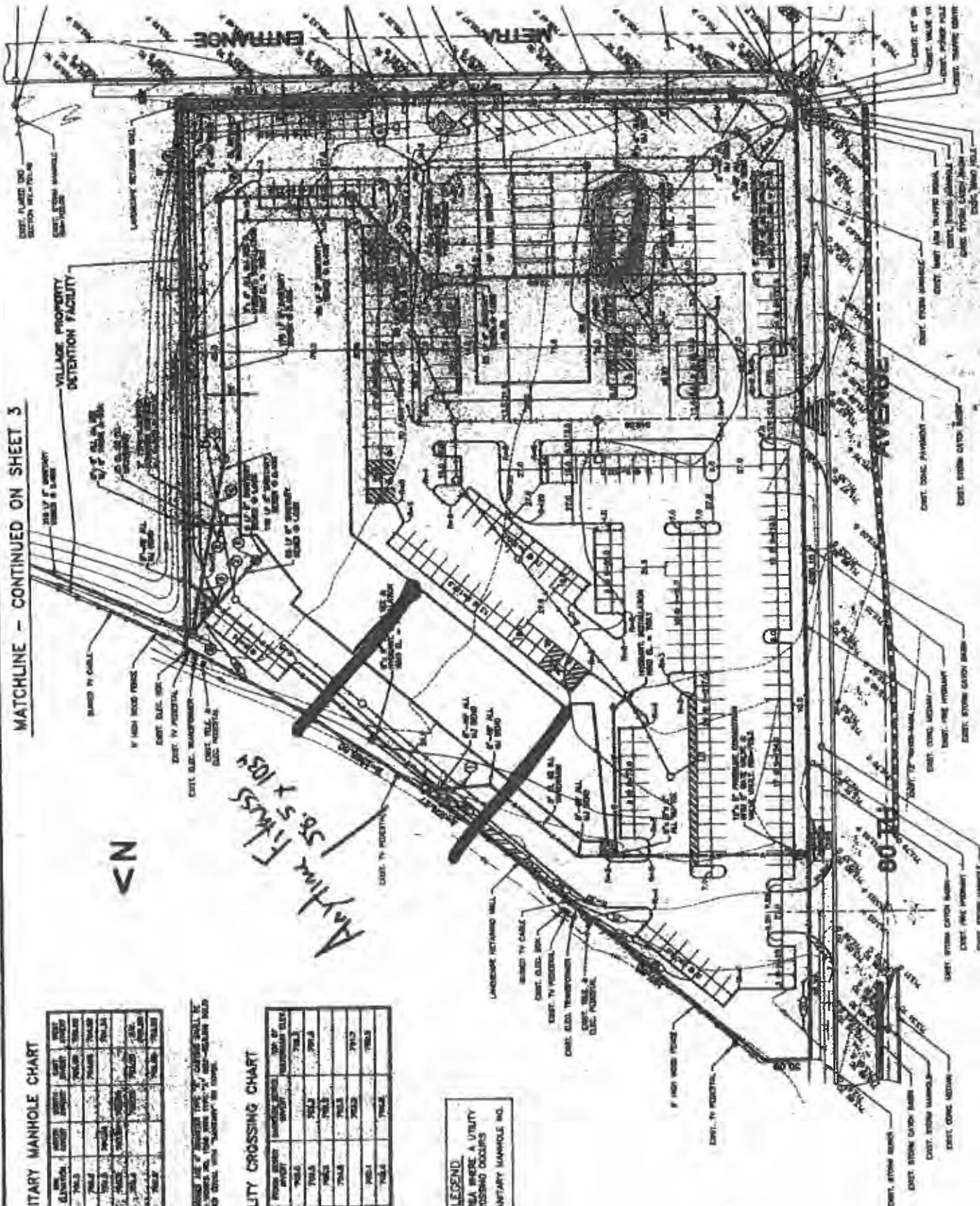
ALL DAYTON WORKERS ARE TO BEAR THE COST OF CARRYING OUT THE STRIKE. THE STRIKE WILL BE A TOTAL STRIKE. THE STRIKE WILL BE A TOTAL STRIKE. THE STRIKE WILL BE A TOTAL STRIKE.

UTILITY CROSSING CHART

Customer Number	From Stock	Inventory Stock	Qty of
	AVAIL	AVAIL	REORDER QTY
1	750.0	750.0	750.0
2	750.0	750.0	750.0
3	750.0	750.0	750.0
4	750.0	750.0	750.0
5	750.0	750.0	750.0
6	750.0	750.0	750.0

LEGEND

- (10) = AREA WHERE A UTILITY CROSSING OCCURS
- (10) = SANITARY MANHOLE NO.



GIERCZYK CONSTRUCTORS
J. PALMER ARCHITECTS

TECH 3 CONSULTING GROUP, INC.
ENGINEERS • SURVEYORS • PLANNERS
1000 C. HANCOCK ST. CHATELAIN, ONT. L0G 1G0
TEL: 613-834-8844

THE JUNCTION UTILITY AND

DISCLAIMER:
EXISTING BACKGROUND, INCLUDING DIMENSIONS, ARE PROVIDED BY THE FRANCHISEE - VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF ANY CONSTRUCTION.

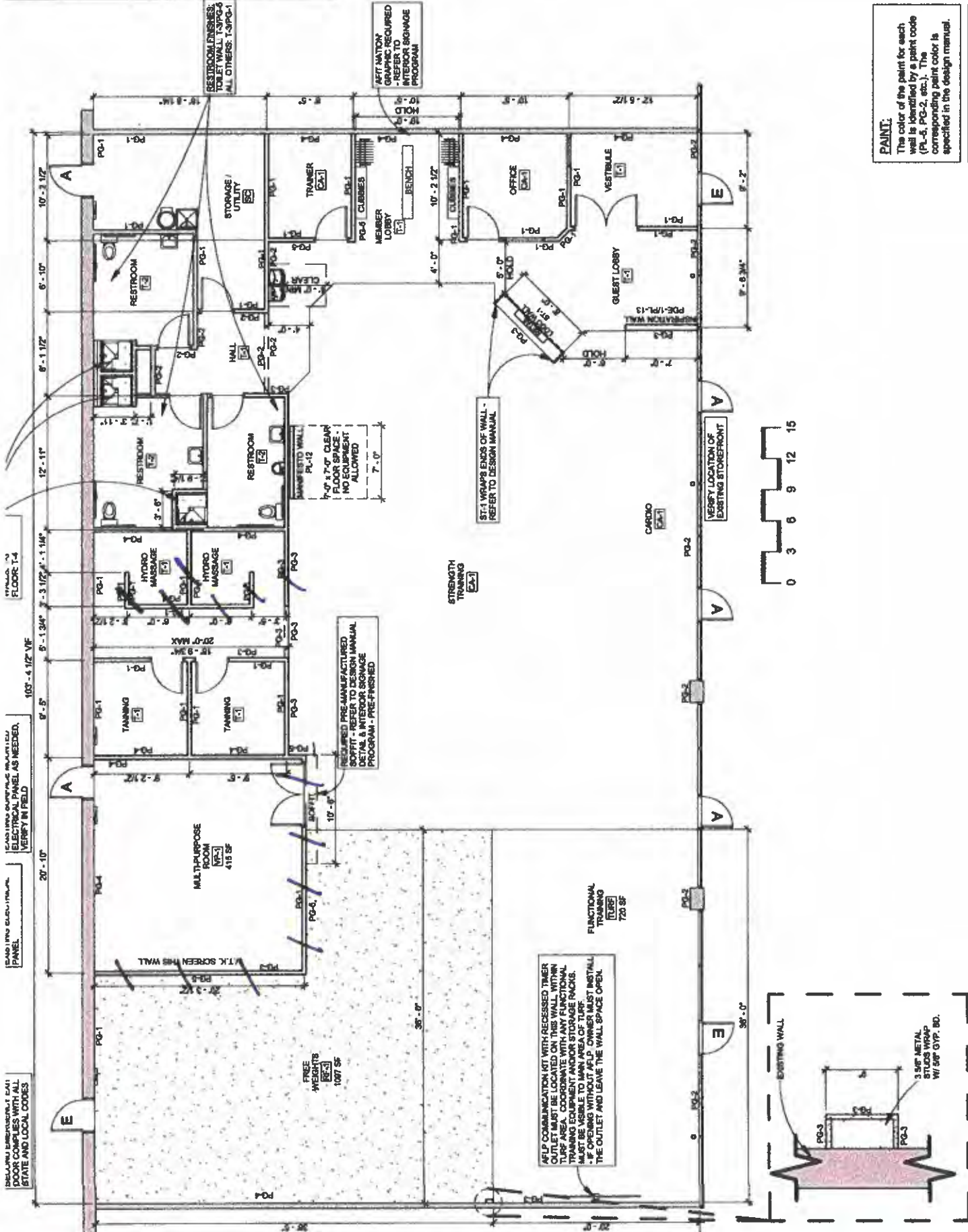
BRAND MATTERS: This document was created to ensure each club within the Anytime Fitness family embodies the spirit of the brand. The information provided conveys the aesthetic as well as the functionality of the club including, but not limited to: materials, finishes, design elements and layout. This document is not to be used for construction. A qualified design professional(s) should be engaged to prepare detailed construction documents and ensure compliance with all applicable codes and regulations.

REFER TO DESIGN MANUAL FOR ABBREVIATIONS:
CA = Carpet Floor
T = Porcelain Tile
VCT = Vinyl Composite Tile
RP = Rubber Floor
VP = Vinyl Plank Floor
WF = Wood Floor
SC = Sealed Concrete Floor
STC = Stained Concrete Floor
P-# = Paint
WC = Wallcovering
ST = Manufactured Stone
TURF = ECORE Turf
X = Existing Flooring

DRAWING KEY:
= Existing Wall
= New Wall
= Demo Wall
= Existing Door
= Existing Door close off, Remove Hardware and Exit Sign
= New Door
= Demo Door
= Floor Transition
= Wall Protection (Required)

FINISH FLOOR KEY:
RF-1
CA-1
OTHER FLOORING AS NOTED

NEW
NOT FOR CONSTRUCTION
COMPLIANCE DRAWING
BY AND OF AIA



PAINT:
The color of the paint for each wall is identified by a paint code (PL-5, PG-2, etc.). The corresponding paint color is specified in the design manual.

PROJECT NO: 2018-1158

WILKUS
ARCHITECTS
11000 West 10th Avenue
Suite 100
Denver, CO 80231
Phone: 303.733.1100

REV.	DESCRIPTION	DATE
1	Compliance Layout	2018-12-13

PROJECT LOCATION:
TINLEY PARK, IL
AF#3492 6,200SF
Square Footage shown is a graphic representation based on the data received and may vary from the square footage as defined in the lease agreement. CALL FOR DESIGN MANUALS ATTACHED TO THE LEASE.

ANYTIME FITNESS

WHY ARE ANYTIME FITNESS GYMS SO POPULAR?

The basics:

- Join one Anytime Fitness gym and you can use any of the 4,500 Anytime Fitness gyms worldwide at no extra cost.
- Anytime Fitness gyms are open 365 days a year, 24 hours a day. Members are given a key fob that gives them access to all 4,500 Anytime Fitness gyms – anywhere in the world, anytime of day.
- Anytime Fitness is a franchise. Thus, each Anytime Fitness gym is independently owned and operated. So, monthly membership fees vary slightly from gym to gym. But the average monthly membership fee at an Anytime Fitness gym is about \$40. (U S dollars)

What differentiates Anytime Fitness from other gyms:

- Every new member is given a free 'fitness assessment' to help determine their strengths, limitations, exercise experience, workout preferences and goals
- Following the fitness assessment, each member is given a free 30-day "Get Started Plan" Why? Because a goal without a plan is merely a wish. At other gyms, new members frequently give up and quit because they lack support and guidance from trainers and staff. Anytime Fitness' personalized "Get started Plan" helps members achieve and build upon "little victories" – which motivates them to keep working until they reach their ultimate goals.
- Anytime Fitness gyms are smaller and less intimidating than traditional "big box" gyms. The average number of members at each Anytime Fitness gym is about 800. This allows trainers and staff to get to know members on a personal level which is key to helping them achieve their goals.
- The atmosphere at Anytime Fitness gyms is "friendly and supportive." Trainers and managers at many Anytime Fitness gyms know the names of every single one of their members. In fact, we like to think of Anytime Fitness as "Cheers without the beers" – a place where everybody knows your name.
- The "neighborhood feel" that members sense at Anytime Fitness is a large part of the reason why Anytime Fitness has been the "fastest-growing fitness club in the world" for ten consecutive years – averaging 300 new gyms per year over that time. Anytime Fitness trainers and staff are taught to "Coach, care and connect" with their members.
- Some people mistakenly believe that you need to "fit" before joining a fitness club. But regular Joes and Janes who walk past an Anytime Fitness gym see people exercising inside the gym who look just like they do – ordinary, busy people who appreciate the importance of regular exercise for anyone who wants to enjoy an active, fulfilling lifestyle.

Value and results:

- Anytime Fitness is not the cheapest gym in town. But our members are loyal because they get the support and guidance they need to achieve their fitness goals. Other gyms may be cheaper, but it's true that you get what you pay
-

for Anytime Fitness members are willing to pay a little bit more than what they'd pay at "discount gyms" – because Anytime Fitness does a better job of helping members achieve their stated goals.

- Here's what we mean by "Coaching, Caring and Connecting" –

LET'S MAKE
Healthy
HAPPEN

 ANYTIME
FITNESS



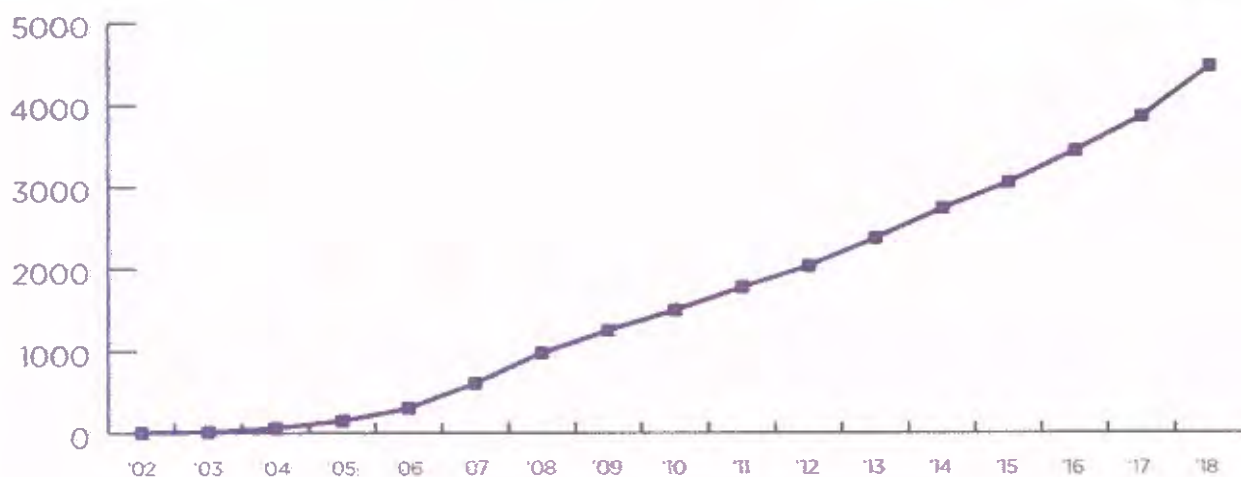
COMMUNITY INFORMATION GUIDE



FAST FACTS

- Founded in 2002
- The first gym opened May 30, 2002 in Cambridge, MN
- More than 4,000 gyms are now open in 50 states and nearly 40 countries
- The worlds “fastest-growing fitness club” and “largest co-ed fitness franchise”
- An average of 300 new gyms each year for 12 the past years

ACTIVE LOCATIONS





RANKED #1

HISTORIC ACHIEVEMENTS

Anytime Fitness has been ranked a Top Global Franchise by Entrepreneur magazine for 11 consecutive years. Entrepreneur also has ranked Anytime Fitness #1 in the Fitness Franchise category, on its prestigious Franchise 500® list, 8 years in a row.

According to Entrepreneur, the most important factors for inclusion on its Top Global Franchise list are:

- Financial Strength and Stability
- Growth Rate
- Size of the Franchise System
- Franchise 500® Ranking
- International Size and Growth



Entrepreneurs of the Year: Anytime Fitness co-founders Chuck Runyon and Dave Mortensen | [VIDEO](#)

Top Global Franchise | [VIDEO](#)

PRESS

Forbes

Entrepreneur

**THE
WALL STREET
JOURNAL**

Inc.



CNNMoney



**BUSINESS
INSIDER**

FranchiseTimes

HEADLINES

[Meet the Man Taking Anytime Fitness Global](#)

[The 4 Values Driving the World's Fastest Growing Gym](#)

[How This Company Got 4,000 People to Tattoo Themselves - With the Company Logo](#)

[EY Announces Winners for the Entrepreneur Of The Year](#)

[MSNBC: Anytime Fitness CEO has tips for success](#)

[Anytime Fitness raises \\$120,000 for A Special Wish Cleveland with 24 in 24 Challenge \(video\)](#)

[In a World Divided, Anytime Fitness Finds Common Truth](#)

[How Chuck Runyon of Anytime Fitness Creates Loyal Customers](#)

[Why Fitness Franchises are Booming](#)

[Nice Tattoo! I Didn't Know You Worked at Walmart](#)

[What can gyms do if they think someone has an eating disorder](#)

[How the son of a McDonald's manager built a franchise company that generates \\$1 billion in revenue](#)

PRESS RELEASES

[Anytime Fitness Celebrates Its 4,000th Gym In Shanghai, China](#)

[Spreading Love and Health Throughout Africa](#)

[You'll Never Guess Which Gym Has Been the World's Fastest-Growing For 10 Consecutive Years](#)



Let's make HEALTHY HAPPEN

GETTING STARTED

Healthy. It doesn't happen on its own. There's no magic potion. Or silver bullet. And, despite what others may tell you, no detox tea, fad diet or superfood will transport you from here to healthy. The truth is, it's tough. To get started. To stay committed. And it's even harder to do it on your own. But together, we can make healthy happen.

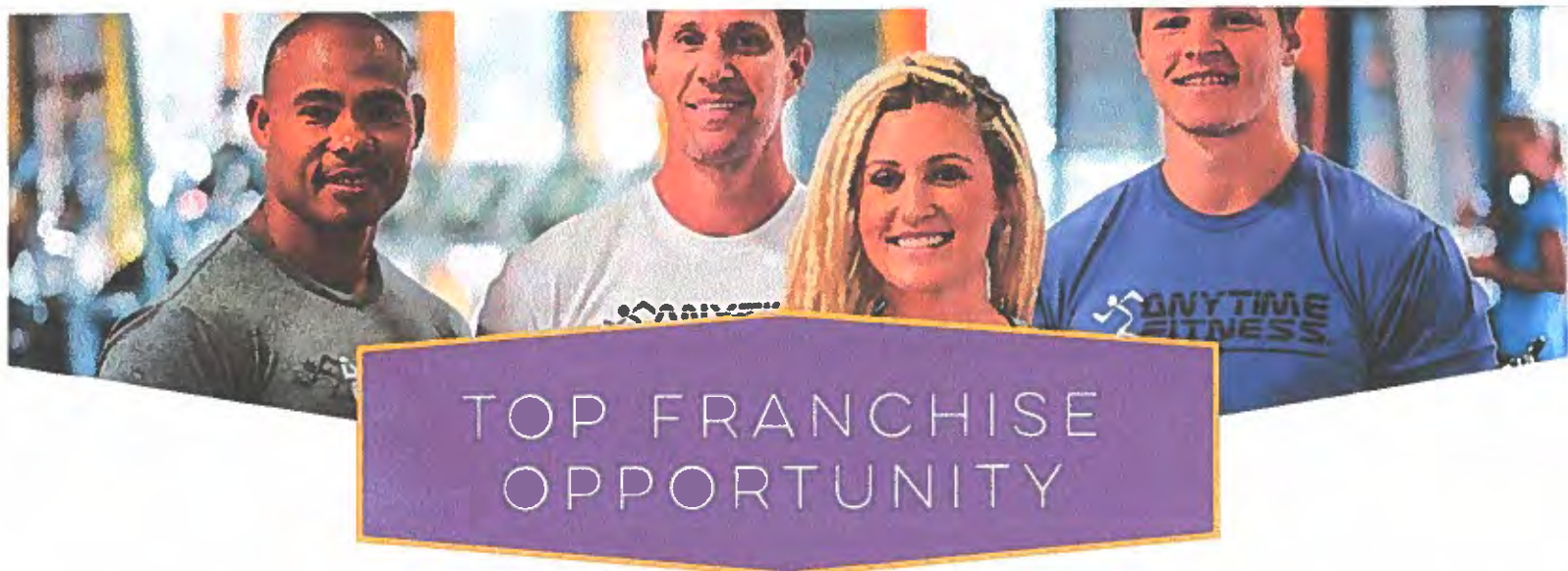
WE CARE ABOUT YOU AND YOUR HEALTH

Healthy happens with the right help. That comes at the right times. In the right ways. Help that gets you going. Flowing. Learning. Laughing. Lifting. And lunging. That gets you motivated. Keeps you moving. And making healthier choices. That makes every rep—and every step—really count. Whether you're at the gym, on the go or off the grid.

AND WE'LL TAKE THE TIME TO HELP YOU SUCCEED

Healthy happens when you have an ally. Who truly listens to you and takes the time to help you succeed. And develops a program based on your goals and your personality. Who knows what sets you off, gets you down, and fires you up. Who will stay in touch. So you can stay on track. Because whether it arrives by coach, or by group. By app or by inbox. At 2 p.m. or 2 a.m. On New Year's Day or every Tuesday. The right help is a real life-changer. So let's do this thing. Whatever that "thing" is to you.

That thing that feels good. That brings you joy. Whether you want to tone up, slim down, stress less or lift more. Let's get to doing. Let's get to moving. And let's get you to your healthier place. **Together. For you.**



A THRIVING CONCEPT

Anytime Fitness offers entrepreneurs a convenient and affordable recurring-revenue business model, even in tough economic times. Franchisees enjoy the luxury of being their own boss, and are given the resources and support needed to achieve a healthy work/life balance.

IMPROVING THE LIVES OF OTHERS

Anytime Fitness is the perfect fit for entrepreneurs seeking the opportunity to run a business that has the potential to make a profound difference in people's lives.

LOW LABOR COSTS

Franchisees benefit from a system that minimizes payroll costs while maximizing security and enjoyment for club members. State-of-the-art integrated billing and security systems allow Anytime Fitness gyms to run smoothly and worry-free, even during non-staffed hours. Payroll typically comprises a significantly lower percentage of the operating costs, compared to the payroll costs of other franchising ventures.

HELPING REAL PEOPLE OVERCOME THE BARRIERS TO BUSINESS OWNERSHIP

Anytime Fitness owners don't have to worry about things like polluted pools, messy locker rooms, or day care disasters. Instead, they focus on creating the optimal experience for members. With Anytime Fitness, there's no need to reinvent the wheel – our comprehensive support systems are in place to help franchisees succeed, some of which include: a network of loyal preferred vendors who supply owners with quality products at the best prices, franchise business consultants who offer strategic guidance and advice for every level of growth, and corporate staff members who provide year-round training with regional workshops, teleconferencing and a wide array of online support tools.

[OWN A GYM](#)



TESTIMONIALS

JAMES BUSSELL *Patrol Sergeant/Shift Commander, Traverse City Police Department*
Multiple Club Owner, Anytime Fitness

"I have been a full-time law enforcement officer for over 15-years. Criminals are like water, they take the path of least resistance. Anytime Fitness Clubs not only have security systems in place, but state-of-the-art security systems that are functional, effective, and user friendly.

I'm not aware of any other fitness center in Northern Michigan with security systems and procedures even remotely close to what Anytime Fitness offers. We've been in operation for several years now. In that time, we've had NO thefts, NO assaults, [and] NO injuries.

It's 1:11 am as I write this letter (I'm working late again). I have one 25 year old female in the gym right now. She's here 3 nights a week around this time. I just asked her how this is working for her. She said she loves it. She works afternoons and goes to college during the day. If it wasn't for our facility, she'd have nowhere to workout. I asked her if she's ever felt vulnerable in our club. She laughed and said no. I asked her why. She said because of all the security we have. Everything is on camera."



SUCCESS STORIES

JEANNE TARVER

Any way you look at it, Jeanne is a survivor. Sexually abused as a child, Jeanne sought refuge in unhealthy foods and ultimately reached a maximum weight of 336 pounds. Reluctant at first, Jeanne joined Anytime Fitness and, with unconditional support from a loving manager and great coaching from a patient personal trainer, Jeanne lost a tremendous amount of weight and gained an immeasurable amount of confidence.

[VIDEO](#)

CYNDI WARD

After battling weight issues most of her life, Cyndi knew it was time to seek help when she was diagnosed with multiple sclerosis. Cyndi refused to accept the news that she would need a wheelchair the rest of her life and, with guidance and support from a compassionate personal trainer, Cyndi lost 120 pounds in ten months and dramatically improved her strength and mobility. The best part, Cyndi says, is that she now gets to play her beloved "grandbabies."

[VIDEO](#)



SUCCESS STORIES

STANLEY HOLLAR

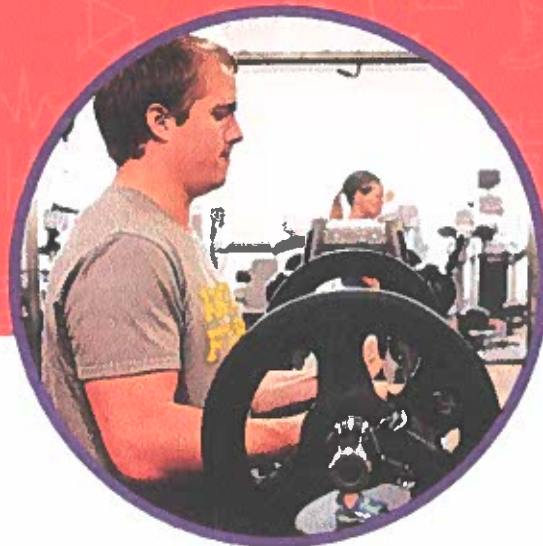
At age 39, weighing more than 650 pounds, Stanley was told by his doctor that he had only months to live – unless he lost a significant amount of weight and kept it off. Complicating matters, Stanley's right leg had been amputated nearly 20 years earlier. Desperate, Stanley joined Anytime Fitness and, with guidance from a trainer, he began working out six days a week. Stanley now weighs less than 200 pounds and he recently completed a grueling obstacle course race.

[VIDEO](#)

LYDIA DZIUBANEK

Moments away from committing suicide, a mysterious detour led Lydia Dzuibanek to an Anytime Fitness gym in Beaumont, CA where, she says, a personal trainer saved her life. Prior to asking the trainer for help, Lydia weighed 250 pounds and she covered the mirrors in her home with towels because she couldn't bear to look at herself. These days, Lydia's a completely different person. She's lost nearly 100 pounds. She's fit, strong and fearless.

[VIDEO](#)

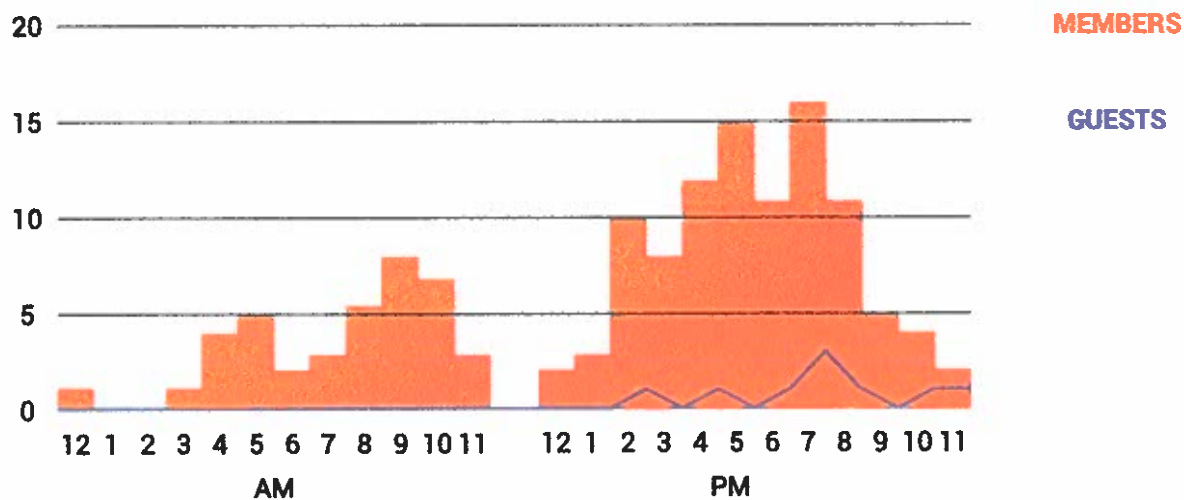


USAGE PATTERNS

Anytime Fitness provides round-the-clock convenience to accommodate the busy lifestyles of our members. Although most of our members workout between 8:00am and 9:00pm, it's important that clubs remain open 24-hours a day to meet the needs of nurses, police officers, and others who work unusual hours.

Our study concludes that relatively few members visit the clubs between 10:00pm and 5:00am. Thus, noise and traffic during nighttime hours are not an issue.

Because many of our members visit the clubs in pairs, arriving together, our clubs do not require many parking spaces – typically 10 or fewer – even during peak hours.





SECURITY

Using a proprietary access system, Anytime Fitness clubs are open to their members on a 24-hour basis. The access system is fully-integrated with our member check-in software and on-site security systems, which include closed-circuit television and tailgate detection for entry doors.

On average, our clubs have 800 members, and approximately 10% occasionally choose to workout between 10:00pm and 5:00am. Using advanced member tracking software, we know there is rarely only one person in the club during those hours. Even so, the use of personal security devices is strongly encouraged by club owners during non-staffed hours.

We are proud to state that with thousands of clubs in operation across the nation, the custom-designed security and surveillance systems within our clubs have worked to ensure member safety. The following information details the typical procedures for entry, remote monitoring, security, tanning, and exit.

CLUB ENTRY

The member entrance door is equipped with a proximity access control system. To gain entrance, the member holds their key fob in front of the proximity reader, which gathers information from the member's key fob and transmits it to a computer inside the fitness center. The computer system will then determine if the key is valid and if the member should be admitted to the club.

If valid, the computer transmits an "OK" signal back to the proximity access controller. The receipt of an "OK" signal triggers a release mechanism in the door, either a door strike or a magnetic lock.

continued ...

SECURITY

CLUB ENTRY, CONT.

As members enter, they pass by a mechanism called a tailgate detection system. This system allows only one person to enter the facility at a time. If more than one person tries to enter the facility, an audible alarm is triggered by the tailgate system to notify the member that someone has entered the facility behind them.

The tailgate system also triggers another alarm on the Digital Video Recorder (DVR), which will speed up the images per second on the member entrance door camera. The DVR then creates an alarm log within itself to notify the club owner that a tailgate violation had occurred, allowing for easier review.

Each club is equipped with a number of surveillance cameras. They offer adaptable camera positions using a three-axis system. For added security, a smoke-colored dome is placed over each camera to conceal the direction its lens is pointing. A dedicated high resolution camera is positioned by the member entrance door for added security.

REMOTE MONITORING (CCTV & DVR)

The main purpose of the CCTV (Closed Circuit Television) system is for the member's safety and piece-of-mind. The components of the CCTV system are the Digital Video Recorder (DVR), security cameras, and software/hardware integration with the club's computer system.

Typically, member activities are recorded over each day, unless an incident or emergency requires further review or investigation. If this is the case, the owner of a facility will have the ability to review selected video footage and extract it from the DVR for future reference. No audio recordings of any kind are used in our facilities.

SECURITY

SECURITY SYSTEM

Anytime Fitness clubs make use of a multi-zone security system. These 24-hour zones are active at all times, and burglary zones are armed manually. A 24-hour zone is continuously active, and can secure areas of your club that are vulnerable during your operating hours or supply immediate help in case of emergency or injury.

The 24-hour zone includes wired and wireless personal security devices (PSD). PSDs offer instant emergency notification in the event of a serious accident or illness. When a PSD button is pressed, the security monitoring company will immediately call local authorities, and next they will contact the facility/club owner. If emergency personnel are dispatched to the club when it is not staffed, they may obtain a key from a knock box – a small box installed on the exterior of the club, near the entry door.

The burglary zone includes the motion detector, wireless door contacts, and glass break detectors. The exterior doors of the club are protected with wireless door contacts. Installing this type of detector will deter club members from opening a service or employee entrance door to allow nonmembers into the club when it is not staffed. The club's business office is secured using a passive infrared motion detector. This type of detector will not register movement from outside a window, eliminating false alarms. When a burglary zone is tripped, the security monitoring company will call the facility/club owner first, followed by a call to local authorities, if requested by club personnel.

TYPICAL TANNING PROCEDURES

Members enter the tanning suite (without use of their key-fob) and lock the door from inside. Once inside, a member can begin their tanning session by scanning their key fob at the proximity reader, which is located inside the tanning suite. Our computer systems will verify their eligibility for tanning services. This system will also verify that the member has not made-use of this service within the past 24-hours*. Following these checks, the system will activate the tanning bed and allow it to run for a predetermined amount of time.

SECURITY

CLUB EXIT

Members exit through the same door from which they enter. As they leave, a free-exit mechanism will engage. Examples of this mechanism include a paddle or crash bar. Regardless of the type of mechanism that is installed, it will be a mechanical device, not an electrical one, which means that a loss of power will not affect a member's ability to exit the facility.

The tailgate system is also equipped with a free-exit control, which means that a member does not have to use their key fob to exit.

EMERGENCY EQUIPMENT

Anytime Fitness, LLC, requires all locations to have an Automated External Defibrillator (AED) installed on-site in such a manner that it is accessible to and in clear view of all members.

In-addition to the security system components, the following items must be installed at all of our clubs:

- A telephone for 911/Emergency calls and a sign that labels it as such A sign in plain view with an advisory warning that indicates members of a non-staffed health spa should be aware that working out alone may pose risks to their health and safety
- A sign in plain view providing instruction in the use of the Automated External Defibrillator (AED) and cardiopulmonary resuscitation



PERMITS AND ZONING

Many municipalities use terms like “gymnasium” or “health club” to define certain facilities for usage permit and/or zoning classification purposes. Issues may arise if those definitions presume that the applicant gym or health club is a large facility, occupying tens of thousands of square feet, serving thousands of members, and requiring dozens or hundreds of parking spaces.

Anytime Fitness clubs typically occupy less than 6,000 square feet, serve approximately 800 members, and require less than a dozen parking spaces. Thus, care should be taken so that appropriate usage permits and zoning classifications are applied.

We recommend using terms like “studio” or “boutique,” being that the customer profile, time spent in the facility, and foot-traffic are similar to that of a personal spa or salon.

To avoid unnecessary confusion or delays, these factors should be considered and discussed before a usage permit is completed and filed with municipal officials.



EXECUTIVE OVERVIEW

CHUCK RUNYON | CEO & CO-FOUNDER

With more than 25 years of experience managing, owning and franchising health clubs, Chuck Runyon has distinguished himself as a leading authority in the field of fitness. Runyon revolutionized the industry when he and Dave Mortensen co-founded Anytime Fitness in 2002. In contrast to traditional “big-box” fitness centers, Runyon and Mortensen designed smaller, neighborhood gyms featuring the things members want most: convenience, affordability, quality equipment and surprisingly personable service in friendly, non-intimidating facilities.

For his unprecedented and unique contributions to the fitness industry, Chuck was honored as the “Visionary of the Year” by the International Health, Racquet, and Sportsclub Association (IHRSA). He and Dave Mortensen also were recently named “Entrepreneurs of the Year” by Ernst & Young.

Central to Chuck’s leadership philosophy is the concept of “ROEI” – the return on emotional investment – which is characterized by an emphasis on People, Purpose, Profits and Play®.

In fact, Chuck recently co-authored a book called “Love Work: Inspire a high-performing work culture at the center of People, Purpose, Profits and Play®.”

Under Runyon’s leadership, Anytime Fitness has earned numerous industry accolades, including the “#1 Franchise in the world,” “One of America’s Most Promising Companies,” and the “Fastest-Growing Fitness Club in the world.” Additionally, Anytime Fitness has been honored as a “Top Franchise for Minorities” and “The Best Place to Work in Minnesota” four years in a row.



EXECUTIVE OVERVIEW

DAVE MORTENSEN | PRESIDENT & CO-FOUNDER

From cleaning exercise equipment to selling memberships to co-founding the world's fastest-growing fitness club franchise, Dave Mortensen has done just about everything you can do in the fitness industry. That wide-ranging experience has helped him become one of the world's leading experts on "Making Healthy Happen." His heartfelt practice of emotional intelligence has earned Mortensen a reputation, amongst his co-workers and throughout the entire fitness industry, as a thoughtful and generous leader. And it's just part of the reason he was recently named an "Entrepreneur of the Year" by Ernst & Young.

In the early days of Anytime Fitness, Mortensen helped spur the company's growth by overseeing the development and implementation of its integrated security, surveillance, usage-tracking and reciprocity systems. These days, he's heavily involved in Anytime Fitness' evolution from a gym that emphasizes simple convenience to one that offers round-the-clock coaching services, utilizing the latest technology to provide members with support, nutritional information, and a wide array of new fitness training programs. Mortensen also continues to play an important role in leading the expansion of Anytime Fitness worldwide, frequently traveling to consult with master franchisees in faraway countries like Australia, Japan and China.

The first Anytime Fitness gym opened its doors in Cambridge, MN in May of 2002. In the years since, Anytime Fitness has quickly become an international powerhouse -- with more than 4,000 gyms located in all 50 states and 30 countries on six continents, serving nearly 4 million members.



FRANCHISEE SPOTLIGHT



KARMEN SMITH NENAHLO

Pursuing her personal passion, Karmen left a desk job at an investment banking firm in Minneapolis at age 24 to open an Anytime Fitness franchise. What she lacked in industry experience Karmen made up for in hard work and business acumen. In just three years, she grew her operation from one location to 10 highly-successful gyms across eastern Wisconsin. In 2009, Karmen was honored as the Anytime Fitness "Club Operator of the year."



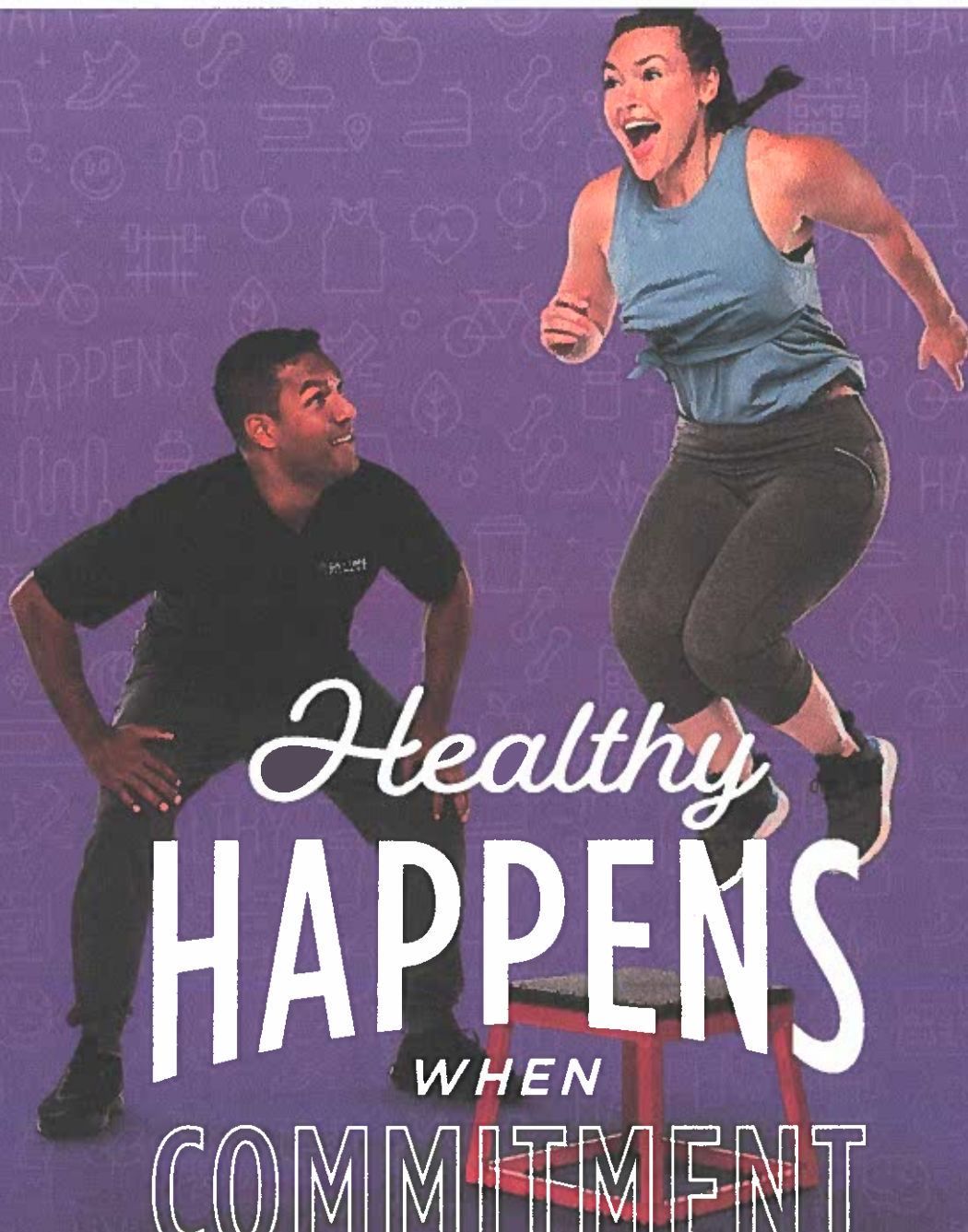
ANNA DEY AND VON HOLLINGSWORTH

This amazing daughter-father team does more than simply operate an incredibly popular gym, they are vital community leaders, serving the people of Concord Township, OH. In recent years, Anna and Von's "24-in-24" challenge has helped raised nearly \$250,000 for "A Special Wish Cleveland" – a non-profit organization that makes dreams come true for children with life-threatening illnesses.



CLAY HARRIS

The Anytime Fitness "Club Operator of the Year" for 2018, just a few years after opening his gym in Windermere, FL, Clay had to nearly double its size to meet consumer demand. Reviews posted on the gym's social media pages include comments like: "I love this gym. The equipment and space is always clean and in great condition. From the owner to the staff and trainers, everyone is always helpful and encouraging you to reach your fitness goals."



Healthy
HAPPENS
WHEN
COMMITMENT
— COMES WITH A —
COACH

TIM ARPIN | VICE PRESIDENT OF FRANCHISE DEVELOPMENT
651.438.5189 | TIM.ARPIN@SEBRANDS.COM




ANYTIME FITNESS, LLC | 111 WEIR DRIVE | WOODBURY, MN 55124 | 800-704-5004. MINNESOTA FRANCHISE REG. #4424. FOR NEW YORK RESIDENTS: THIS ADVERTISEMENT IS NOT AN OFFERING. AN OFFERING CAN ONLY BE MADE BY PROSPECTUS FIRST FILED WITH THE DEPARTMENT OF LAW OF THE STATE OF NEW YORK. SUCH FILING DOES NOT CONSTITUTE APPROVAL BY THE DEPARTMENT OF LAW. ©2019 ANYTIME FITNESS, LLC.

Memorandum

January 28, 2019

TO: Derek Tucker

FROM: Matt Gauntt, PE 

SUBJECT: Anytime Fitness, Tinley Park, IL
Parking Study

Anytime fitness proposes to build out a facility in an existing shopping center at the northeast corner of 179th Street and S. 80th Avenue in the Village of Tinley Park. This memo is to outline the parking conditions. See the aerial map shown below.



The shopping center is partially occupied with a variety of businesses. They include:

Tenant	Use	Approximate Size	Hours
Athletico	Physical Therapy	4,660 SF	M-Th: 7-8PM F: 7-6:30 Sat: 7-noon
Array of Design Salon Day Spa	Day Spa	1,200 SF	M: Closed T: 10-8 W: 10-9

Memorandum

Tenant	Use	Approximate Size	Hours
			Th: 9-9 F: 9-6 Sat: 9-3
DS Services	Accountants	3,009 SF	By Appointment
GO Travel	Travel Agency	884 SF	M-F: 9-5 Sat: 9-12
Chen's Chinese	Restaurant	2,013 SF	M-Th: 11-9 F-Sun: 11-10
Cambridge Dental Care	Dentist	1,818 SF	M: 12-8 T: 9-5 W: 11-6 Th: 9-5 F: 8-12

Anytime Fitness proposes to take 6,008 SF of the shopping center. Per the landlord, they are granted a parking count of 5:1, or 29 parking spaces.

Currently there are 157 parking spaces in the center. This does not include the CIBC Banking Center. With 29,319 SF for the center, that is a parking ratio of approximately 5.35:1

A parking survey was conducted on the site for two PM Peak periods and one AM Peak. Both the AM and the PM counts looked at the time from of 5:00 – 7:00. The total vehicles parked the parking lot at each time interval are shown below.

Time Frame (AM/PM)	1/17/19 – PM Peak	1/22/19 – AM Peak	1/22/19 – PM Peak
5:00	28	0	18
5:15	24	0	18
5:30	20	2	22
5:45	22	3	19
6:00	22	3	16
6:15	20	4	15
6:30	20	4	14
6:45	18	6	12
7:00	16	7	13

With the current tenants, at most 1/5th of the available parking is being utilized.

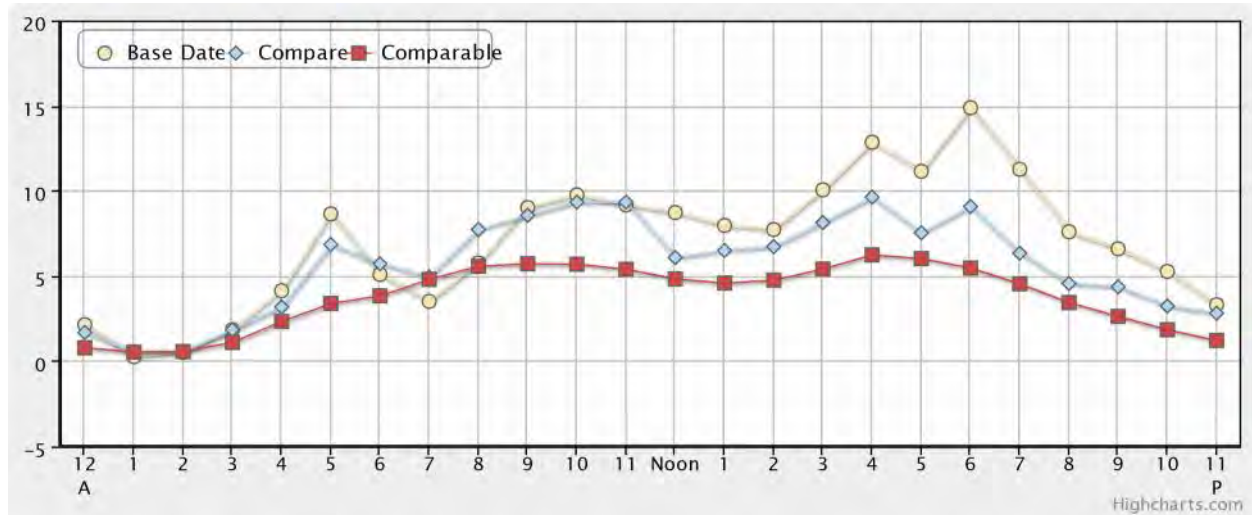
Proposed Conditions:

As stated above, Anytime Fitness proposes to occupy approximately 6,008 SF of the shopping center. In order to understand the impact of the proposed facility on the parking, we obtained

Memorandum

member key-swipe data from the existing Oak Forest facility. Oak Forest is approximately 6,900 SF, so a slightly larger facility than is being proposed at Tinley Park.

Club at a Glance - ANYTIME FITNESS OAK FOREST Usage (Average per Hour)



What the data represents is that for instance, from 6:00 -7:00 PM, 15 patrons would come into the facility. The average stay time for a patron would be between 30-60 minutes. Therefore, we would expect that at any one time, 15 would be the average maximum number of patrons in the facility. In addition to the patrons, there would be 2 employees.

Furthermore, the key swipes may be slightly elevated. If a patron comes into the facility, leaves to get something in their car and then returns, then that would count as two key swipes.

It is also important to note that the peak times for the facility would be offset by peak times for other shopping center uses. For instance, Friday nights and Saturday nights would be a low usage time for the Anytime Fitness, but that would be a peak time for a restaurant. Thus, the peaks will offset.

Given that the facility would occupy only about half of the allotted parking, we believe that there will be no negative impact to the available parking at the shopping center.



DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	8,427	3,001	\$122,396
3 Mile	79,601	30,511	\$103,266
5 Mile	190,112	71,948	\$107,007

AREA ATTRACTIONS

Whitewater Canyon Water Park & Recreation Center
Tinley Park Convention Center, First Midwest Bank Amphitheatre.

SPACE AVAILABLE FOR LEASE

1,390 Sq Ft | 1,569 Sq Ft | 3,443 Sq Ft

TOTAL GLA

29,319 Sq Ft

PROPERTY HIGHLIGHTS

- Endcap available with potential drive-thru.
- Located at NEC of 80th Ave & 179th St.
- Conveniently located within walking distance to the Tinley Park Metra Station.
- Move-in ready office space available.
- Traffic Counts on 80th Avenue are 21,000 VPD.
- Positioned strategically near high density residential and industrial/office parks.

FOR MORE
INFORMATION
CONTACT:

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vpavlovic@edgemarkllc.com

Matt Smetana
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SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
17823	3,325	LEASE OUT	17849	884	Go Travel
17825	6,008	Anytime Fitness	17851	1,390	AVAILABLE
17833	1,569	AVAILABLE	17853	1,818	Cambridge Dental Care
17835	1,200	Array of Design Salon	17855	2,013	Chen's Chinese Restaurant
17837	4,660	Athletico Sports Medicine	17859	3,443	AVAILABLE
17845	3,009	DS Services	Total GLA		29,319 Sq Ft

FOR MORE
INFORMATION
CONTACT:

Ves Pavlovic
630.572.5607
vpavlovic@edgemarkllc.com

Matt Smetana
630.572.5632
msmetana@edgemarkllc.com

Petitioner

Derek Tucker,
Anytime Fitness

Property Location

17823 80th Avenue

PIN

27-36-121-031-0000

Zoning

B-1, Neighborhood
Shopping

Urban Overlay District

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

February 21, 2019

Anytime Fitness

17823 80th Avenue



EXECUTIVE SUMMARY

The petitioner, Derek Tucker of Anytime Fitness, is seeking a Special Use Permit for a Fitness Center (Commercial Indoor Recreation) location that is greater than 3,500 square feet in floor space. The Anytime Fitness location would be located at 17823 80th Avenue in The Junction at 80th Avenue Shopping Center in the B-1 (Neighborhood Shopping) Zoning District. The proposed Special Use Permit will allow the previous Sanfrantello's Pizza & Banquet space to be converted to a fitness and health club.

Anytime Fitness is a chain of fitness centers that focus on availability to members 24-hours a day, 365 days a year. Currently, there are over 2,700 Anytime Fitness locations **in the United States and Canada while there are over 4,200 locations worldwide** including nearby locations in Oak Forest, Frankfort, and Orland Park. This location will be approximately 6,000 square feet in size. There will be various workout equipment and additional services such as group classes, personal training, tanning, and hydro-massage. The center is open 24 hours a day for members with key card access. There are many safety and security measures Anytime Fitness puts in place at all locations to make sure members feel safe at all times including emergency panic buttons and security cameras.

The primary concern with fitness centers and other commercial indoor recreational uses is a potential for high levels of traffic and parking due to heavy peak times and quick customer turnover (less than 1 hour), particularly in locations with multiple commercial tenants. The proposed location appears to have an adequate parking supply and traffic access based upon the projected peak parking demand.

Changes to the February 7, 2019 Workshop Staff Report are in Red.

EXISTING SITE & HISTORY

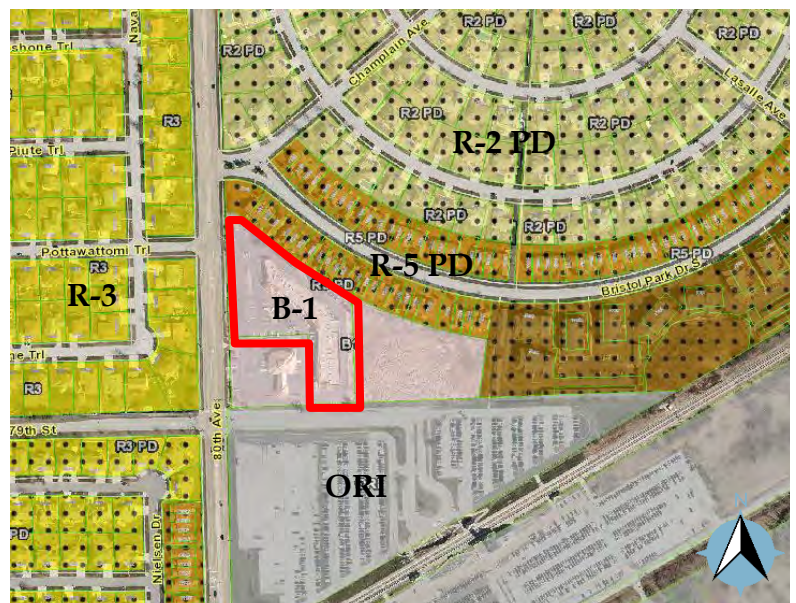
The proposed tenant space is located within The Junction at 80th Avenue shopping center which includes approximately 25,000 square feet of commercial space and is located just north of the 80th Avenue train station. The shopping center was approved in 1997 and constructed in 1998. The architecture, site layout and high-quality materials used throughout the center were required to complement the location near the train station. The center currently includes many tenants including a Chinese restaurant, travel agent, cleaners, dentist, salon, physical therapist and an accountant service. Additionally, there is a bank out lot (currently CIBC) on the southwest corner of the site. The bank and shopping center have an existing cross parking agreement that was required during the initial development approvals. The proposed Anytime Fitness tenant space was previously Sanfrantello's Pizza, a casual Italian restaurant and banquet facility, which opened in 2001 and closed in 2015. The approximately 6,000 square foot tenant space is the largest tenant space in the shopping center. Four other tenant spaces are currently vacant (including both end-cap spaces).



ZONING & NEARBY LAND USES

The shopping center is zoned B-1 Neighborhood Shopping. The B-1 zoning district only permits low intensity uses so that traffic generation and other negative effects on surrounding residential areas are limited. The shopping center is located within the Urban Design Overlay district, but was developed before its adoption into the zoning code. The Urban Design Overlay's intends to promote development that is walkable, utilizes alternative forms of transportation and limits the undesirable effects of automobiles.

The surrounding area includes single-family homes zoned R-3 (Single-Family Residential) to the west across 80th Avenue. To the south is the Tinley Park 80th Avenue Metra Station parking lot zoned ORI (Office and Restricted Industrial). To the east are single-family attached townhomes zoned R-5 PD (Low-Density Residential, Bristol Park PUD).



SPECIAL USE PERMIT APPROVAL

Anytime Fitness is a fitness and health club use that is covered under the Commercial Indoor Recreation use group. In addition to fitness and health clubs, commercial indoor recreation includes uses such as racquetball, baseball cages, trampoline parks, dance/yoga studios, bowling, miniature golf and more. The use group is further separated based on a business's floor space being above and below 3,500 square feet. While there is nothing specific about the 3,500 square foot number, a limit was included because concerns tend to emerge when a recreation space becomes too large. There are generally fewer concerns for smaller spaces such as personal training or a small group dance studio. The primary concern is in regards to the number of customers that can utilize the indoor recreation space and its effects on parking demand and traffic generation. Depending on the specifics of the business, there is the possibility for very high peak parking demand and large traffic flows in and out of the site due to the quick turnover (typically 30mins - 1hr). This means hours of operation, parking supply, curb access, and site layout can all play a significant role in the acceptability of a use in a Neighborhood Shopping district. Other concerns can include general safety, security, noise generation and compliance with building and fire code requirements.

Commercial Indoor Recreation above 3,500 square feet is a Special Use in the B-1 (Neighborhood Shopping) and B-2 (Community Shopping) zoning districts. The use would be permitted in B-3 zoning district because those properties have typically been designed with heavy vehicle traffic in mind. B-1 (Neighborhood Shopping) districts are typically more neighborhood and pedestrian-oriented with smaller parking fields, limited access points, and "non-objectionable" businesses. Commercial Indoor Recreation uses are permitted in any business district if the business is below 3,500 square feet in size.

USE	Zoning District							
	B-1 (Neighborhood)	B-2 (Community)	B-3 (General)	B-4 (Office/ Service)	B-5 (Auto)	ORI	M-1	MU-1 (Duvan Drive)
Recreation, commercial indoor ($< 3,500$ sq ft)	P	P	P	P	P	X	X	P
Recreation, commercial indoor ($> 3,500$ sq ft)	S	S	P	P	P	X	X	P

Key: S = Special Use, P = Permitted Use, X = Prohibited Use

Table from Section V-B-Schedule I (Schedule of Permitted Uses) of the Zoning Code.

Open Item #1: Discuss Petitioner's request for a Special Use Permit for a 6,008-square foot fitness/health club (Commercial Indoor Recreation).

The Commission had some parking and security concerns that were outlined and addressed by the Petitioner at the workshop. The Petitioner explained there were no parking issues at their surrounding locations, which are similar in size and in similar multi-tenant shopping centers. There are no other 24-hour businesses in the shopping center (with the closest 24-hour businesses being Speedway on 80th Ave and Super Wash on 175th St). There are many security procedures to ensure their customers feel safe and secure including 911-call button lanyards, cameras, and a "tailgating system" to ensure only one person is entering the facility for each key swipe. The location is also very close to the Tinley Park Police Department. The proposed use of the space was generally supported by the Commission and will fill a large vacancy in an existing neighborhood shopping center.

PROPOSED USE

Anytime Fitness will be taking approximately 6,000 square feet of floor space. However, compared to similar fitness locations such as LA Fitness or Planet Fitness, Anytime Fitness is expected to have a more intimate and smaller club feel. Additional services at the club include small group sessions, personal training, tanning and hydro-therapy. Anytime Fitness is open 24 hours a day, so they also tend to have many customers that might have odd work schedules. This location is expected to draw from a wide range of customers in the area including interest from Metra commuters who want to work out before or after work. The business model is described further in the attached submittals provided by the petitioner.

ARCHITECTURE, LANDSCAPE AND SIGNAGE

No changes to the exterior of the building architecture, site layout, lighting or landscaping are proposed with the new business and are all existing. There are some existing property maintenance issues in the shopping center; these are being addressed with the property owner and include: peeling paint, broken garbage cans, broken light fixtures, and missing landscaping. Code Enforcement will be reaching out to the owner to address these violations as soon as possible.

The petitioner has not supplied any proposed exterior signage. It is expected that any wall signs and ground sign panel changes will meet the Zoning Code requirements, similar to the shopping center's existing businesses.

~~**Open Item #2: Supply proposed signage information. If no signage is proposed, all signs will need to conform to the existing Zoning Code requirements.**~~

Wall signage will be submitted for a separate permit that meets the Zoning Code requirements. An existing shopping center ground sign will be used and have new vinyl panels installed.

PARKING

The petitioner has supplied a parking summary completed by Matt Gaunt, PE of SE3 Engineering. The shopping center includes a field of 157 parking spaces (not including CIBS parking lot). Due to the layout of the shopping center, the parking field is not evenly dispersed among tenants, with the majority of the parking located on the north side of the site. There is also some parking in the rear of the property, primarily for the business's employees. The site currently has an observed peak parking of 28 spaces during evening hours (5pm - 7pm), although it should be noted that five tenant's spaces including the Anytime Fitness space are currently vacant. Based on the proposed size, Anytime Fitness has been allotted 29 parking spaces per their lease with the landlord.

The expected peak parking demand for Anytime Fitness is based off a similar location in Oak Forest (slightly larger in size at 6,900 square feet). The expected customer information was based on how many members swiped into the Oak Forest facility during their peak times between 5pm and 7pm. The peak demand is expected to be 17 vehicles based upon 15 members/customers and two employees. The number of vehicles could be less because members often drive together or take alternative forms of transportation (walk, bike, dropped off or ride-sharing services are some examples). However, to create a conservative estimate, it is being assumed that each person is driving to the business in a separate vehicle. There are slight morning rushes, however these are typically less than the evening rush and the majority of the shopping center's businesses are not open yet.

With the addition of Anytime Fitness, the shopping center's peak parking estimate is expected to be 45 vehicles (28 existing + 17 additional) out of the available 157 parking spaces. When projecting typical parking demand of 5-7 parking spaces per 1,000 square feet of commercial space for the four vacant spaces (approximately 9,700 square feet), there is still expected to be an excess of parking spaces. Previously when Sanfrantellos Pizza operated, parking was be tight due to heavy traffic form their banquet business. However, Anytime Fitness is expected to have a much lower peak parking demand than a large restaurant and banquet facility.

In addition to the shopping center parking field, there is an existing cross-parking easement between the shopping center and the bank properties. The bank closes at 5pm on most days which allows for addition parking if there was any overflow in the future. Cross-parking easements were a requirement of the original Plat of Subdivision and Site Plan approvals to ensure there was enough available parking during evening hours and because of the lack of convenient parking adjacent to the south side of the shopping center building.

~~Open Item #3: Review and discuss parking supply and demand as indicated in the parking analysis.~~

The petitioner clarified there are two to four staff members during their staffed hours which are typically Monday-Thursday 10am-7pm with more limited hours on Friday and Saturday. Personal trainers may also be at the facility beyond those typical staffed hours based on their appointments. Based on expected peak parking demand, existing parking supply, and existing tenant hours parking concerns are minimal based upon the unique operations (open 24 hours) and proposed size (slightly less than 6000 sq. ft.) of the proposed business. Even with other vacancies in the shopping projected to be occupied, there appears to be an adequate supply of parking to handle this use based upon the Petitioner's parking analysis and experience when the shopping center was full.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Findings of Fact have been drafted by staff and outlined below for Plan Commission consideration.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The business will have a multitude of safety and security measures in place to protect its member when the location is not staffed. The business not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the Community.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The business will not harm surrounding properties and is expected to increase the property's value and customer base of existing businesses in the shopping center.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The shopping center is existing and no changes are proposed to the exterior. The business will have no effect on the surrounding development.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The shopping center is existing and no changes are proposed to the exterior. The site is adequately supplied with utilities, roads, and drainage facilities.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

- *The existing shopping center access and site layout is adequate to handle the proposed traffic of the use and will not cause increased traffic congestion on or around the site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- *The Petitioner has indicated they will meet all other Village regulations and cannot change or expand from what has been present at the public hearing.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The business is expected to benefit the economic development of the community by brining additional traffic to a struggling neighborhood retail center. Anytime Fitness fill the largest tenant space that has been vacant since 2015 and provided a needed service to the surrounding community.*

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

MOTION TO CONSIDER

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

“... make a motion to recommend that the Village Board grant the Petitioner, Derek Tucker of Anytime Fitness, a Special Use Permit to operate a Fitness Center (Commercial Indoor Recreation) that is greater than 3,500 square feet in floor space at 17823 80th Avenue in the B-1 (Neighborhood Shopping) Zoning District and adopt the Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.”

...with the following conditions: [any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Existing Land Survey	Tech 3 Consulting	10-15-97
Existing Site Plan and Parking Layout	Tech 3 Consulting	8-27-98
Existing Shopping Center Layout	Unknown	Unknown
Internal Floor Plan (Compliance Drawing)	Wilkus Architects	12-13-18
Anytime Fitness Parking Study (Tinley Park)	SE3 Engineers	1-28-19
Anytime Fitness Brochure (Lets Make Happy Healthy)	Anytime Fitness	2019
Anytime Fitness Brochure (Overview)	Anytime Fitness	2014



PLAN COMMISSION STAFF REPORT

May 5, 2022 – Public Hearing

Oak Ridge Subdivision (DR Horton) – Final PUD Approval

SEC Ridgeland Ave. & Oak Forest Ave.

Petitioner

DR Horton Inc - Midwest

Property Location

SEC Ridgeland Ave. &
Oak Forest Ave.

PINs

28-29-200-030-0000

28-29-200-036-0000

28-29-300-041-0000

Zoning

R-5 (Low Density
Residential)

Approvals Sought

- Special Use for a
Final PUD
- Final Plat Approval

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

The Petitioner, DR Horton Inc - Midwest, is a national home builder and developer proposing to develop a ±39.19 acres of vacant land for Oak Ridge Subdivision. The location of the development is on a portion of the former Panduit Corporation property located on the southeast corner of Ridgeland Avenue and Oak Forest Avenue. The development includes 162 attached single-family townhomes and 81 detached single-family homes. The Petitioner received rezoning (to R-5) and preliminary PUD approvals from the Village Board on January 18, 2022 for the development. The Petitioner is presenting final documents, including HOA covenants and Plat of Subdivision, in substantial compliance with the Preliminary Approvals.

The December 12, 2021 Staff Report from the Preliminary PUD Approval is attached as a reference for the overall project, site history, zoning, etc. This Staff Report addresses the final documents and any significant changes or clarifications made between the preliminary and final approvals.

FINAL PUD APPROVAL

Special Use for a PUD

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

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

Conceptual approval was not requested by the developer and instead they went directly to the Preliminary Approvals which give specific assurances on zoning. The preliminary approvals were given on January 18, 2022. The final plans, plats, and CC&R’s are all presented and must be in substantial compliance with the preliminary plans, and public hearing discussions. Preliminary approval essentially gave them the ability to construct what they are proposing and the final PUD plans and Final Plat approval are further detailed and give a clearer sense of the development.

The Petitioner noted at the preliminary approval they will start the project in Spring/Summer 2022 with site development and utilities taking around a year to complete. The project will be built at the same time the site development was being completed. The sales program is expected to be 3-4 years until completion but is market-dependent.

Phasing

The Preliminary Approval had noted the development to be subdivided and constructed in one phase. However, one change from the preliminary approval is the development will be constructed in two phases with only certain utilities installed under the first phase (phasing plan attached in packet). The reasoning behind the phasing is the difficulty in getting materials and length of time with construction. However, the Petitioner has agreed to supply a Letter of Credit (LOC) guarantee for all public improvements on both phases. Additionally, the entire development will be platted at one time. The plan is still subject to final engineering review and approval, particularly in regards to utility routing.

Open Item #1: Review request to change from a single phased development to two phases. Staff recommends a condition for future clarification that the LOC submitted shall include guarantees for the whole project, the project shall be platted at one time, and the phasing plan is subject to final engineering approval.

Staff has reviewed the phasing plan and had one concern with regards to lots 77-81 and the adjacent public roadway (Leinster Lane) and utility work. If there was no potential for redevelopment of the former ABC Supply parcels (17201 Ridgeland Ave), the preference is to have this work completed as part of Phase 1 so that the work around the public park is completed to avoid active construction around it for an extended number of years. There are concerns that if someone came to redevelop the lot and tie into the proposed roadway and utilities (separate from DR Horton), this would be delayed an indefinite amount of time with a disconnected utility/roadway network. However, by constructing those specific public improvements with Phase 1, there is some added time and costs with the additional cul-de-sac roadway work that may not be needed if the ABC site is redeveloped.

As an alternative, staff has proposed, and the Petitioner agreed, to making a condition that adjacent public improvements (utilities, roadway, sidewalks, etc.) will need to be completed for the right of-way adjacent to lots 77-

81, within 1 year after approval of any redevelopment plan of the former ABC Supply property. In that situation, the cul-de-sac and utility connection can be coordinated with that redevelopment.

Open Item #2: Review suggestion to condition the approval on the completion of all adjacent public improvements (utilities and streets) will need to be completed for the right-of-way adjacent to lots 77-81, within one year after approval of a redevelopment plan of the former ABC Supply property (17201 Ridgeland Ave).

Exceptions Requested

Any items that don't meet the Zoning Ordinance are considered "Exceptions" instead of Variations and covered by the PUD approval. While it is not necessary to call out every Exception shown in the corresponding PUD Exhibits and plans, staff often outlines these so that the Plan Commission, Village Board, and future owners can understand what specific flexibility is being given to the development through the PUD process. The three exceptions below were reviewed and approved with the preliminary approval.

1. Waiver of First-Floor Rear Brick on Townhomes
2. Partial Waiver of First-Floor Side Brick on Townhomes
3. Detached Single-Family Lot Coverage – Allow lot coverage of up to 40% on all lots is proposed, as opposed to a maximum of 35% permitted by the Zoning Ordinance.

PUD Restrictions Proposed

In addition to Exceptions from the Zoning Ordinance, PUDs can conversely have additional restrictions and requirements. Most detached single-family neighborhoods are in R-1 to R-4 zoning districts, so most of the restrictions included in this PUD are proposed to help note certain issues and control any negative consequences of denser detached single-family home developments. Some of these "restrictions" are already Zoning Code requirements but have been added to the list for clarity purposes. The additional restrictions were reviewed and approved with the preliminary approval unless otherwise noted and are listed below.

1. The detached single-family home portion of the development is only permitted to have detached single-family homes and does not permit attached single-family, semi-detached single-family, or two-family residences typically permitted in R-5 zoning.
2. A minimum combined side yard setback of 15' between two neighboring principal structures is required, as opposed to the R-5 requirements of 5' minimum side yard setback and minimum 10' combined between structures.
3. Public right-of-way aprons and private driveways shall be limited to a width of 22' for two-car garages and 28' for three-car garages. These widths shall include any "flares" at the roadway.
4. No detached garages shall be permitted within the development.
5. Attached garages shall not be permitted to be converted to living space.
6. Any single-family home additions shall be constructed of matching masonry on the first floor, including sunrooms and three-season rooms.
7. Townhomes shall not be permitted any future building/structure additions including sunrooms, three-season rooms, etc.
8. Only detached single-family home and townhome elevations approved with the original PUD shall be constructed. Any other elevations shall require approval of a substantial deviation.
9. The association shall be required to enter into a parking enforcement agreement with the Village to allow Police enforcement of parking and traffic violations on any private roadways.
10. Parking restrictions on all private streets shall be the same as public streets and limited to one side of the roadway to allow for fire department and emergency response access.
11. A minimum of 50% of the front yard for single-family homes shall be pervious surface (landscaping, turf, etc.)
12. Key lots as indicated in the submittal shall upgrade exterior elevations, full width front porches, windows on the second front yard elevation, and a foundational landscaping package on the front and corner side yards of the home.

13. All utilities are required to be run in the rear yards whenever possible within developments. This may require installation of conduit to be completed by the developer for ComEd electrical service, which will be the developer's requirement to coordinate and install.

Special Service Area (SSA)

A dormant SSA is recommended to be established by the developer and required to be in place for all future property owners. The intent is to ensure that the associations maintain all common areas as proposed within the PUD. If an association is dissolved or fails to maintain certain requirements like landscape buffers, fences, private roadways, private utilities, open space, etc. the Village can activate the SSA to pay for the associated costs for the development. This protects the Village's general fund from being utilized to maintain areas that primarily benefit only a small group of residents and designed to be paid for by a future association. The process of establishing an SSA can take a few months due to a required extended "waiting/notification period" and is in the process. The hope is that the process will be completed prior to issuance of building permits for homes. However, the PUD has been conditioned that the SSA must be fully established prior to any changes in property ownership or closings to give a little flexibility if the SSA establishment is delayed slightly.

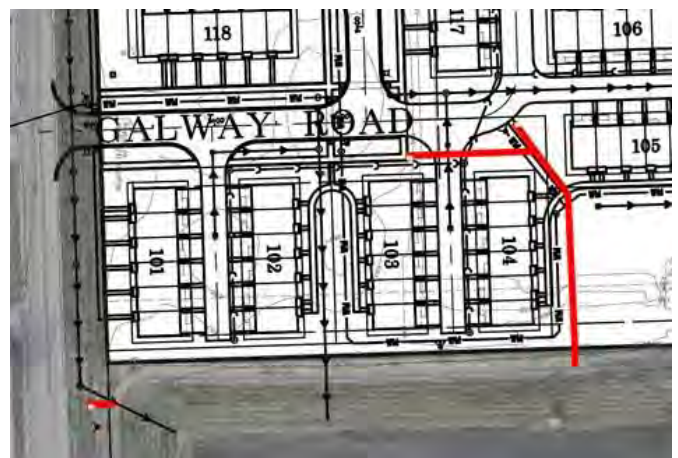
SITE PLAN

The overall site plan has not changed with regards to layout, road configuration, access, structure setbacks, parking, or signage. The private portion of what was previously noted as Galway Road has been given a new name of Ulster Drive to avoid confusion by residents on the name, ownership, and maintenance responsibilities of the street.

Sidewalks

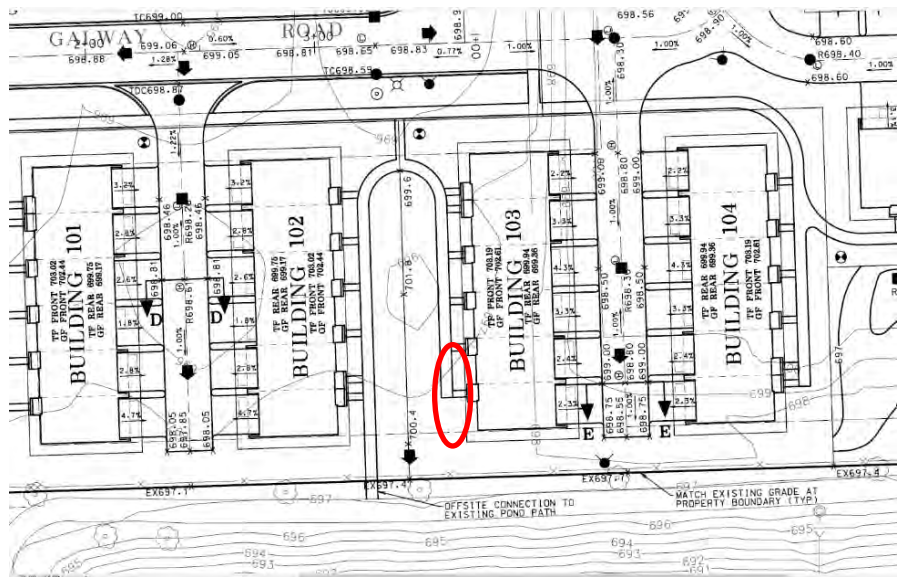
Sidewalks are proposed on all new internal public streets. The development is also required to install sidewalks on any adjacent public streets or rights-of-way. However, the Village and county are already working towards plans to install a multi-use path along Ridgeland Avenue. Additionally, there will be some changes to Oak Forest Avenue, which currently has swales, and the utilities in the area. To avoid installing sidewalks in a manor not in the long-term interest of the area. Village Planning and Public Works staff suggested a cash-in-lieu payment for the required sidewalks that can be used by the public works department in the best way possible for the area. The Village Engineer has estimated a cost of \$82,279 for the required sidewalks that will be required to be paid prior to the issuance of any site permits. A recommended condition was added clarifying this cash-in-lieu payment for some sidewalk requirements, same as the preliminary approval. The amount is subject to any increases in construction costs over time. The payment is due before the issuance of any site work permits.

At the Preliminary workshop, it was noted a preference to see a more direct walking route to the Freedom Pond path (as opposed to walking all the way out to Ridgeland Ave) as this gives residents a path to the park and to the nearby Tinley Park High School. One route was explored that removes lot 39 and brings a path directly from the detached home area to Freedom Pond along the east side of the townhomes. However, there is a steep grade differential and utilities located there with little space flexibility. The Petitioner proposed a potential alternative route through the townhomes (as seen on the image to the right) with an agreement to explore it further before the final plans were approved. One concern of this route was too much public foot traffic going in front of those specific units, even though it would be known to the purchasers ahead of time.



The proposed Final Plan indicates a walkway connection proposed in front of building 102 that connects to the Freedom Pond path. Staff has a few concerns with the current proposal outlined below:

1. The overall appearance and usage at the proposed location. It would be staff's recommendation to connect the path from Building 103 as well, so that both could be used to access the park and path.
2. There is no easement over the walkway that would ensure this can be used by the public. This may lead to the public not being able to rightfully use these walkway connection points in the future, or them being removed. Staff recommends that the Plat be revised to include a public walkway easement at the proposed location to avoid concerns or conflicts later.



Open Item #3: Review walkway paths and connection from the Oak Ridge development to the Freedom Pond park/detention area. Review staff concerns with needing to add a connection point and easement over the walkways intended for the public walkway connections.

ENGINEERING

Publicly dedicated roadways include typical canopy trees, street lights, and traffic control signage. The proposed design generally shows it is compliant with the Village's standard details. Specifics of the roadway details, stormwater, and public utilities are currently under review for final engineering and final approval. A recommended condition has been added clarifying that this approval is not approving final engineering and that final engineering approval is still required with the site development permit.

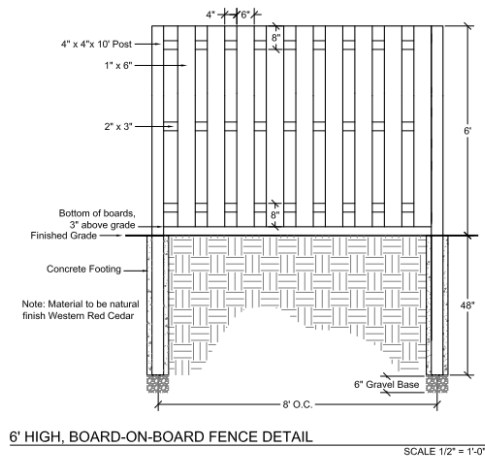
Open Item #4: Final Engineering Review and approval has not been completed yet, all approvals are to be conditioned upon engineering approval.

LANDSCAPE

The Landscaping will remain as proposed during the Preliminary approval with only minor waivers granted to landscape code requirements with that approval. The waivers were granted due to offsetting the specific requirements with other types and locations of landscaping.

The Commission discussed the fencing materials and locations in detail at the Preliminary PUD approvals. Most commissioners prefer PVC fencing over wood board-on-board "shadow box" fencing due to less need for maintenance and a more consistent look over time. However, due to the increase in cost, limited availability, and location near the heavily wooded forest preserve areas, DR Horton requests using a wood privacy fence as opposed to PVC. They used the wood fences at previous development locations that have been well-constructed with little need for repair or maintenance over time. The pictures supplied are a fence that was installed in 2005 (regularly maintained) and owned by an HOA. The PVC fencing was still to be considered and these details decided with the final approval.

Open Item #5: Discuss proposed fence to be owned by the future homeowner association to utilize cedar wood shadow box style fence as opposed to PVC.



ARCHITECTURE

Single Family Home Design

Models have stayed consistent with those supplied during the preliminary approvals (attached in the Plan Commission packet). First-floor brick or stone exists on all models. During the workshop and public hearing, the details of the anti-monotony plan and “Key Lot” home enhancements were explained in more detail. Color renderings were given for a few of the model types as well to better understand how they will look.



Proposed Anti-Monotony Provisions

Elevations:

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

Exterior Colors:

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

Key Lots

Certain “Key Lots” have been indicated by the developer. These lots will be some of the most visible lots due to their locations on corners or being in line with roadways. The developer has noted these lots have some upgraded design options that benefit the overall appearance and feel of the subdivision. Revised plans with the new layout will need to be supplied, along with the details on the model upgrades prior to the public hearing. The Petitioner reviewed the key lot criteria in the meeting including requiring the following “upgrades.” These items are included as a requirement of the PUD development.

Key Lot Criteria

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



Townhomes

Similar to other townhomes developments, the design of the townhomes will be consistent across all buildings. Brick has been brought up vertically in several areas along with varying entrance styles to give it an appealing appearance. Brick has only been proposed on the partial first floor on the side elevations, requiring a request for an Exception as part of the PUD as previously noted and approved with the preliminary approval.





FINAL PLAT APPROVAL

Unlike the Preliminary Plat, the Final Plat of Subdivision formally creates lots of record, denotes easements, and what land is to be dedicated to public uses. The proposed Final Plat is in substantial conformance with the previously reviewed preliminary plat. A separate exhibit to the Subdivision is included due to the need of abandoning a utility easement that served the Panduit property previously. As previously noted in this Staff Report, staff has recommended a public walkway easement be included to connect the subdivision walkways to the Freedom Pond Park. Due to final engineering reviews not being completed, this Plat may have some minor changes that still need to be made and has a recommended condition clarifying that it is still subject to final engineer and Village Attorney review prior to recording.

Open Item #6: Review the proposed PUD Final Plat of Subdivision to be subject to final engineering and attorney review.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *There is no danger to the public with additional residential housing and open space proposed per the final PUD plans, allowances, and restrictions.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *Residential housing surrounds the development and residential uses are less intense than the former commercial and light industrial uses. The proposed zoning is a better fit for the area and has sufficiently buffered future residents from existing neighboring non-commercial uses.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The remaining land has been planned in concept to tie into the surrounding area's roads, utilities, sidewalks, and other development aspects. The remaining commercial areas have been planned for potential residential development in concept with the proposed development as well.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *There are adequate roadways, utilities, and drainage existing around the site and proposed throughout the new development. The final plans are subject to final engineering review and approval.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - *The ingress and egress access points have been reviewed by the Village Engineer for their best placement on the site and for overall traffic flow for the area.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and
 - *All buildings will comply with all other code requirements of the Village not covered by an Exception to the Zoning Ordinance indicated in the PUD documents and plans.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The development will add additional residents that help support surrounding businesses and add additional property taxes where the vacant land currently provides minimal support to various public bodies and is an eyesore to the overall area.*

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

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

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

MOTIONS TO CONSIDER

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

Motion 1 (Special Use for Final PUD Approval):

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, DR Horton Inc - Midwest, for Final Planned Unit Development Approval for the Oak Ridge Subdivision located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave), zoned R-5 (Low-Density Residential) and developed with 81 detached single-family and 162 attached single-family units, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed by in the May 5, 2022, Staff Report, subject to the following conditions:

- 1. The PUD exceptions and restrictions from the Zoning Ordinance, as listed in the staff report, shall be included within the Preliminary and Final PUD ordinance documents.*
- 2. Final conditions, covenants, and restrictions (CC&Rs) shall be recorded prior to any transfer of ownership or any lots, closings, or occupancy permits are issued.*
- 3. The project shall be subdivided at one time with a single Plat of Subdivision. All performance guarantees for public improvements for all phases due prior to starting Phase 1 site or construction work. Site grading work may begin prior to the Plat recording but no road, utility, drainage, or other development work shall begin until the Plat is fully signed, all property taxes paid, and in the process of being recorded with Cook County Recorder of Deeds Office.*
- 4. The completion of adjacent public improvements (utilities and Leinster Lane roadway) will need to be completed for the Leinster Lane right-of-way adjacent to lots 77-81, within 1 year after approval of any redevelopment plan of the former ABC Supply property (17201 Ridgeland Ave) that requires such improvement connections.*
- 5. A Special Service Area (SSA) shall be established over the development to begin at the time of Final Approval. This shall be finalized with the county prior to any transfer of ownership or any lots, closings, or occupancy permits being issued.*
- 6. The public park shall be completed and approved prior to beginning any phase 2 work. The expectation is future approval and acceptance by the Village and to be transferred to the Tinley Park – Park District. This transfer may happen anytime from completion/acceptance of the park and completion of the subdivision (or at any point there is a "turnover" from the developer to the association that is triggered.) However, if the Park District does not accept the park's dedication, the park shall remain owned/maintained by the Oak Ridge Homeowner Association.*
- 7. A cash-in-lieu payment for the sidewalks on Ridgeland Ave and Oak Forest Ave be submitted prior to issuance of any permits. The payment is currently estimated by the engineer at \$82,279 but is subject to changes related to increases in construction or material cost.*
- 8. The final Addressing Plan requires final review and approval by the Village, Public Safety, and Post Office.*
- 9. The final approval of all plans is subject to final engineering approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Cook County DOT, MWRD, and IEPA.*

Motion 2 (Final PUD Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, DR Horton Inc – Midwest, Final PUD Plat Approval for the Oak Ridge Subdivision in accordance with the Oak Ridge Final Plat of Subdivision submitted (dated April 15, 2022), subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
14pgs	Preliminary Workshop Presentation (key lot exhibit, parking exhibit, anti-monotony standards, etc.)	DRH	12-2-21
8pgs	Application and Standards	DRH	2-21-22
1pg	Project narrative	DRH	10-15-21
2pgs	Plat of Topography	Mackle	6-23-21
2pgs	Alta Survey	Mackle	8-5-21
1pg	Site Data and Site Plan	GRWA	n/a
1pg	Phasing Plan	Mackie	2-21-22
5pgs	Final Landscape Plan	GRWA	4-18-22
2pgs	Photometric Exhibit	Mackle	2-18-22
16pgs	Final Engineering Plans	Mackle	2-21-22
1pg	Signage Plans (Same as Preliminary)	GRWA	10-15-21
72pgs	Single Family Detached Model Elevations (B&W) (Same as Preliminary)	Premier	11-5-21
7pgs	Single Family Detached Elevation Select Color Renderings (Same as Preliminary)	Premier	n/a
5pgs	Townhome Elevations and Renderings (Same as Preliminary)	Premier	11-5-21
4pgs	Final Plat of Subdivision and Easement Exhibit	Mackle	4-15-22
1pg	Roadway Naming and Address Exhibit	Mackie	4-15-22
51pgs	Traffic Study (Same as Preliminary)	GHA	8-31-21
1pg	Monotony Plan and Key Lot Exhibit for Single Family Detached (Same as Preliminary)	DRH	n/a
1pg	Subdivision Specifications (Same as Preliminary)	DRH	n/a
1pg	Estimated Child Generation (Same as Preliminary)	DRH	8-31-21
7pgs	Market Study (Same as Preliminary)	HT	n/a
3pgs	Fence Details and Pictures (Same as Preliminary/In Staff Report)	DRH	n/a

DRH = DR Horton (Petitioner/Developer)

Mackle = Mackle Consultants, LLC (Surveying)

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

Premier = Premier Architecture, Inc. (Architect)

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

HT = Housing Trends LLC (Market Consultant)

PLAN COMMISSION STAFF REPORT

December 16, 2021 – Public Hearing

Oak Ridge Subdivision (DR Horton)

SEC Ridgeland Ave. & Oak Forest Ave.

Petitioner

DR Horton Inc - Midwest

Property Location

SEC Ridgeland Ave. &
Oak Forest Ave.

PINs

28-29-200-030-0000

28-29-200-036-0000

28-29-300-041-0000

Zoning

Current: ORI (Office and
Restricted Industrial)

Proposed: R-5 (Low
Density Residential)

Approvals Sought

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

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

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

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

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

EXISTING SITE & HISTORY

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

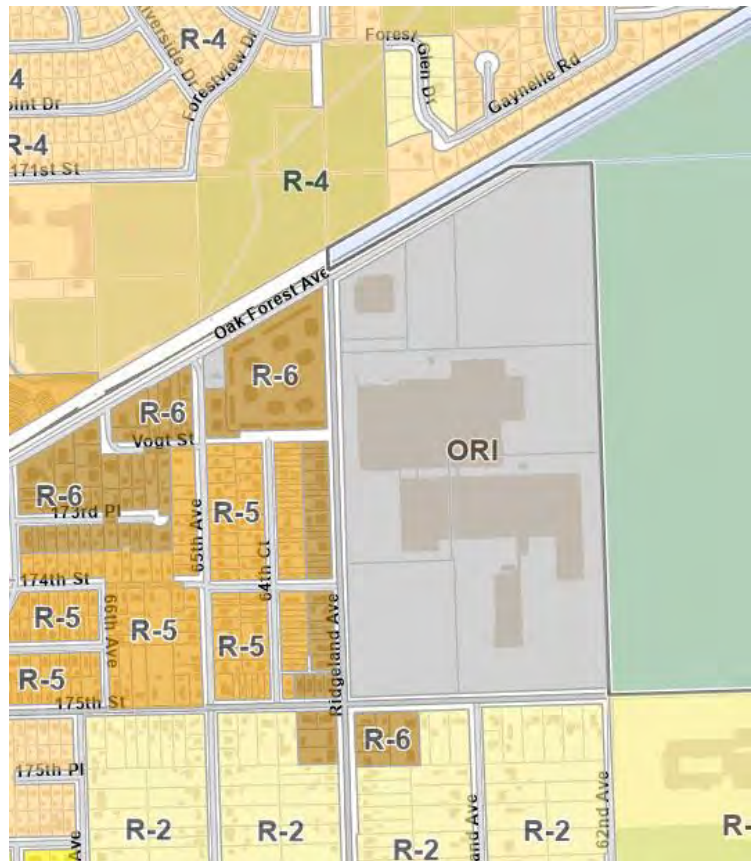
Panduit has looked for redevelopment partners for the remaining portion of their property. The area is surrounded by residential uses and has limited roadway and interstate access. Additionally, Cook County commercial tax rates also make a new commercial development further unlikely. Panduit approached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



ZONING & NEARBY LAND USES

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

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



Rezoning

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

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

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

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

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

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

PROPOSED USE

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

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

SITE DATA

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

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

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

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

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

PRELIMINARY PUD & SITE PLAN APPROVALS

Special Use for a PUD

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

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

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

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

Exceptions Requested

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

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



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

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

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



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

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

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

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

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

PUD Restrictions Proposed

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

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

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

Variation – Open Space

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

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

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

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

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

SITE PLAN

Cook County – Ridgeland Ave, 175th Street, Oak Forest Avenue Improvements

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

Overall Layout

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



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

Single Family Setbacks

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

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

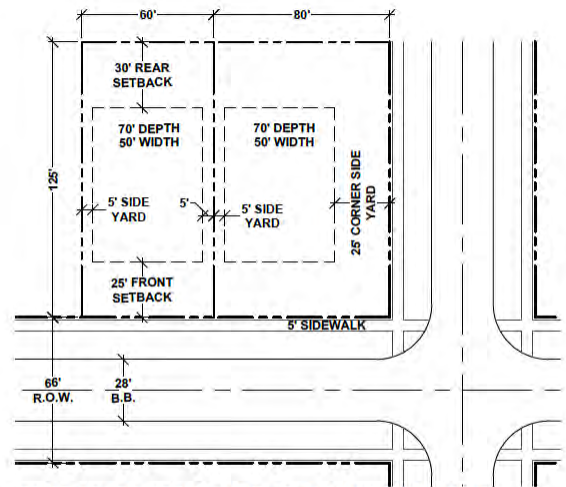
MINIMUM SINGLE-FAMILY HOME DESIGN STANDARDS

REGULAR LOT (60'x125' Typ.)

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

CORNER (80'x125' Typ.)

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



TYPICAL SINGLE FAMILY HOME DESIGN STANDARDS

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

Townhome Setbacks

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

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

MINIMUM REAR-LOADED TOWNHOME DESIGN STANDARDS

MINIMUM SETBACKS

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

BUILDING SEPARATIONS

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

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

Special Service Area (SSA)

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

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

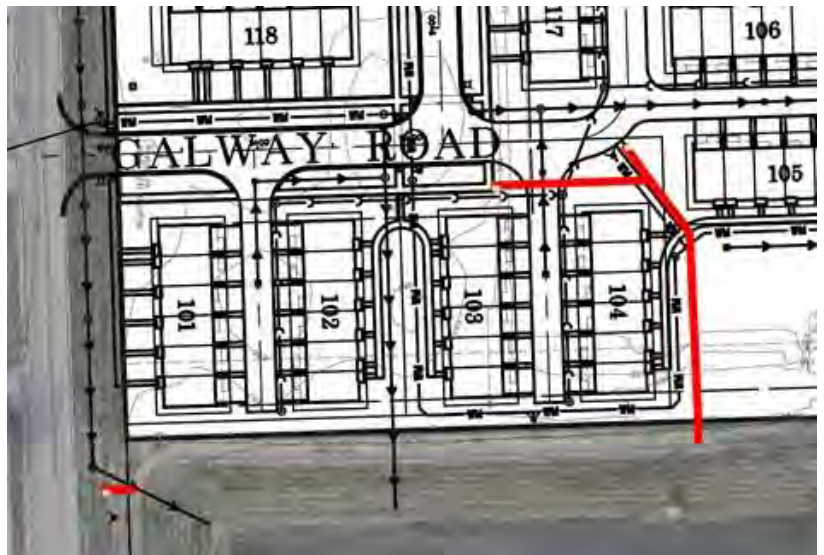
A recommended condition was added that an SSA be established with the final PUD and Plat approvals.

Sidewalks

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

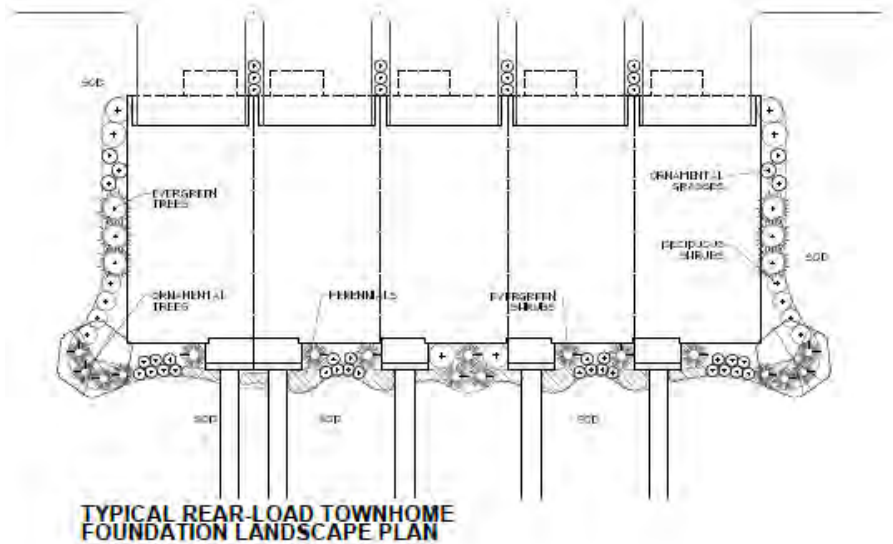
A recommended condition was added clarifying this cash-in-lieu payment for some sidewalk requirements. The amount is subject to any increases in construction costs over time. The payment is due before the issuance of any site work permits.

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



LANDSCAPE

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



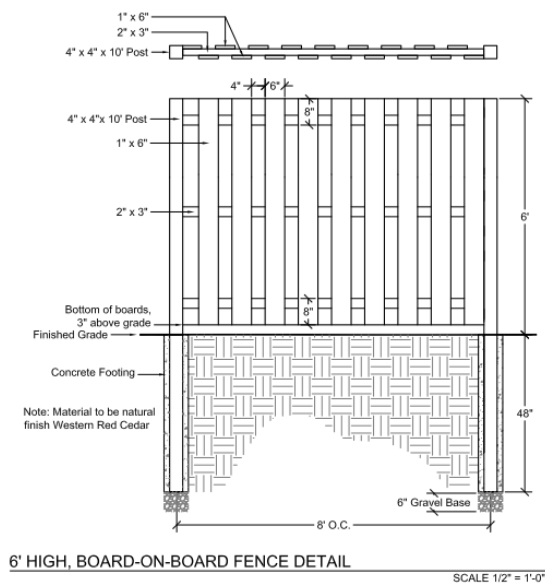
The bufferyard along the single-family homes is proposed to be owned and maintained by the homeowners since it is for their primary benefit. That was a recommendation by staff as opposed to the alternative of having them in a separate outlot area. In that situation, the area could be fenced in and become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

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

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

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

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



ARCHITECTURE

Single Family Home Design

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

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

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

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



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

Proposed Anti-Monotony Provisions

Elevations:

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

Exterior Colors:

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

Key Lots

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

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

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

Key Lot Criteria

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



Townhomes

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









PARKING

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

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

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



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

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

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

SIGNAGE

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

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



ENGINEERING

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

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

PRELIMINARY PLAT APPROVAL

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

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

STANDARDS FOR REZONING APPROVAL

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

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

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - There is no danger to the public with additional residential housing proposed.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - Residential housing surrounds the development and residential uses are less intense than the former commercial and light industrial uses. The proposed zoning is a better fit for the area.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The remaining land has been planned in concept to tie into the surrounding area's roads, utilities, sidewalks, and other development aspects. The remaining commercial areas have been planned for potential residential development in concept as well.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - There are adequate roadways, utilities, and drainage existing around the site and proposed throughout the new development.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - The ingress and egress access points have been reviewed by the Village Engineer for their best placement on the site and for overall traffic flow for the area.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and
 - The buildings will comply with all other code requirements of the Village not covered by an Exception to the Zoning Ordinance indicated in the PUD documents and plans.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The development will add additional residents that help support surrounding businesses and add additional property taxes where the vacant land currently provides minimal support to various public bodies.

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

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

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

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

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

Architectural

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

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

Site Design

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

MOTIONS TO CONSIDER

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

Motion 1 (Map Amendment/Rezoning):

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

Motion 2 (Special Use for Preliminary PUD Approval):

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

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

Motion 3 (Preliminary PUD Plat):

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

LIST OF REVIEWED PLANS

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

DRH = DR Horton (Petitioner/Developer)

Mackle = Mackle Consultants, LLC (Surveying)

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

Premier = Premier Architecture, Inc. (Architect)

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

HT = Housing Trends LLC (Market Consultant)

TPPD = Tinley Park – Park District



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Oak Ridge

Project Description: 162 Attached Single-Family and 81 Detached Single-Family Dwelling Units

Project Address: Generally located at the southeast corner of Oak Forest Ave. and Ridgeland Ave. Property Index No. (PIN): 28-29-200-030, -036 and -041

Zoning District: R-5 Low-Density Residential Lot Dimensions & Area: Varies; please see Final Plat of Sub-division submitted herewith; approx. 39 acres overall.

Estimated Project Cost: \$ To be determined

OWNER OF RECORD INFORMATION

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

1) Name of Owner: Panduit Corp. (as to approx. 35.5 acres) Company: Panduit Corp., Attn: Christopher S. Clancy

Street Address: 18900 Panduit Drive City, State & Zip: Tinley Park, IL 60487

E-Mail Address: _____ Phone Number: _____

and 2) DevelopX-St. John LLC (as to approx. 3.5 acres)

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: D.R. Horton, Inc. - Midwest Company: D.R. Horton, Inc. - Midwest

Relation To Project: Developer and Builder

Street Address: 1750 E. Golf Road City, State & Zip: Schaumburg, IL 60173

E-Mail Address: _____ Phone Number: _____



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VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

Property Owner Signature:

Property Owner Name (Print):

Acknowledgements

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

Property Owner Signature:

Property Owner Name (Print):

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

D.R. Horton, Inc. - Midwest

Date:



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Property Owner Signature:

Property Owner Name (Print):

Applicant Signature:
(if other than Owner)

Applicant's Name (Print):

Date:

Panduit Corp.

By: Christopher S. Clancy, VP, Legal and General Counsel, Panduit Corp.

2/21/2022



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- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature:

Property Owner Name (Print):

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

D.R. Horton, Inc. - Midwest

Date:

2/21/22



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VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

Property Owner Name (Print):

Acknowledgements

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

Property Owner Signature:

Property Owner Name (Print):

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Date:

2/21/2022

PANDUIT PROPERTY – VILLAGE OF TINLEY PARK

PUD STANDARDS

SECTION V II.C OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE ESTABLISHES STANDARDS AND CRITERIA FOR ALL PLANNED DEVELOPMENTS. IN ORDER FOR A PLANNED UNIT DEVELOPMENT TO BE APPROVED, THE PETITIONER MUST RESPOND TO AND CONFIRM EACH OF THE FOLLOWING GENERAL PROVISIONS BY INDICATING THE FACTS SUPPORTING SUCH FINDINGS. IF A GENERAL PROVISION CANNOT BE MET, PLEASE STATE THE REASON AND INDICATE IF A VARIATION WILL BE REQUESTED FOR THAT ITEM. IN ORDER TO THOROUGHLY RESPOND TO THE FOLLOWING ITEMS, PLEASE LABEL AND ANSWER EACH QUESTION ON A SEPARATE PAGE AND ATTACH ADDITIONAL PAGES AS NECESSARY.

A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.

The subject properties are currently owned by Panduit Corp. and include an approximate land area of 35.6 acres. The property is currently zoned ORI-Office Research Industrial. The 2000 Comprehensive Plan designates the property as Light Industrial however due to the proximity to the Village's Downtown and compatibility with surrounding residential uses, a residential PUD would be appropriate subject to approval by the Village Board pursuant to recommendation from the Plan Commission. In addition, the discussion of the TIF plan for this property indicated that this area is suitable to be considered for residential development.

B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.

The Planned Development will replace ORI uses with a residential neighborhood that is more compatible to the surrounding properties. Development will incorporate bulk standards including yard setbacks to be approved by the Village which will establish a unique and desirable neighborhood character. In addition, design features such as landscape buffers will be incorporated, where possible, to minimize visual impacts of the development to and from surrounding properties. These development

standards and design features will ensure that approval of the Planned Development will not substantially injure or damage the use, value, and enjoyment of the surrounding properties nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.

C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.

The Developer feels that the site is viable for a residential PUD and there seems to be agreement and interest in the planning and future growth of the Village that supports this viability. The Village's Legacy Plan has been developed to guide development in the Village's downtown. Traditional Single-Family units will promote a family lifestyle with Townhome units providing an attractive maintenance free lifestyle. Both unit types will provide residential density to support existing Downtown businesses with access to public transit opportunities.

D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.

The Proposed Development will provide its own connection to sewer and water systems, integrate with existing planned improvements, and cooperate with local police and fire protection to ensure no undue or unnecessary burden on public facilities and services.

E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

It is anticipated that the project would be completed in phases with project amenities such as park space/open spaces, landscaped areas and paths developed in phase one. Two product stores will help sales velocity and ensure that project construction, delivery, and completion goals are met within the schedule of development.

F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.

At this time, the street system of the PUD is planned according to the typical Village cross section. The Plan is designed with two access points along Ridgeland Avenue and one access point on Oak Forest Avenue with cross access and interconnectivity through the neighborhood. Single-family homes present either side yards or rear yards along public streets with considerable landscape buffering and townhomes are rear loaded with consolidated access points located on internal roadways. These design choices will ensure that traffic impacts will be focused on proposed internal roadways versus existing Village roads.

G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.

The PUD Ordinance and HOA documents will submit the methods and arrangement whereby all private facilities, shared open space, and common areas shall be operated and maintained.

H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non- residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.

The general development plan via the proposed PUD ordinance will define proposed standards relating to bulk, location, and density of proposed land uses. Proposed standards will protect the welfare of the planned development and allow for the continued use or improvements allowed via the existing Village zoning ordinance. Proposed covenants, easements, and other provisions will be enforced via HOA agreements or directly by the Village.

I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.

The Developer will work with the Village via the proposed PUD Ordinance to provide mechanisms which assure performance in accordance with the development plan and protect the public interest in the event of abandonment of said plan prior to completion.

J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

Any exceptions or variances granted due to departures from zoning, subdivision, or other regulations shall be defined in the PUD ordinance and subject to approval by the Village Board pursuant to recommendations from the Plan Commission. Such departures requested are required to ensure a unique development character not otherwise attainable in traditional straight zoning and shall be consistent with the development interest of the Village and general interest of the public. At this time, we believe that we generally comply with the Residential PUD Standards as described in Section 7-C of the Tinley Park Zoning Ordinance.

Oak Ridge – Tinley Park, Illinois

Project Narrative

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

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

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

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

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

Site Data

- 81 Single Family Lots
- 162 Townhome Units
- 6.3 acres of open space, including;
 - 3 acre park
 - landscaped courtyards
 - walking trails
 - seating areas

Oak Ridge
Tinley Park, Illinois

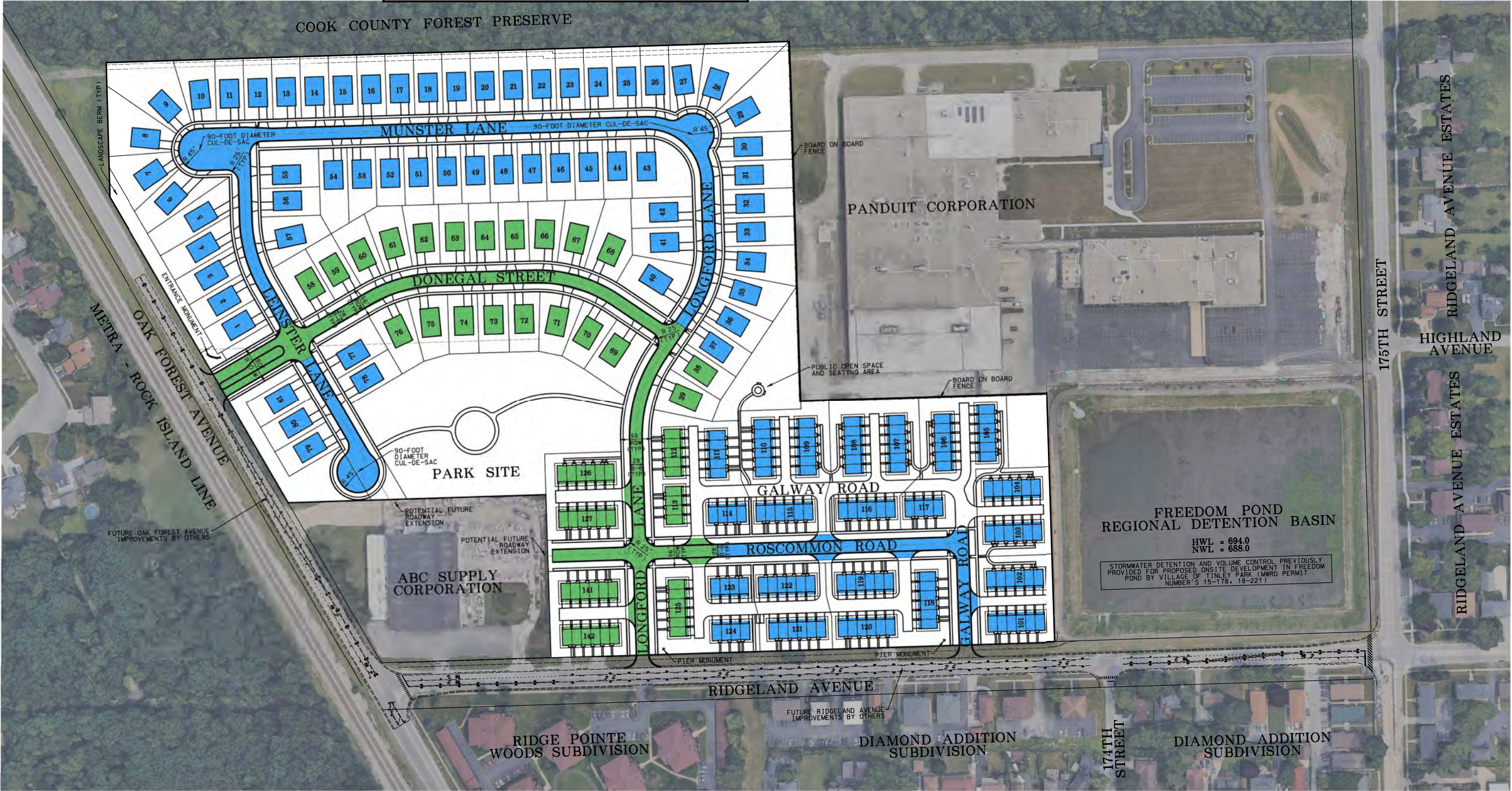
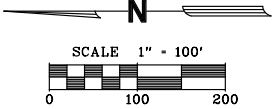


REFER TO SHEET 7 FOR TYPICAL
ROADWAY CROSS SECTIONS AND DETAILS

	- Phase 1		
	- Phase 2		
Single Family	21	60	81
Townhomes	39	123	162
TOTAL	60	183	243

- SITE PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL BUILDING BOX DIMENSIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR SHALL REFER TO FINAL ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.

- ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURB AND GUTTER SHALL BE M3.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
- ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.



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

CLIENT:
D.R. HORTON
America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	SGS
DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
SCALE	1" = 100'

DATE	DESCRIPTION OF REVISION	BY

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

SHEET
2 OF 31
PROJECT NUMBER: 3603
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ILLINOIS FIRM LICENSE 184-002694

FINAL ENGINEERING PLANS

OAK RIDGE SUBDIVISION

TINLEY PARK, ILLINOIS

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	8" PVC
FORCE MAIN	FM
STORM SEWER	12" RCP
UNDERDRAIN	UD
MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
CLEANOUT	⊙
WATER MAIN	WM
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
FLARED END SECTION	⊙
COMBINED SEWER	⊙
STREET LIGHT/PARKING LOT LIGHT	⊙
POWER POLE	⊙
STREET SIGN	⊙
FENCE	⊙
GAS MAIN	GM
OVERHEAD LINE	OH
TELEPHONE LINE	TEL
ELECTRIC LINE	E
CABLE TV LINE	CATV
HIGH WATER LEVEL	HWL XXX
NORMAL WATER LEVEL	NWL XXX
CONTOUR LINE	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX
SPOT ELEVATION	XXX.XX
FINISHED FLOOR ELEVATION	FF + XXX.XX
TOP OF FOUNDATION	TF + XXX.XX
GRADE AT FOUNDATION	GF + XXX.XX
HIGH OR LOW POINT	⊙
OVERLAND FLOOD ROUTE	2.0%
PAVEMENT FLOW DIRECTION	→
SWALE FLOW DIRECTION	→
DEPRESSED CURB AND GUTTER	→
REVERSE CURB AND GUTTER	→

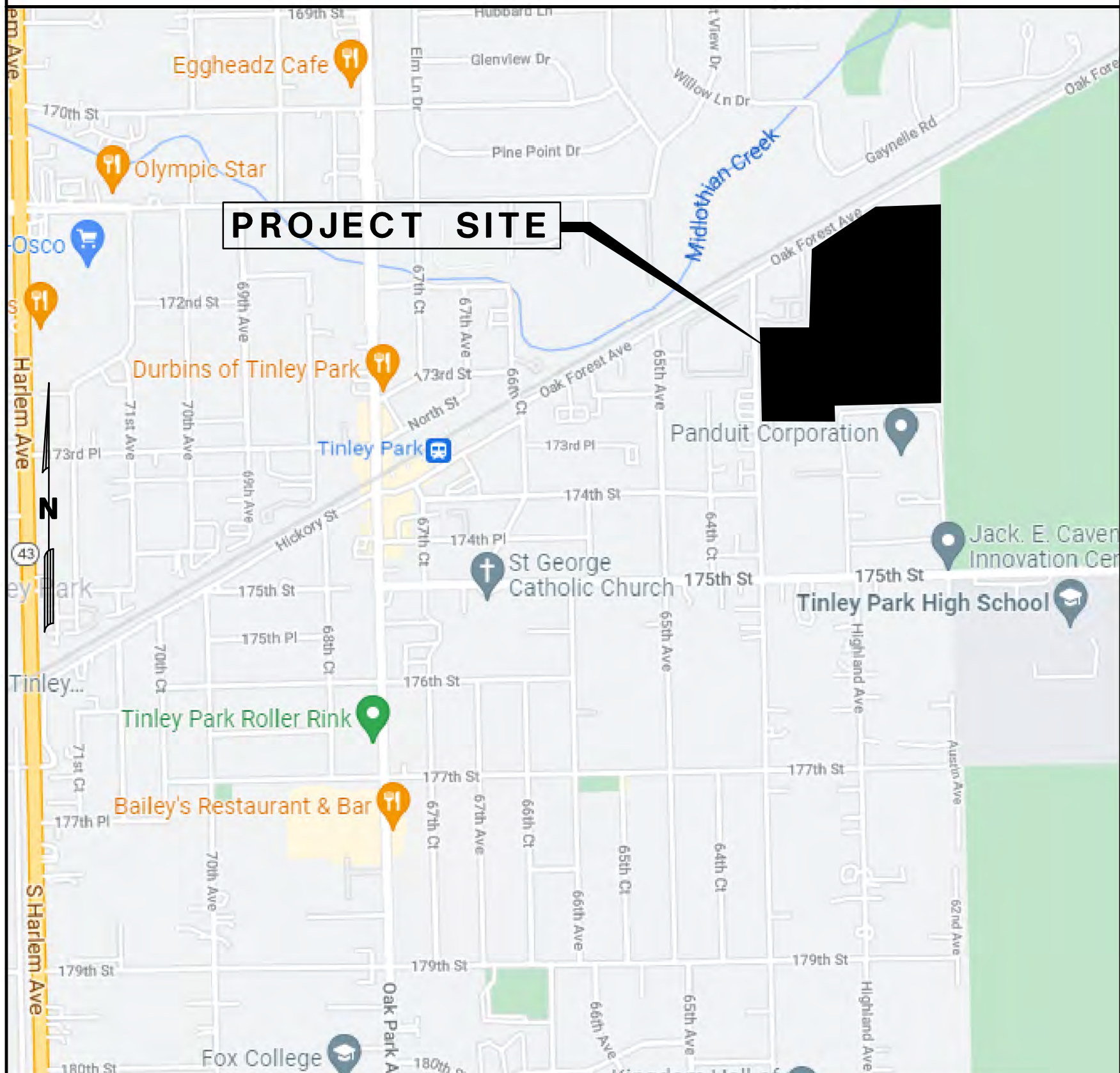
ABBREVIATIONS

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

INDEX OF SHEETS

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6	GRADING PLAN - SOUTHEAST
7	GRADING PLAN - NORTHWEST
8	GRADING PLAN - WEST
9	GRADING PLAN - SOUTHWEST
10	GRADING DETAILS
11	ADA GRADING OVERALL PLAN
12	ADA GRADING DETAILS
13	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
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15	SWPPP SPECIFICATIONS
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17	DONEGAL STREET - STA 1+00 TO 11+78
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19	MUNSTER LANE - STA 13+28 TO 22+40
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24	SANITARY SEWER PROFILES
25	OFFSITE WATERMAIN CONNECTION PLAN
26	STREET LIGHT, SIGNAGE AND STRIPING PLAN
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31	PROJECT SPECIFICATIONS

LOCATION MAP



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

DRAINAGE CERTIFICATION

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

LICENSED ENGINEER

ENGINEER'S SEAL



NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF TINLEY PARK MUNICIPAL ORDINANCE AND VILLAGE STANDARDS
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

BENCHMARKS

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

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

SITE BENCHMARK #2:
IRON ROD WITH CAP LOCATED ON NORTH SIDE OF OAK FOREST AVENUE, 2.8 FEET NORTHWEST OF EDGE OF PAVEMENT, AND 118.3 FEET NORTHEAST OF A TELE HAND HOLE. ELEVATION = 701.54

CLIENT:

DESIGNED	SGS
DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
SCALE	N.T.S.

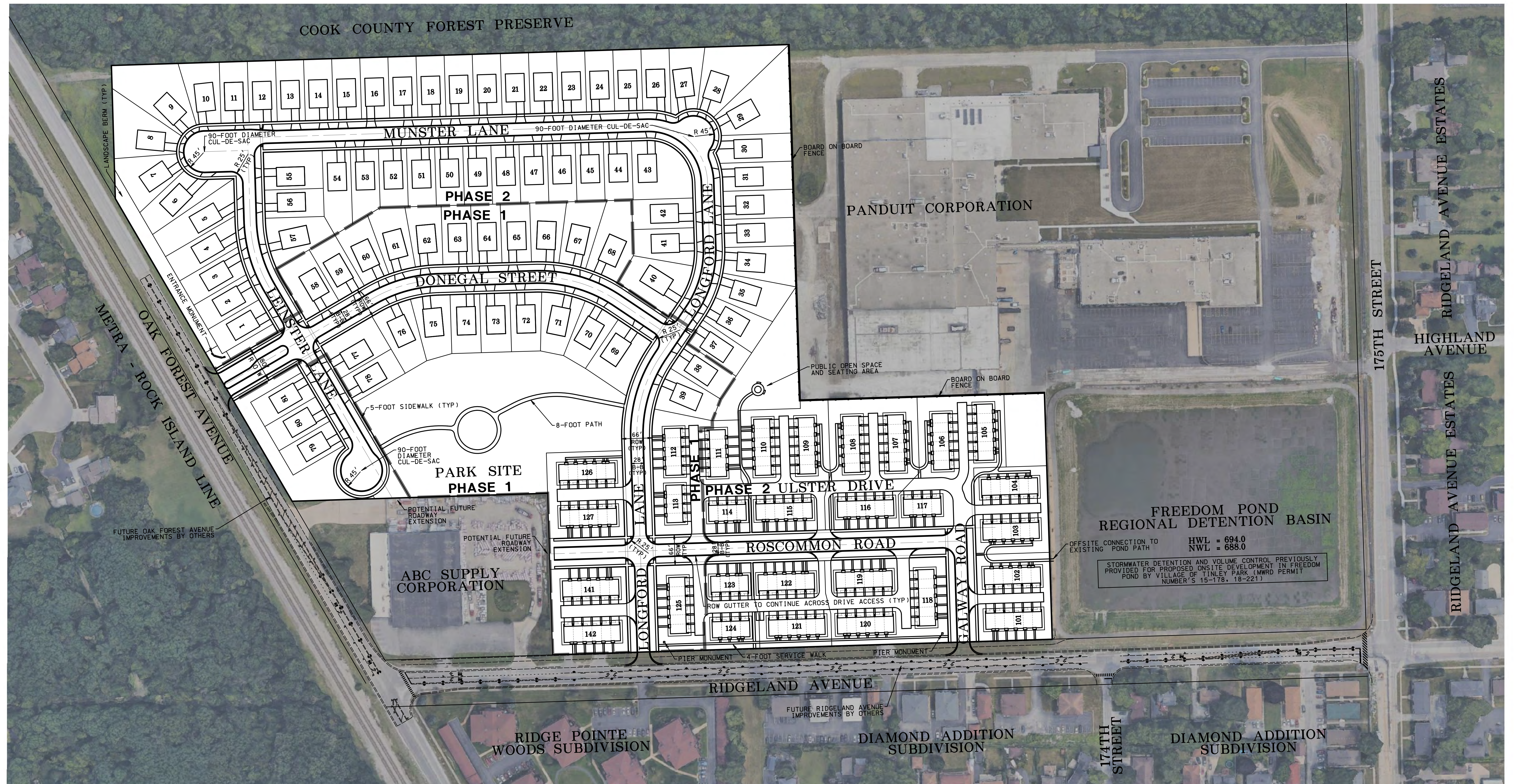
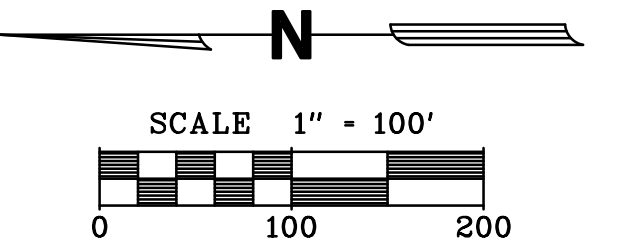
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS
DATE	DESCRIPTION OF REVISION	BY

REFER TO SHEET 7 FOR TYPICAL
ROADWAY CROSS SECTIONS AND DETAILS

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. ALL BUILDING BOX DIMENSIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR SHALL REFER TO FINAL ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.

4. ALL ONSITE PAVEMENT MARKINGS SHALL BE GRIND/MILL WITH THERMOPLASTIC OR MODIFIED URETHANE IN THE GROOVES UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB AND GUTTER SHALL BE M3.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.



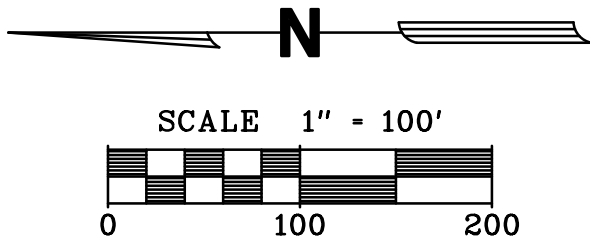
CLIENT:

		DESIGNED	SGS
		DRAWN	SGS
		APPROVED	KJM
		DATE	02/21/2022
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	SCALE
DATE	DESCRIPTION OF REVISION	BY	1" = 100'

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

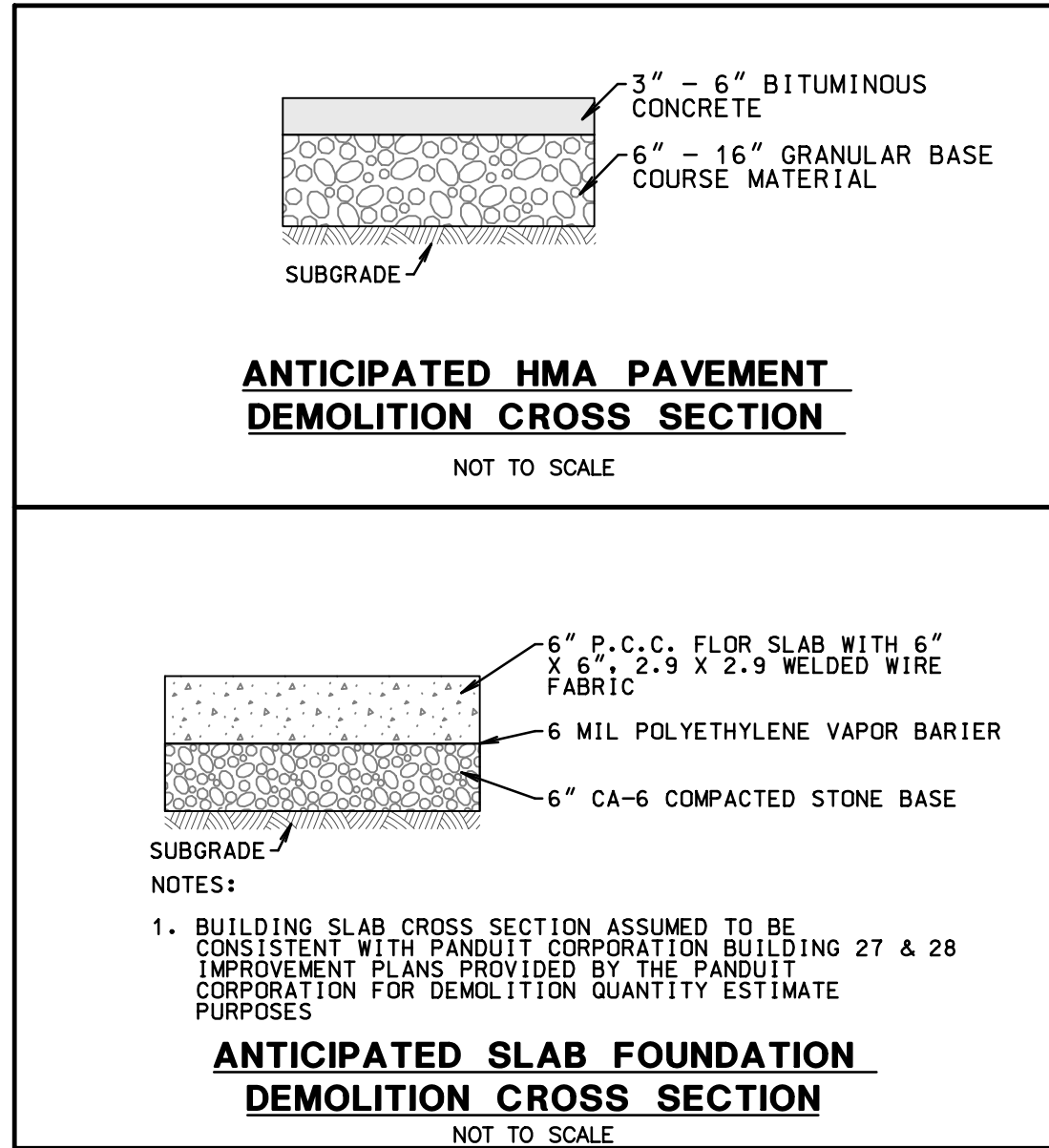
DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 06-22-2021 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER AND THE VILLAGE. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. DEMOLISHED HMA & CONCRETE PAVEMENT SHALL BE RECYCLED ONSITE TO MEET IDOT STANDARDS AND GRADATION FOR USE AS BACKFILL AND/OR BASE COURSE.
9. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
10. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
11. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED. IF UTILITIES ARE TO BE REMOVED, SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND WATER SERVICES SHALL HAVE THE CORP STOP CLOSED, SERVICE LINE CUT ON THE HOUSE SIDE OF THE CORP STOP AND THE LINE AND B-BOX REMOVED AND RESTORED.
12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.



DEMOLITION LEGEND	
EXISTING BUILDING TO BE REMOVED	
EXISTING CONCRETE TO BE REMOVED	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING UTILITY TO BE REMOVED	
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	
TREE PROTECTION FENCE	
CONSTRUCTION FENCE	

15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
16. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
17. THE VILLAGE REQUIRES UTILITY CROSSINGS ON EXISTING VILLAGE ROADWAYS NOT INTENDED TO BE IMPROVED TO BE DIRECTIONALLY BORED. IF EXISTING UTILITIES WILL NOT ALLOW THIS TO OCCUR, ANY OPEN CUTTING OF UTILITIES ACROSS VILLAGE ROADWAYS WILL NEED TO BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT AND A RIGHT OF WAY PERMIT APPLICATION SUBMITTED AND APPROVED. A CASH BOND WILL BE REQUIRED FOR OPEN CUTTING THE STREET. THIS MAY INCLUDE OPEN CUTTING THE ROAD HALF AT A TIME, DOING ALL WORK DURING OFF PEAK HOURS OR SUBMITTING A DETOUR PLAN FOR REVIEW AND APPROVAL.



REFER TO SHEET 14 FOR CONSTRUCTION ACCESS DETAILS

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

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

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

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D.R. HORTON, INC.-MIDWEST
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SCHAUMBURG, ILLINOIS 60173

DESIGNED	SGS
DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS
DATE	DESCRIPTION OF REVISION
SGS	BY
SCALE	1" = 100'

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

SHEET
3 OF 31
PROJECT NUMBER: 3603
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STORMWATER DETENTION AND VOLUME CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED WITHIN THE VILLAGE OF TINLEY PARK REGIONAL BASIN

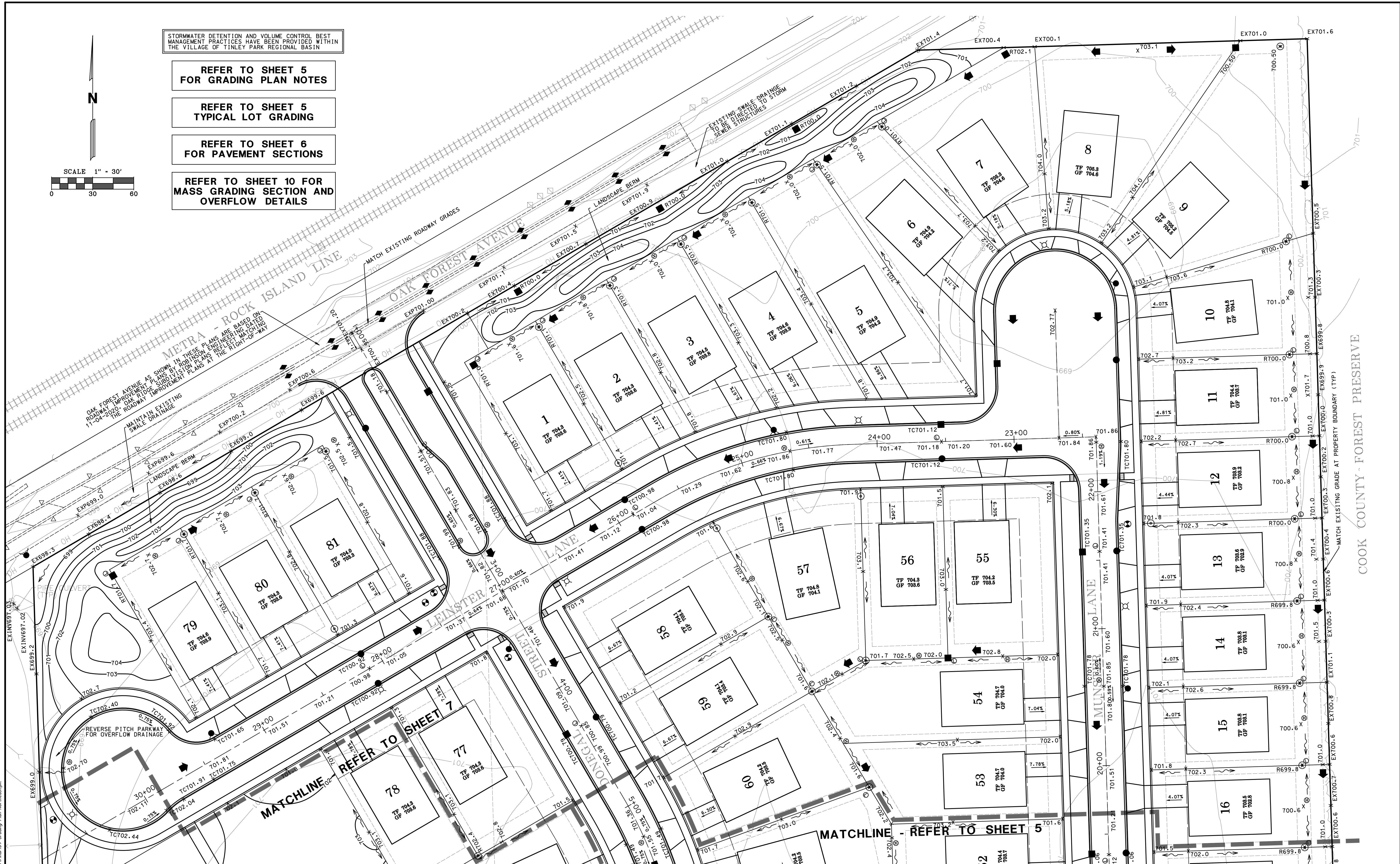
REFER TO SHEET 5
FOR GRADING PLAN NOTES

REFER TO SHEET 5
TYPICAL LOT GRADING

REFER TO SHEET 6
FOR PAVEMENT SECTIONS

REFER TO SHEET 10 FOR
MASS GRADING SECTION AND
OVERFLOW DETAILS

SCALE 1" = 30'



MATCHLINE REFER TO SHEET 7

MATCHLINE - REFER TO SHEET 5



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DESIGNED	SGS
DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
SCALE	1"=30'
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS
DATE	DESCRIPTION OF REVISION

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

SHEET
4 OF 31

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MATCHLINE - REFER TO SHEET 4

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 06-22-2021. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 3" BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF HOME. GRADING MAY NEED TO BE ADJUSTED AS OTHER HOMES ARE SOLD.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
9. WINDOW WELLS SHALL NOT BE ALLOWED ON EITHER SIDE OF OVERLAND FLOOD ROUTES WHEN THEY OCCUR BETWEEN HOUSES.
10. OVERFLOW DRAINAGE ROUTES AND SNALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
11. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
12. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

SCALE 1" = 30'

MATCHLINE - REFER TO SHEET 7

PARK SITE

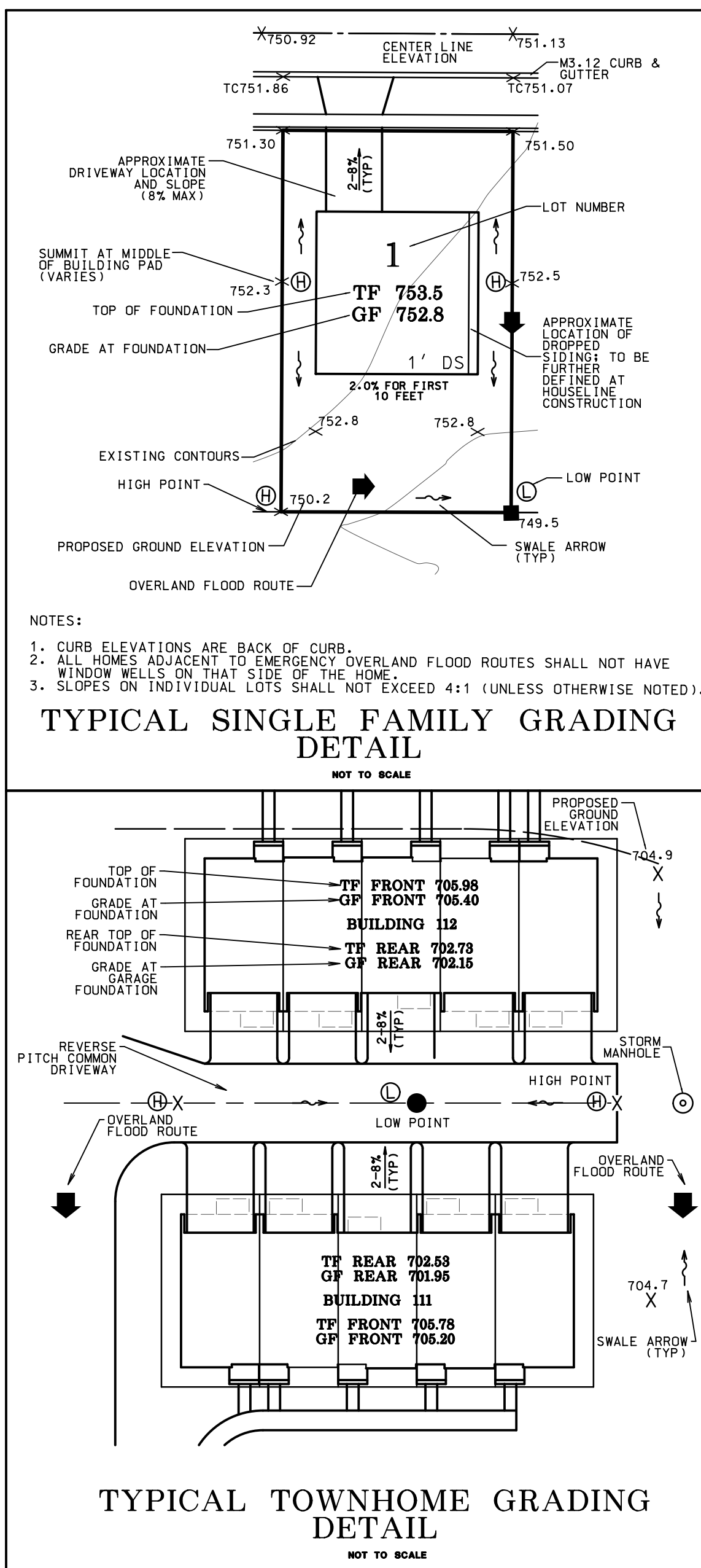


MATCHLINE
REFER TO SHEET 8

MATCHLINE - REFER TO SHEET 6

REFER TO SHEET 6
FOR PAVEMENT SECTIONS

REFER TO SHEET 10 FOR
MASS GRADING SECTION AND
OVERFLOW DETAILS



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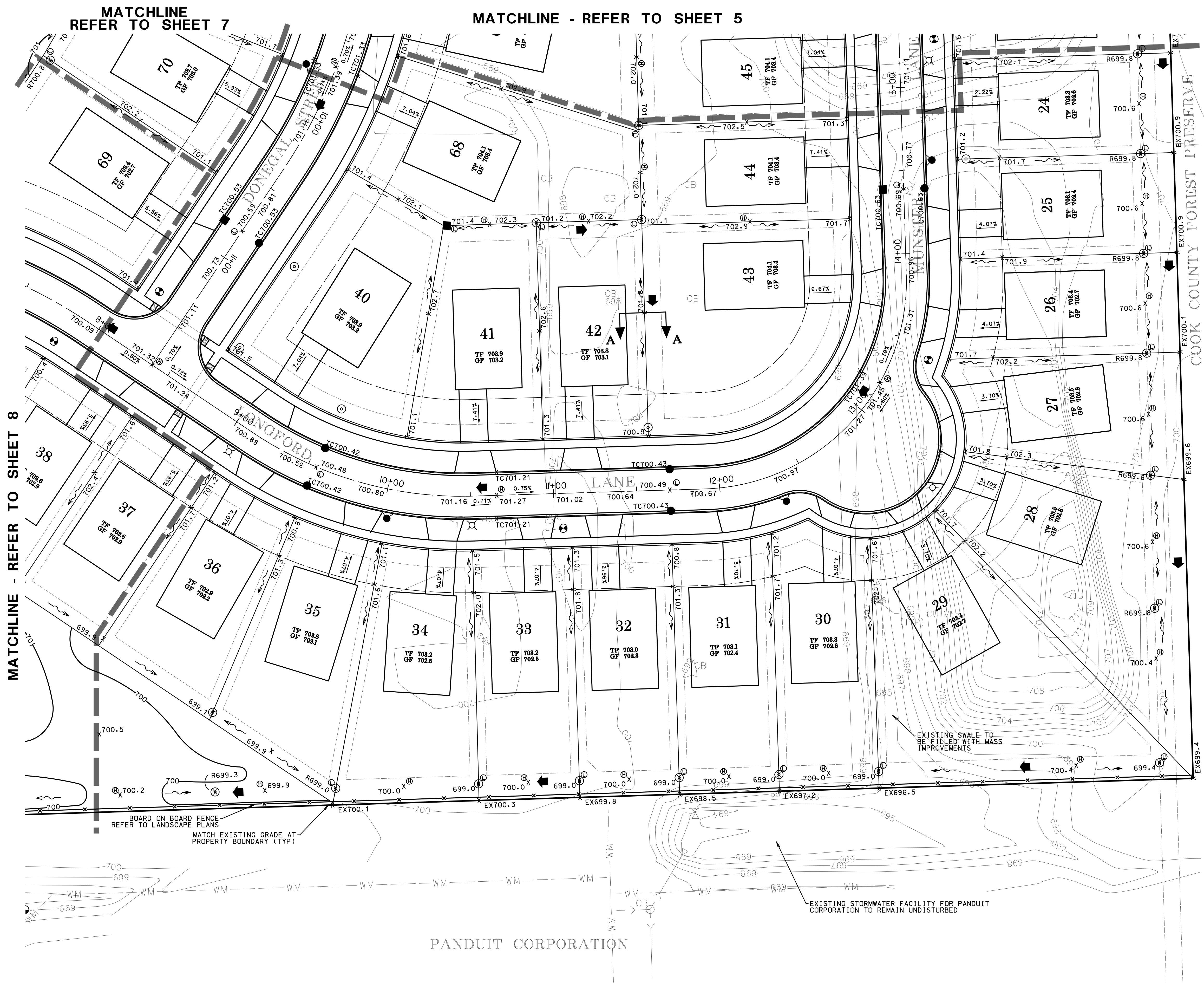
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SCHAUMBURG, ILLINOIS 60173

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DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
SCALE	1" = 30'
DATE	04/18/2022
REVISION	REVISED PER VILLAGE STAFF COMMENTS
DESCRIPTION OF REVISION	

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

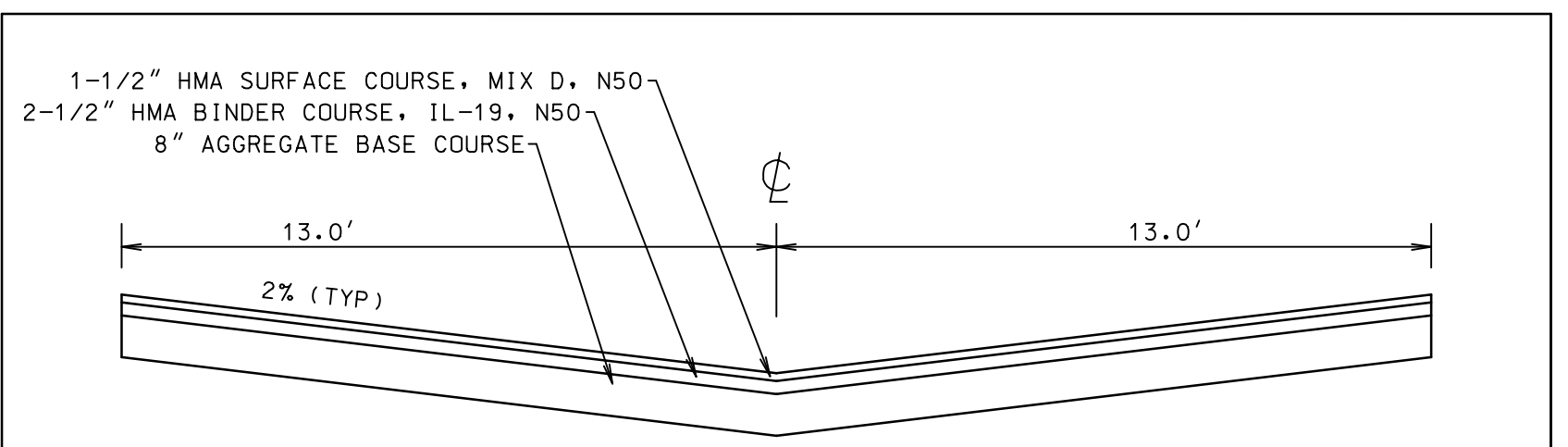
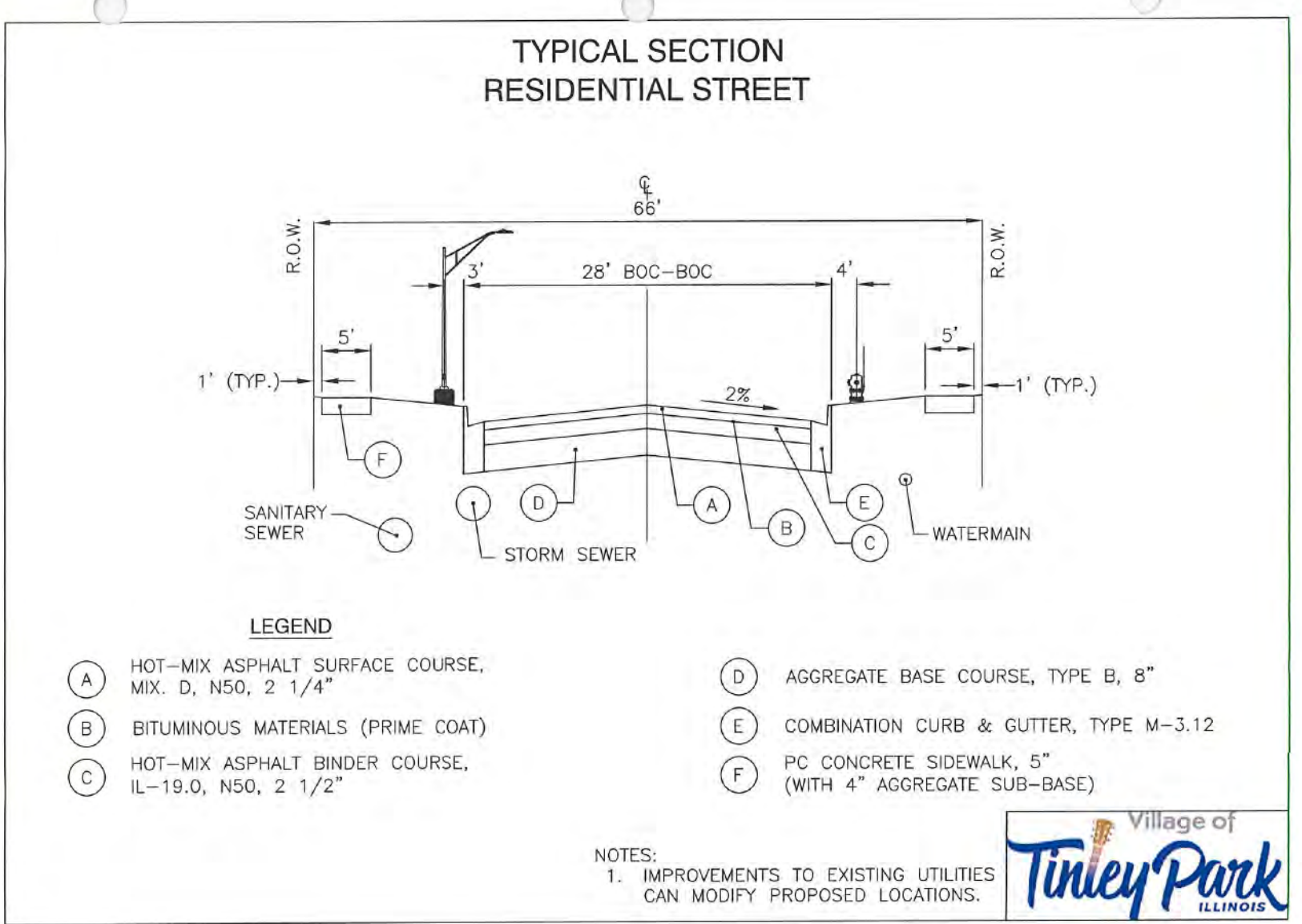
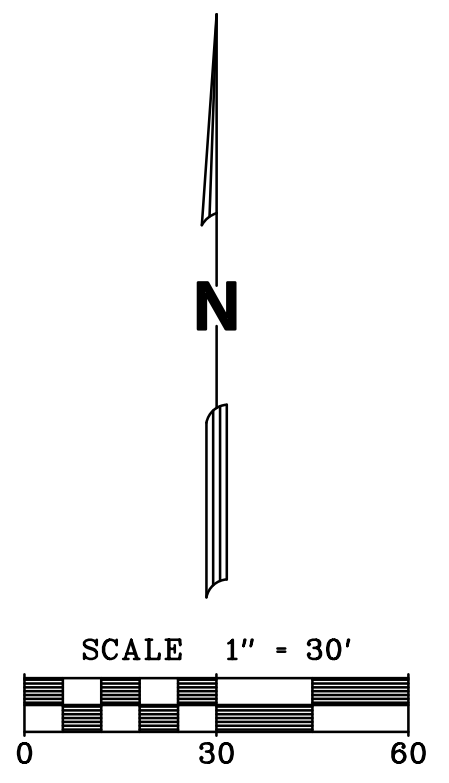
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5 OF 31
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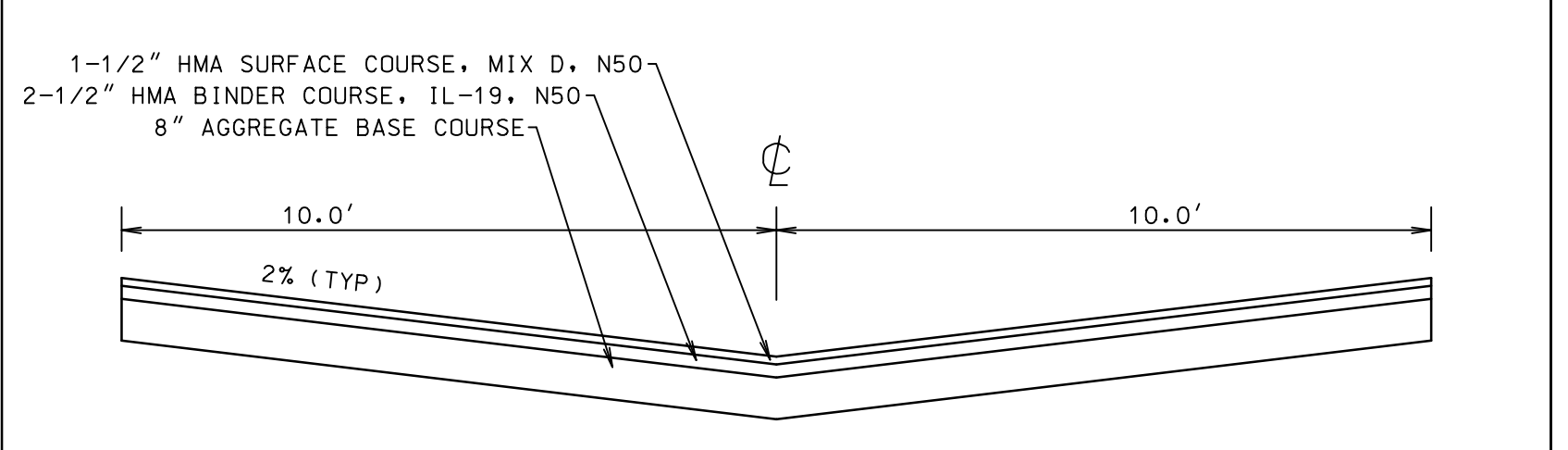
REFER TO SHEET 5
FOR GRADING PLAN NOTES

REFER TO SHEET 5
TYPICAL LOT GRADING

REFER TO SHEET 10 FOR
MASS GRADING SECTION AND
OVERFLOW DETAILS



**TYPICAL ROADWAY CROSS SECTION
HMA PRIVATE THROUGH ROADWAY**
NOT TO SCALE



**TYPICAL ROADWAY CROSS SECTION
HMA COMMON DRIVEWAY**
NOT TO SCALE

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04/18/2022	REVISED PER VILLAGE STAFF COMMENTS
DATE	DESCRIPTION OF REVISION

**GRADING PLAN - SOUTHEAST
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS**

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6 OF 31
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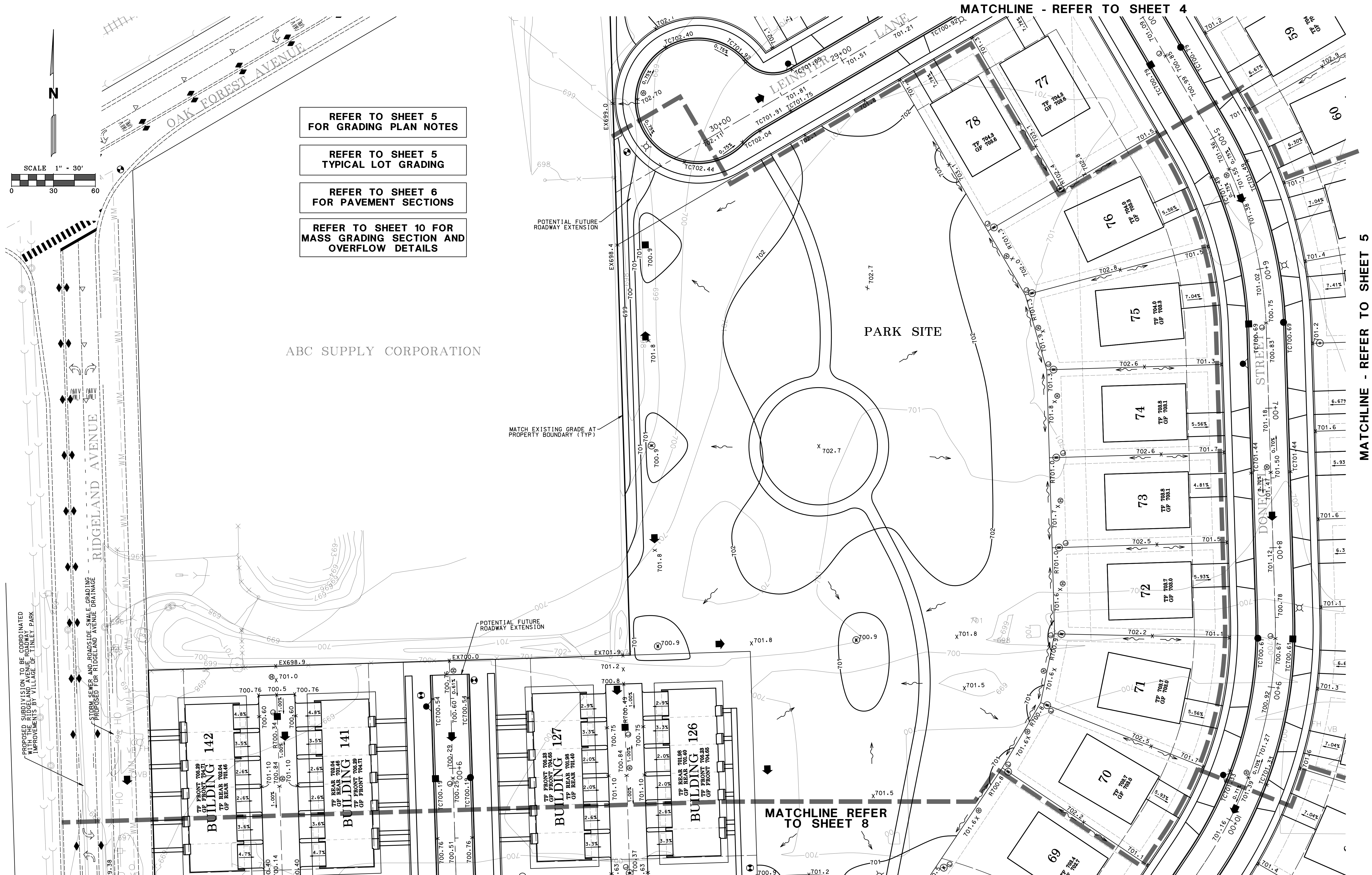
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DATE	DESCRIPTION OF REVISION	SGS BY
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	

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SCALE	1" = 30'

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

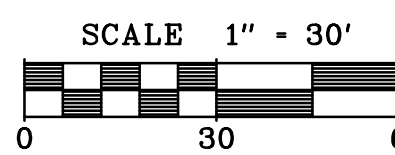


MATCHLINE - REFER TO SHEET 4

MATCHLINE - REFER TO SHEET 5

MATCHLINE REFER
TO SHEET 8

MATCHLINE - REFER TO SHEET 7



MATCHLINE - REFER TO SHEET 5

MATCHLINE - REFER TO SHEET 9

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

REFER TO SHEET 5
TYPICAL LOT GRADING

REFER TO SHEET 10 FOR
MASS GRADING SECTION AND
OVERFLOW DETAILS

**REFER TO SHEET 6
FOR PAVEMENT SECTIONS**

GRADING PLAN - WEST OAK RIDGE SUBDIVISION TINLEY PARK, ILLINOIS

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8	OF 31
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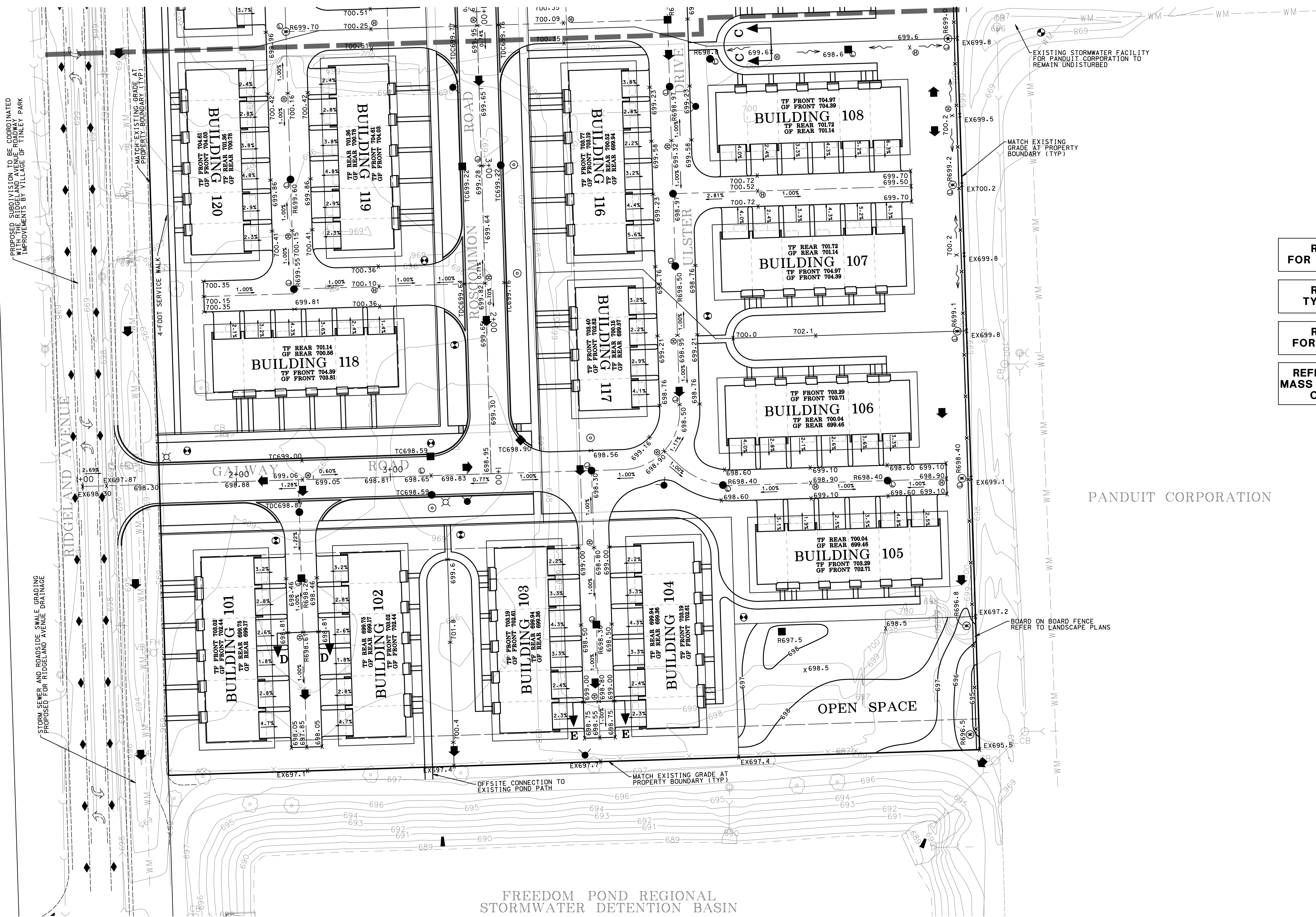
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			DRAWN	SGS
			APPROVED	KJM
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	DATE	02/21/2022
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 30'



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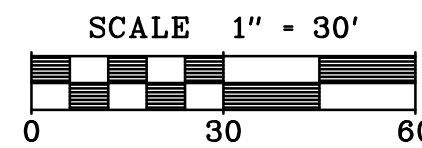


REFER TO SHEET 5
FOR GRADING PLAN NOTES

REFER TO SHEET 5
TYPICAL LOT GRADING

REFER TO SHEET 6
FOR PAVEMENT SECTIONS

REFER TO SHEET 10 FOR
MASS GRADING SECTION AND
OVERFLOW DETAILS



N

PANDUIT CORPORATION

FREEDOM POND REGIONAL
STORMWATER DETENTION BASIN

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SCALE	1" = 30'

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DATE	DESCRIPTION OF REVISION	BY

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

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9 OF 31

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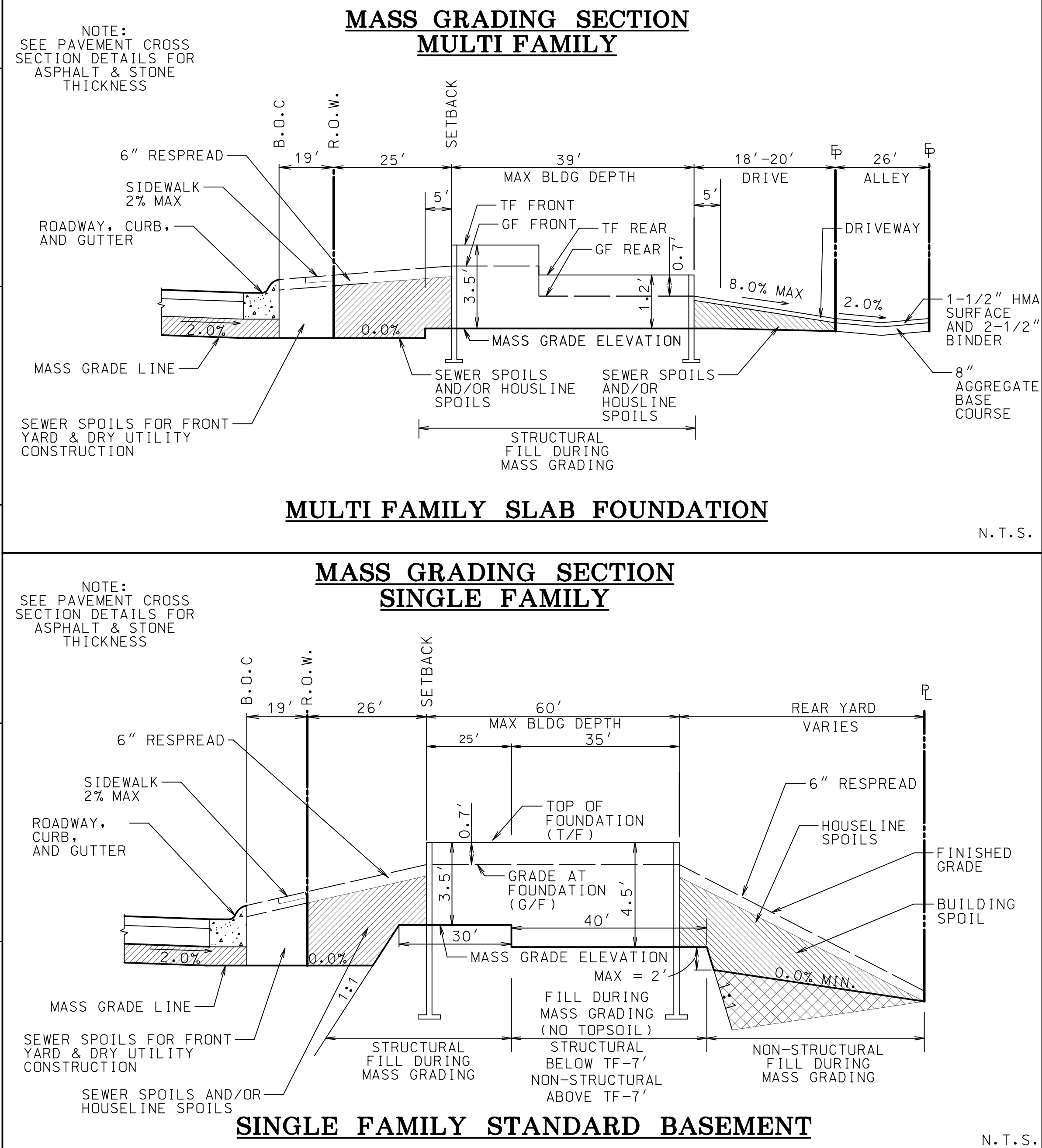
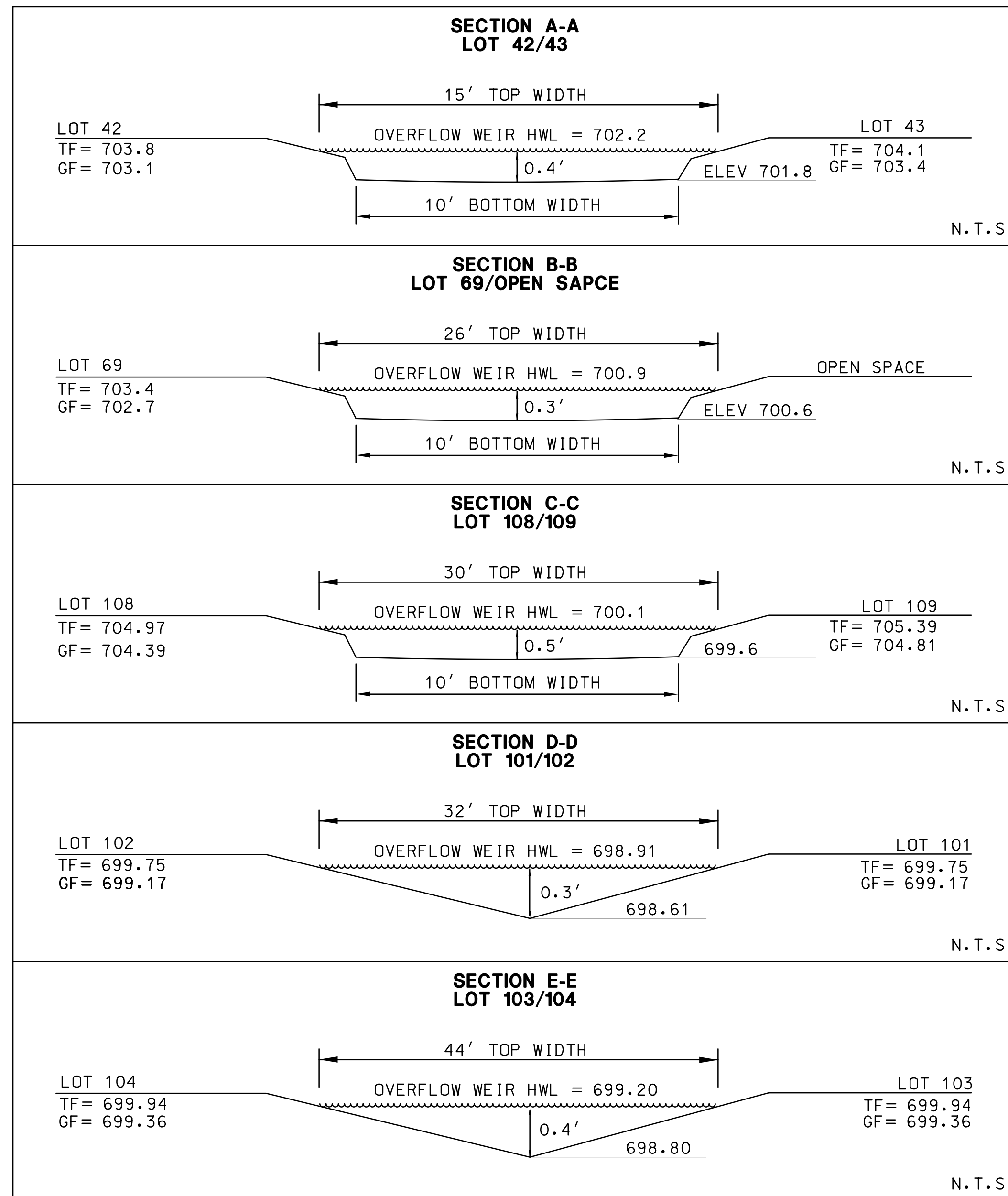


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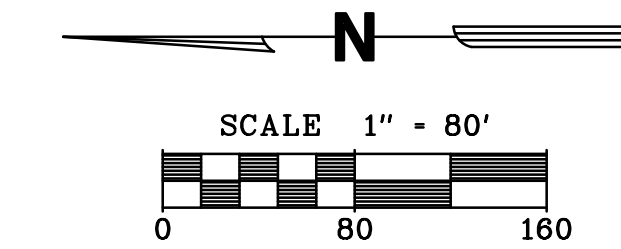
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			APPROVED	KJM
			DATE	02/21/2022
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	SCALE	N.T.S.
DATE	DESCRIPTION OF REVISION	BY		

GRADING DETAILS
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

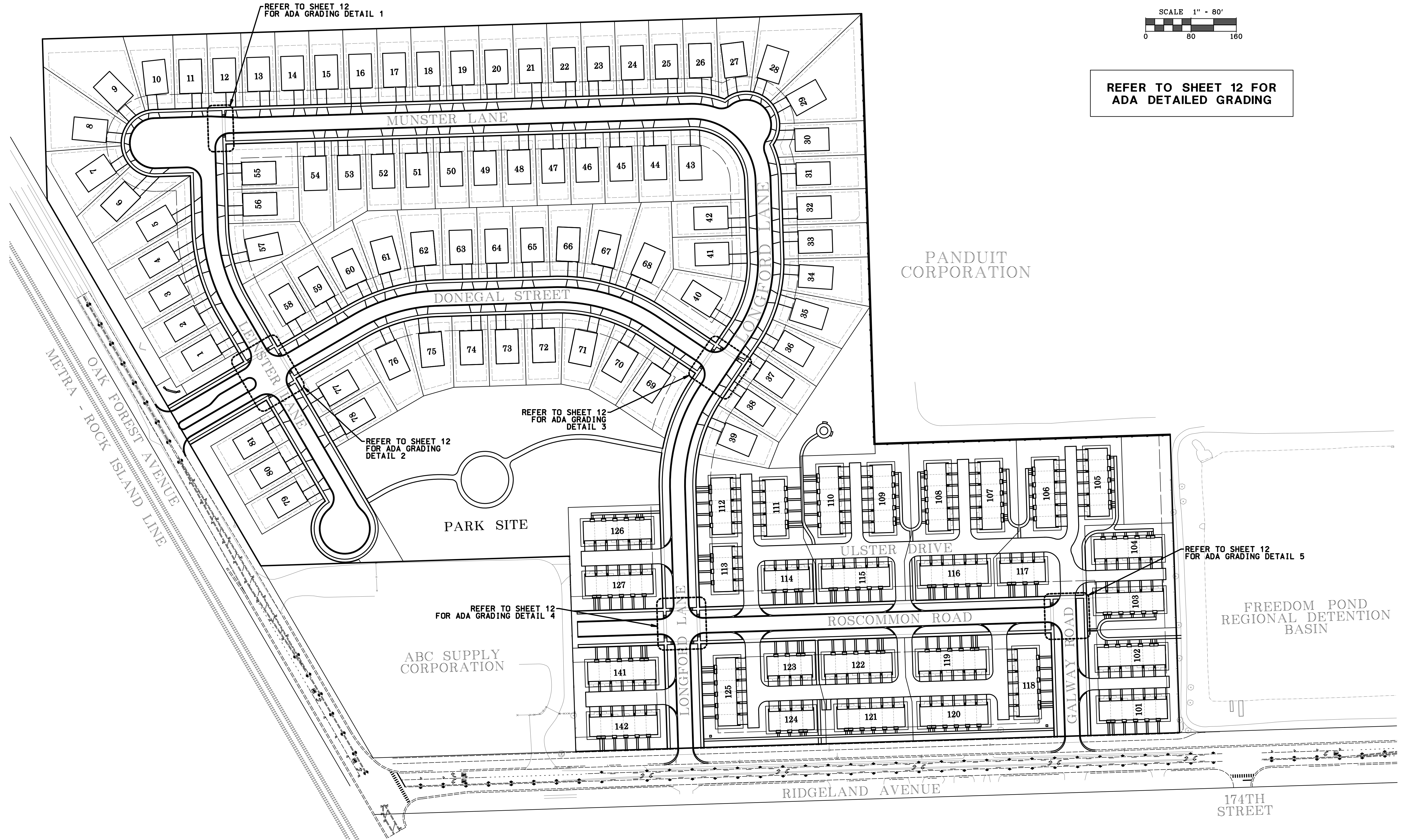
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10	OF 31
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COOK COUNTY FOREST PRESERVE



REFER TO SHEET 12 FOR
ADA DETAILED GRADING



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			APPROVED	KJM
			DATE	02/21/2022
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	SCALE	1" = 80'
DATE	DESCRIPTION OF REVISION	BY		

**ADA GRADING OVERALL PLAN
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS**

SHEET

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GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS.

THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE AUGUST 3, 2018.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

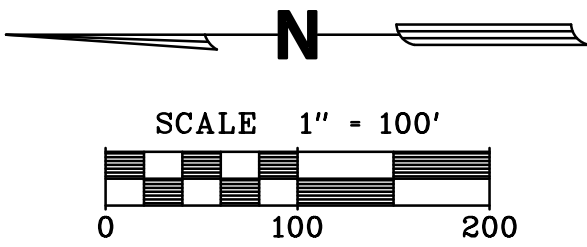
KEEPING PLANS CURRENT
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.6 (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- DEEP WATER DETENTION PONDS
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- VEGETATED SWALES WITH TURF GRASSES;
- FILTER STRIPS, 25-FOOT MINIMUM WITH TURF GRASSES;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE VEGETATED/PERVIOUS GROUND



SWPPP LEGEND

INLET PROTECTION - FILTER BASKET	
INLET PROTECTION - SILT FENCE BOX	
CONCRETE WASH-OUT	
STABILIZED CONST. ENTRANCE	
SILT FENCE	
RIP-RAP	
TREE PROTECTION FENCE	
TOPSOIL STOCKPILE	

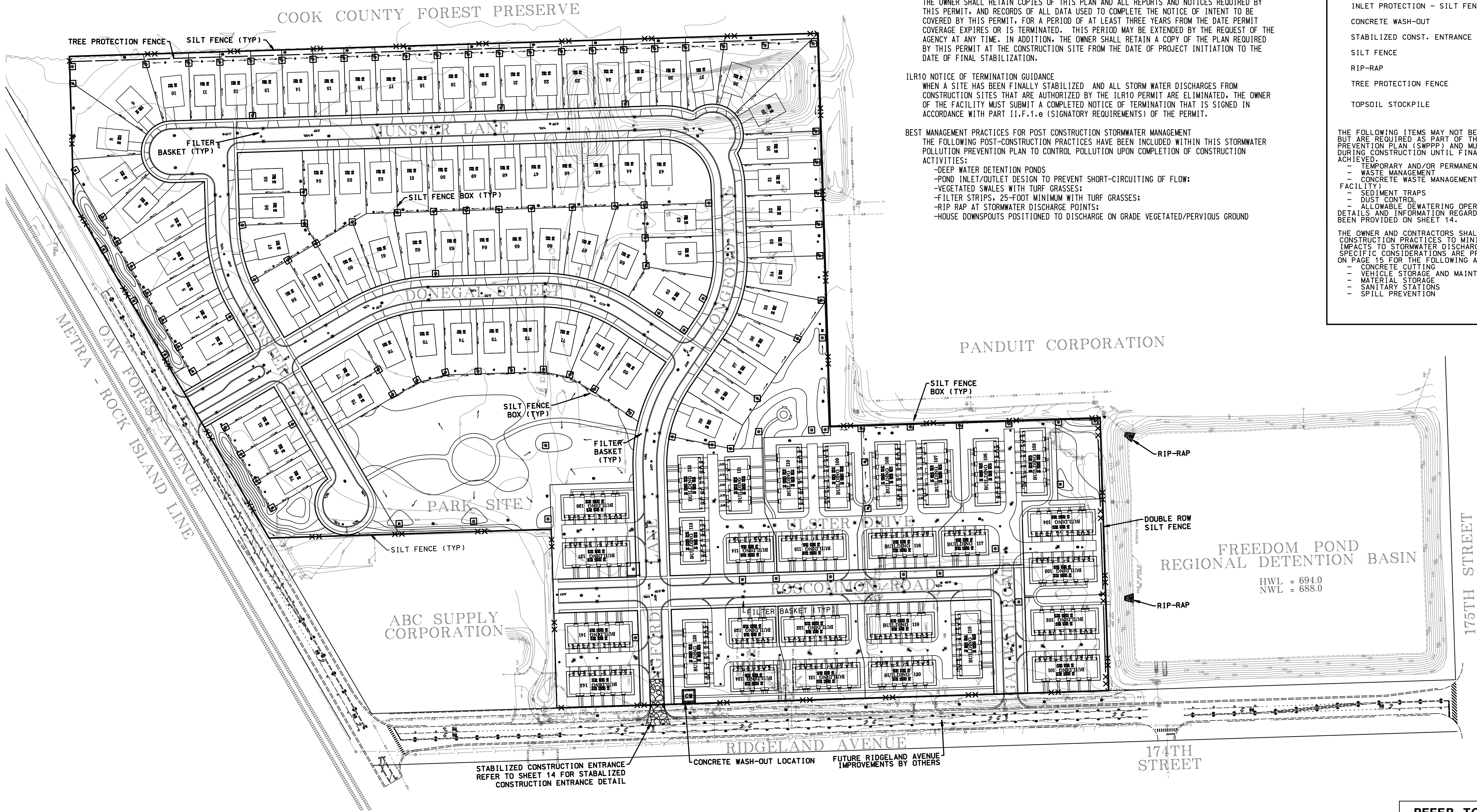
THE FOLLOWING ITEMS MAY NOT BE SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED:

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 14.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 15 FOR THE FOLLOWING ACTIVITIES:

- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION



REFER TO SHEET 14 & 15
FOR SWPPP SPECIFICATIONS
AND TYPICAL SWPPP DETAILS

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APPROVED	KJM
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SCALE	1" = 100'
DATE	04/18/2022
REVISION	REVISED PER VILLAGE STAFF COMMENTS
DESCRIPTION OF REVISION	

STORMWATER POLLUTION PREVENTION PLAN
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

SHEET
13 OF 31
PROJECT NUMBER: 3603
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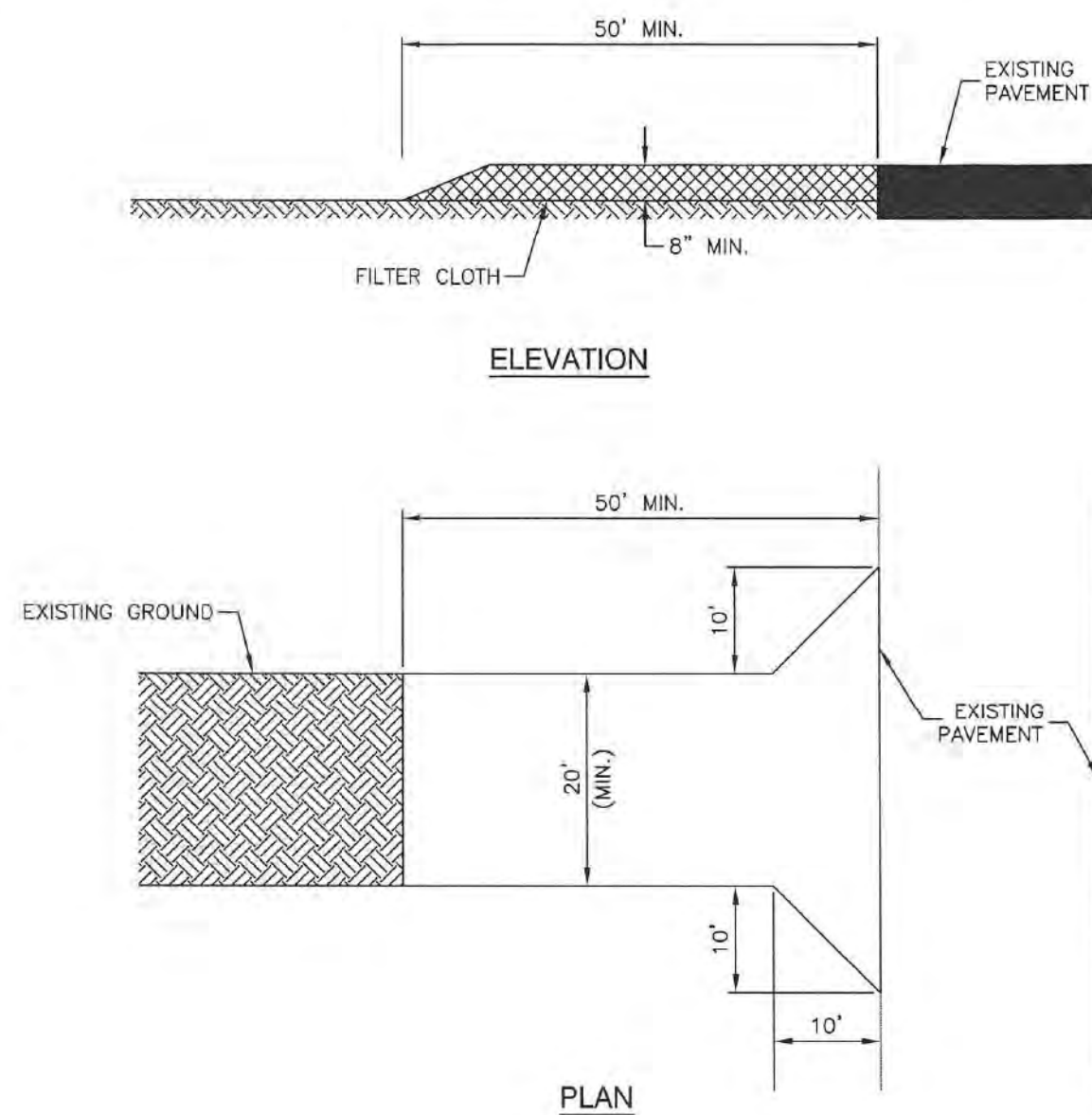
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DATE	DESCRIPTION OF REVISION	BY		

SWPPP DETAILS OAK RIDGE SUBDIVISION TINLEY PARK, ILLINOIS

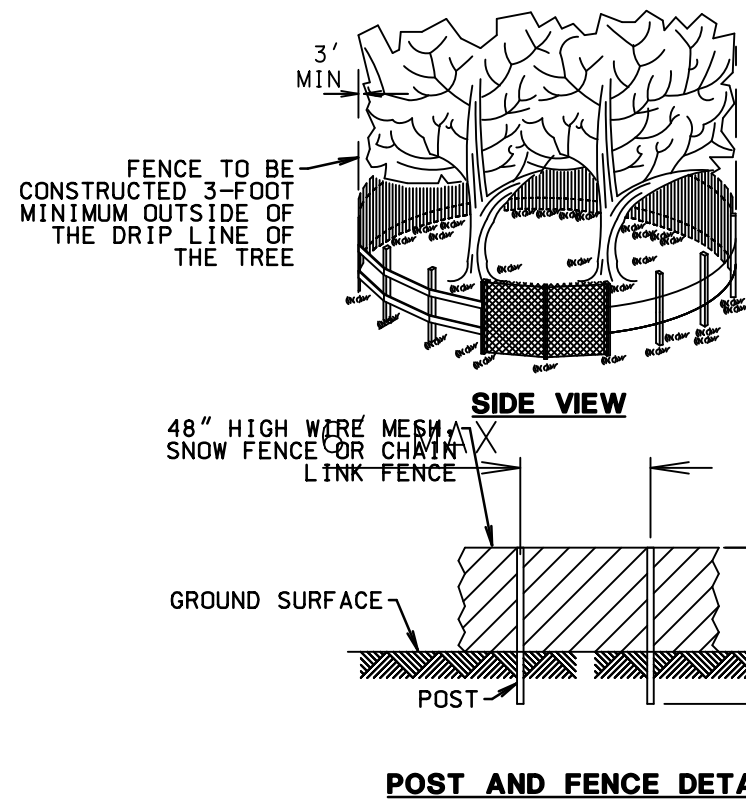
SHEET
14 OF **31**
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TEMPORARY CONSTRUCTION ENTRANCE



NOTES:

1. USE 2" TO 3" WASHED STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. SHOULD MUD BE TRACKED OR WASHED ONTO STREET IT MUST BE REMOVED IMMEDIATELY.
3. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO STREET.



GENERAL NOTES:

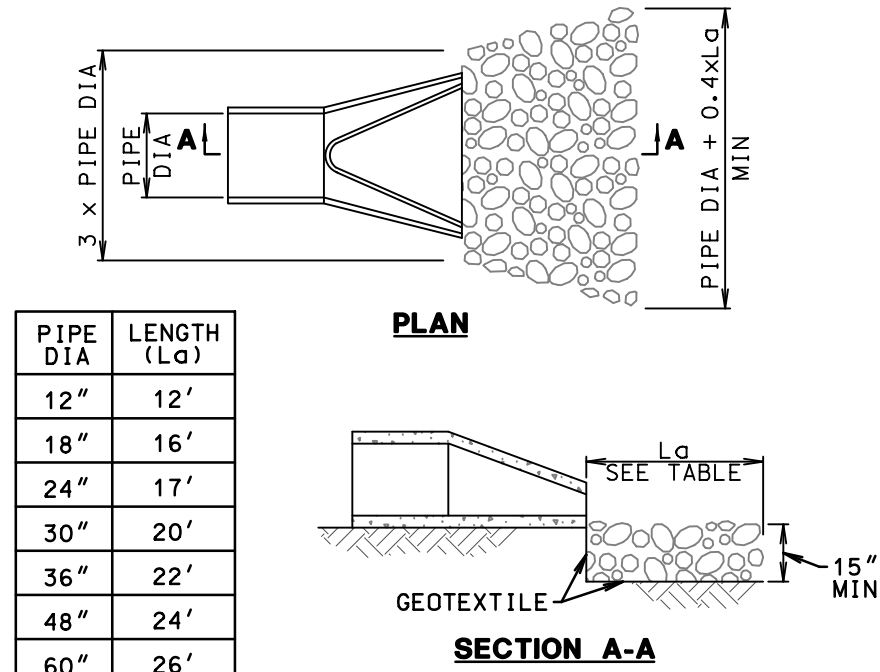
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO IMPLEMENTING CONSTRUCTION ACTIVITIES.
2. NO TREE CUTTING AND/OR PRUNING SHALL BE ALLOWED UNLESS ABSOLUTELY NECESSARY. ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE WITH ANSI A300 STANDARDS.
3. THE FENCE SHALL BE LOCATED A MINIMUM OF 3 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
4. FENCE POSTS SHALL BE EITHER 6-FOOT STEEL POSTS AT 1.33 LBS/FOOT OR 2"x2" WOOD POSTS.
5. THE FENCE MAY BE EITHER 48" HIGH SNOW FENCE, PLASTIC WEB FENCING (SNOW FENCE) OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. AS NECESSARY TO INDICATE TREE PRESERVATION AREAS, SIGNAGE INDICATING TREE PRESERVATION AREA, DO NOT ENTER, SHALL BE PLACED ON THE FENCING.
7. TREE PROTECTION FENCING SHALL BE CONTINUOUSLY MONITORED AND ANY NECESSARY MAINTENANCE REPAIRS SHALL BE MADE IMMEDIATELY.

INSTALLATION

1. PLACE BARRIERS AROUND PROTECTED AND PRESERVED AREAS TO PREVENT THE APPROACH OF EQUIPMENT AT THE DRIP LINE OF TREES TO BE RETAINED.
2. NO TREE ROOTS SHALL BE CUT INSIDE THE TREE DRIP LINE.
3. DO NOT PLACE EQUIPMENT, CONSTRUCTION MATERIALS, TOPSOIL, OR FILL DIRT WITHIN THE LIMIT OF THE DRIP LINE OF THE TREES TO BE SAVED.
4. TREE PROTECTION BARRIERS SHALL BE REMOVED DURING FINAL SITE CLEANUP.

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

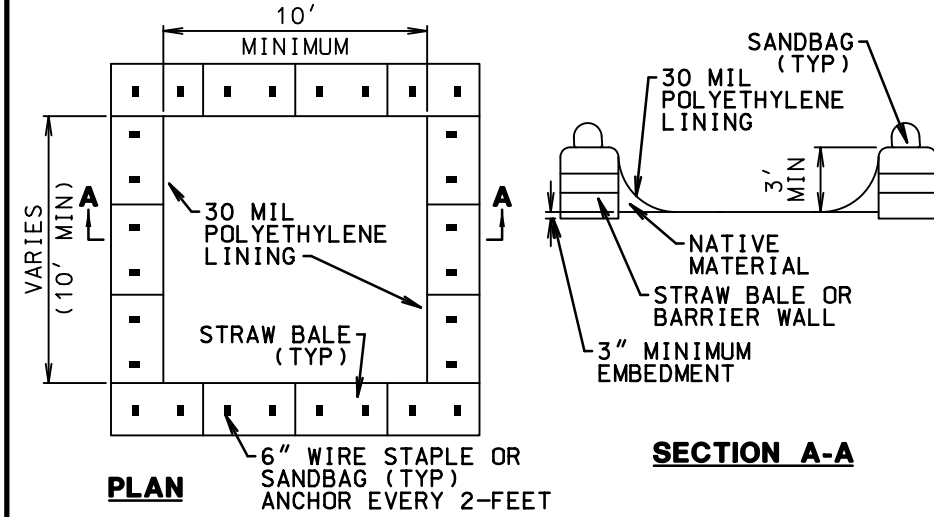


NOTES:

1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-0.
2. THE ROCK RIPRAP SHALL BE A MINIMUM OF RR-3 PER IDOT REQUIREMENTS AS NOTED IN THE IDOT STANDARD SPECIFICATIONS, LATEST EDITION.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO SECTION 281 OF THE IDOT STANDARD SPECIFICATIONS, LATEST EDITION.
4. RECYCLED CONCRETE EQUIVALENT MAY BE USED PROVIDED IT HAS A DENSITY OF AT LEAST 150 PCF AND DOES NOT HAVE ANY EXPOSED STEEL OR REINFORCING.

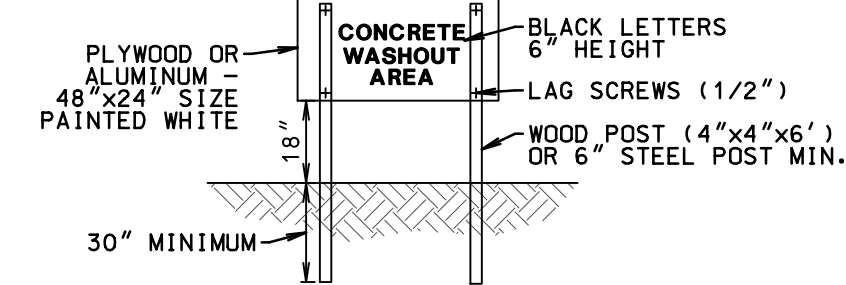
RIP RAP AT STORM OUTLET DETAIL

NOT TO SCALE



PLAN

SECTION A-A



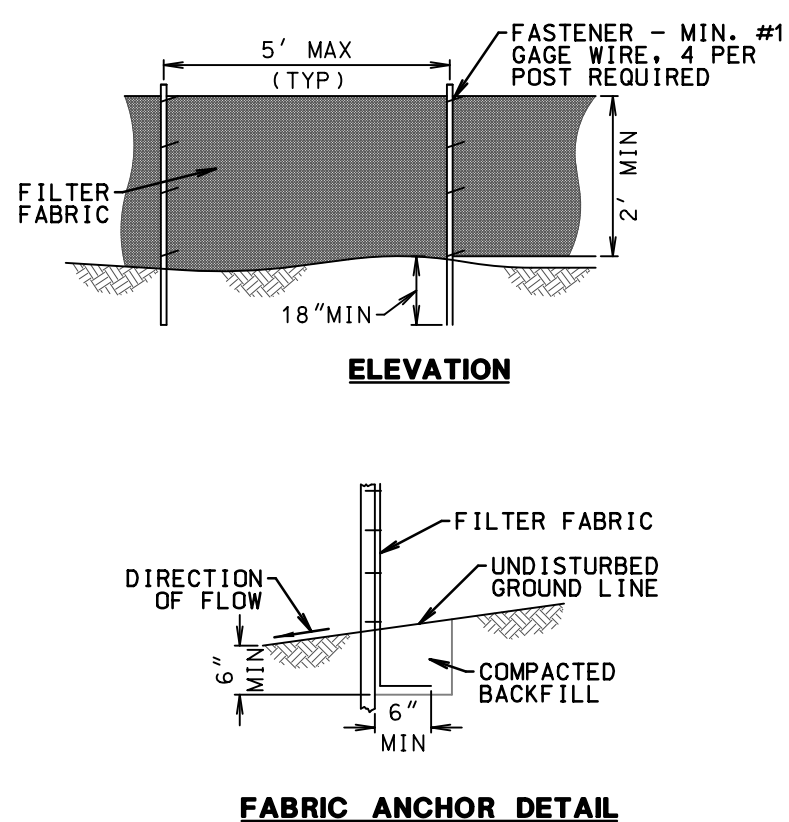
SIGN DETAIL (OR EQUIVALENT)

NOTES:

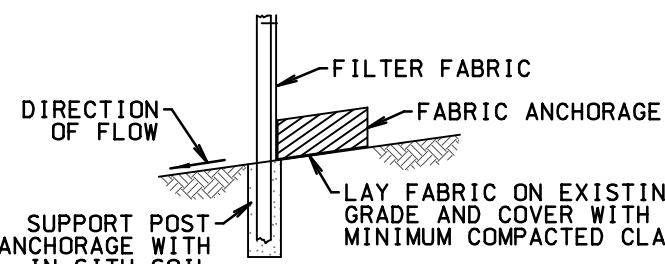
1. LAYOUT AND LOCATION AS SHOWN ON ENGINEERING PLANS OR FIELD LOCATED AS APPROVED BY MUNICIPALITY OR AUTHORIZED AGENT.
2. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING FACILITY TO A FUNCTIONAL CONDITION.
3. FACILITY SHALL BE CLEANED OR RE-CONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

CONCRETE WASHOUT FACILITY

NOT TO SCALE



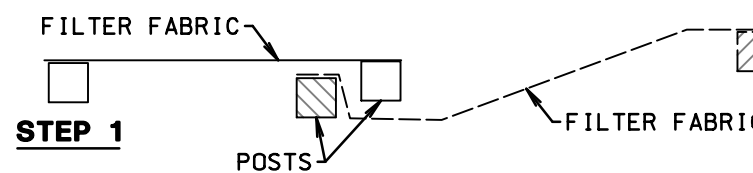
FABRIC ANCHOR DETAIL



DETAIL TO BE USED IN AREAS ADJACENT TO TREE PROTECTION FENCE

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE SHALL BE REMOVED IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-00, CHAPTER 9.
3. FENCE POST SHALL EITHER BE STANDARD STEEL POST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 3.0 SQ. IN.



ATTACHING TWO SILT FENCES

NOTES:

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

SILT FENCE DETAIL

NOT TO SCALE

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GENERAL INFORMATION		MAINTENANCE		NON-STORM WATER DISCHARGES																																																																									
SITE DESCRIPTION		DEWATERING OPERATIONS		NATURAL BUFFERS																																																																									
<p>A. THIS PLAN COVERS THE DEVELOPMENT OF A SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL SUBDIVISION AND ALL ASSOCIATED IMPROVEMENTS.</p> <p>B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:</p> <p>1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES</p> <ul style="list-style-type: none">- SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION- PERIMETER SILT FENCE- CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED- STABILIZED CONSTRUCTION ENTRANCE <p>-INLET FILTER BASKETS AND INLET SILT FENCE BOXES ON ADJACENT SITE AREAS</p> <p>2.DEMOLITION OF EXISTING STRUCTURES.</p> <p>3.TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).</p> <p>4.CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).</p> <p>5.CONSTRUCTION DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.</p> <p>6.STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.</p> <p>7.TEMPORARY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).</p> <p>8.INSTALL STORM SEWER, SANITARY SEWER, AND WATER MAIN.</p> <p>9.INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH OPEN GRATES.</p> <p>10.PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.</p> <p>11.TEMPORARY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.</p> <p>12.INSTALL ROADWAYS.</p> <p>13.PERMANENTLY STABILIZE GRASSY AREAS.</p> <p>14.REMOVAL ALL TEMPORARY CONTROL MEASURES AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.</p> <p>C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 39.2 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 39.2 ACRES OF THE SITE.</p> <p>D. THE RUNOFF COEFFICIENT FOR THE SITE FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IS COMPOSITE "C"= 0.64. THE EXISTING SOILS FROM THE SITE MAINLY CONSIST OF ORTHENTS WITH AREAS OF MILFORD SILTY CLAY LOAM, AND MARTINTON SILT LOAM.</p> <p>E. PLEASE REFER TO PAGE 13 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATIONS OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.</p> <p>F. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS ULTIMATELY MIDLOTHIAN CREEK TO LITTLE CALUMET RIVER.</p> <p>G. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:</p> <ul style="list-style-type: none">- SEDIMENT FROM DISTURBED SOILS- FUEL TANKS- WASTE CONTAINERS- OIL OR OTHER PETROLEUM PRODUCTS- TAR- DETERGENTS- PAINTS- CONSTRUCTION DEBRIS- CONCRETE AND CONCRETE TRUCKS- SANITARY STATIONS- STAGING AREAS- RAW MATERIALS (IE BAGGED PORTLAND CEMENT)- ADHESIVES- SOLVENTS- FERTILIZERS- LITTER- LANDSCAPE WASTE <p>ADDITIONAL MEASURES REQUIRED:</p> <p>1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:</p> <p>A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.</p> <p>B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.</p> <p>C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:</p> <ul style="list-style-type: none">- PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.- TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).- MULCHING- GEOTEXTILES- SODDING- VEGETATIVE BUFFER STRIPS- PROTECTION OF TREES- PRESERVATION OF MATURE VEGETATION- STAGED OR STAGGERED DEVELOPMENT <p>THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.</p> <p>2. WASTE MANAGEMENT</p> <p>NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS</p> <p>ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION OR BY THE MANUFACTURER.</p> <p>3. CONCRETE WASTE MANAGEMENT</p> <p>CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.</p> <p>THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.</p>		<p>DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). DISCHARGES SHALL BE TREATED TO MINIMIZE DISCHARGE OF POLLUTANTS. INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. DISCHARGE OF VISIBLE SOLIDS OR FOAMS IS NOT PERMITTED. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMP'S MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.</p> <p>5. DUST CONTROL</p> <p>DUST SHALL BE MINIMIZED ON AREAS OF EXPOSED SOILS THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES AS LISTED BELOW:</p> <ul style="list-style-type: none">- SPRINKLING/IRRIGATION- MULCH- TILLAGE- WATER TRUCK- VEGETATIVE COVER- SPRAY-ON SOIL TREATMENTS- STONE <p>6. OFF-SITE VEHICLE TRACKING</p> <p>STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS, TO REDUCE EXCESS SEDIMENT, DIRT OR STONE TRACKED FROM THE SITE. SEDIMENT TRACKED OFFSITE ONTO ADJACENT ROADWAYS SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP. HOSING OR SWEEPING SEDIMENT INTO THE STORMWATER SYSTEM OR WATERS OF THE U.S. IS NOT PERMITTED.</p> <p>7. CONCRETE CUTTING</p> <p>CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.</p> <p>8. VEHICLE STORAGE AND MAINTENANCE</p> <p>WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE, VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.</p> <p>WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.</p> <p>9. MATERIAL STORAGE</p> <p>MATERIALS AND OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHEETS SHOULD BE AVAILABLE FOR REFERENCING CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.</p> <p>TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN COVERED OR DESIGNATED CONTAINMENT AREAS IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.</p> <p>10. SANITARY STATIONS</p> <p>TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).</p> <p>11. SPILL PREVENTION</p> <p>DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.</p> <p>SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110 ,117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OFTEN INCLUDE INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.</p> <p>IN ADDITION TO PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:</p> <ul style="list-style-type: none">- ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.- PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.- ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.		<p>THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES STORMWATER UTILITY STRUCTURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.</p> <p>STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.</p> <p>RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.</p> <p>CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.</p> <p>EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.</p> <p>SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.</p> <p>INLET PROTECTION: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. STORMWATER INLET STRUCTURE PROTECTION MEASURES SHALL BE CLEANED OR REMOVED AND REPLACED AS SEDIMENT ACCUMULATES, FILTERS BECOME CLOGGED, FILTER BAGS ARE MORE THAN 50% FILLED, OR PERFORMANCE IS COMPROMISED. SEDIMENT ACCUMULATIONS ADJACENT TO INLET PROTECTION MEASURES SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY ON WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL IN THE SAME BUSINESS DAY IS NOT FEASIBLE. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.</p> <p>SEDIMENT BASIN: SEDIMENT BASINS SHALL BE CLEANED WHEN ACCUMULATED SEDIMENT HAS REACHED 50% CAPACITY. POST CONSTRUCTION CLEANING OF ACCUMULATED SEDIMENT SHALL BE CONDUCTED IF THE BASIN IS TO REMAIN AFTER CONSTRUCTION IS COMPLETE.</p> <p>INSPECTIONS</p> <p>THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS SHALL BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.</p> <p>SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:</p> <p>A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.</p> <p>B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.</p> <p>C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.</p> <p>D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOM@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE(ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.</p> <p>E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).</p> <p>F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:</p> <p>ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL COMPLIANCE ASSURANCE SECTION 1021 NORTH GRAND AVENUE EAST POST OFFICE BOX 19276 SPRINGFIELD, ILLINOIS 62794-9276</p>																																																																									
ADDITIONAL MEASURES REQUIRED:				DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROLS.																																																																									
<p>1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:</p> <p>A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.</p> <p>B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.</p> <p>C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:</p> <ul style="list-style-type: none">- PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.- TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).- MULCHING- GEOTEXTILES- SODDING- VEGETATIVE BUFFER STRIPS- PROTECTION OF TREES- PRESERVATION OF MATURE VEGETATION- STAGED OR STAGGERED DEVELOPMENT <p>THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.</p> <p>2. WASTE MANAGEMENT</p> <p>NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS</p> <p>ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION OR BY THE MANUFACTURER.</p> <p>3. CONCRETE WASTE MANAGEMENT</p> <p>CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.</p> <p>THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.</p>				PROJECTS WITHIN 50 FEET OF WATERS OF THE UNITED STATES MUST PROVIDE A UNDISTURBED NATURAL 50 FOOT BUFFER OR OTHER EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED OR OTHERWISE COORDINATED WITH APPLICABLE LOCAL AND STATE PERMITTING AGENCIES.																																																																									
<p>Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com</p>				CLIENT:																																																																									
<p>D.R. HORTON, INC.-MIDWEST 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, ILLINOIS 60173</p>		<table><tr><td></td><td></td><td></td><td></td><td>DESIGNED</td><td>SGS</td></tr><tr><td></td><td></td><td></td><td></td><td>DRAWN</td><td>SGS</td></tr><tr><td></td><td></td><td></td><td></td><td>APPROVED</td><td>KJM</td></tr><tr><td></td><td></td><td></td><td></td><td>DATE</td><td>02/21/2022</td></tr><tr><td>04/18/2022</td><td></td><td></td><td></td><td>SCALE</td><td>N.T.S.</td></tr><tr><td>DATE</td><td></td><td></td><td></td><td></td><td></td></tr></table>						DESIGNED	SGS					DRAWN	SGS					APPROVED	KJM					DATE	02/21/2022	04/18/2022				SCALE	N.T.S.	DATE						<table><tr><td></td><td></td><td></td><td></td><td>DESIGNED</td><td>SGS</td></tr><tr><td></td><td></td><td></td><td></td><td>DRAWN</td><td>SGS</td></tr><tr><td></td><td></td><td></td><td></td><td>APPROVED</td><td>KJM</td></tr><tr><td></td><td></td><td></td><td></td><td>DATE</td><td>02/21/2022</td></tr><tr><td>04/18/2022</td><td></td><td></td><td></td><td>SCALE</td><td>N.T.S.</td></tr><tr><td>DATE</td><td></td><td></td><td></td><td></td><td></td></tr></table>						DESIGNED	SGS					DRAWN	SGS					APPROVED	KJM					DATE	02/21/2022	04/18/2022				SCALE	N.T.S.	DATE					
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SWPPP SPECIFICATIONS OAK RIDGE SUBDIVISION TINLEY PARK, ILLINOIS

SHEET
15 OF **31**
PROJECT NUMBER: 3603
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UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.

2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. ALL SANITARY SEWERS GREATER THAN 15-FEET DEEP, SHALL BE PVC, SDR 21, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212. SANITARY MANHOLES SHALL PASS A VACUUM TEST AND SEWERS PASS A MANDREL TEST PER VILLAGE STANDARDS. SEWERS SHALL ALSO BE TELEVIEWED AFTER INSTALLATION BY THE DEVELOPER AND A COPY OF THE VIDEO AND WRITTEN REPORT SUBMITTED FOR REVIEW AND APPROVAL BY THE VILLAGE BEFORE FINAL APPROVAL.

3. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, ANWA C-600 WITH "PUSH-ON" TYPE JOINTS. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.

4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.

5. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE TRENCH DETAILS ON PAGES 27, 28, 29. ALL TRENCHES WITHIN COOK COUNTY RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. STONE BEDDING FOR HYDRANT INSTALLTION SHALL BE (CA-7).

6. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.

7. ALL SUMP PUMPS MUST BE CONNECTED TO THE STORM SEWER SYSTEM. SUMP PUMP CONNECTIONS SHALL BE 4" PVC, UNLESS OTHERWISE NOTED.

8. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

9. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.

10. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.

11. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.

12. CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.

13. SEE ARCHITECTURAL DRAWINGS FOR TRENCH DRAIN DETAILS AND SEWER CONNECTION LOCATIONS.

14. LOCATION OF ALL BUILDING STAMPESE CONNECTIONS TO BE APPROVED BY VILLAGE FIRE MARSHALL.

15. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.

16. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.

17. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS. SEE GENERAL SPECIFICATIONS SHEET FOR MARKING WATER AND SANITARY SERVICES ON CURB.

18. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.

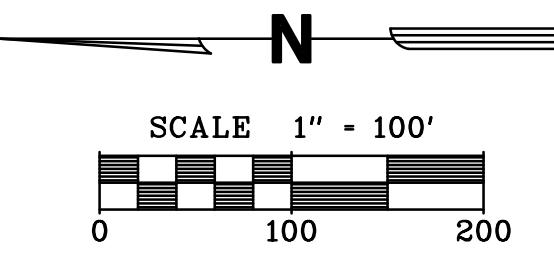
19. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.

20. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.

21. EXISTING PAYEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.

22. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

REFER TO SHEET 27 FOR
TYPICAL UTILITY LAYOUT



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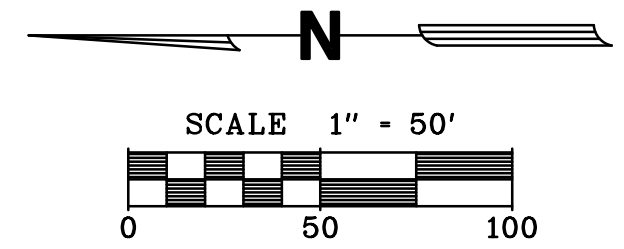
			DESIGNED	SGS
			DRAWN	SGS
			APPROVED	KJM
			DATE	02/21/2022
04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		

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

SHEET
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PROJECT NUMBER: 3603
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LEINSTER LANE
REFER TO SHEET 18

LONGFORD LANE
REFER TO SHEET 20



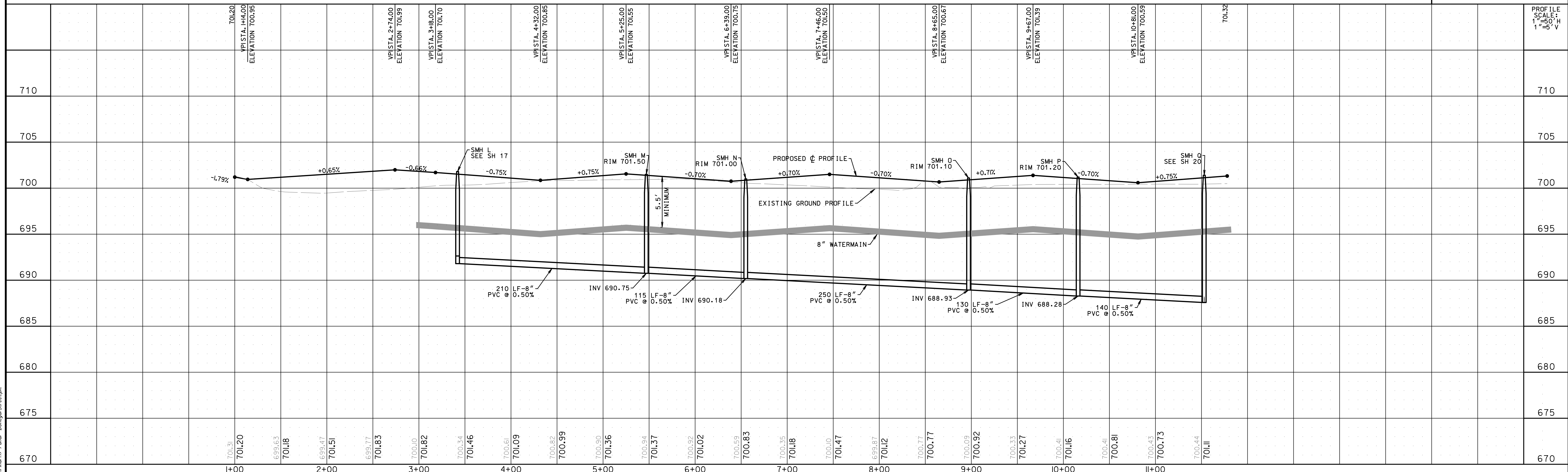
CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C28	693.16 STRM	687.43 SAN	5.73'
C29	694.82 WTR	688.11 SAN	6.75'
C31	695.48 STRM	688.79 SAN	6.69'
C35	696.20 STRM	688.70 SAN	7.50'
C36	696.29 STRM	694.79 WTR	1.50'*
C40	696.36 STRM	690.99 SAN	5.37'

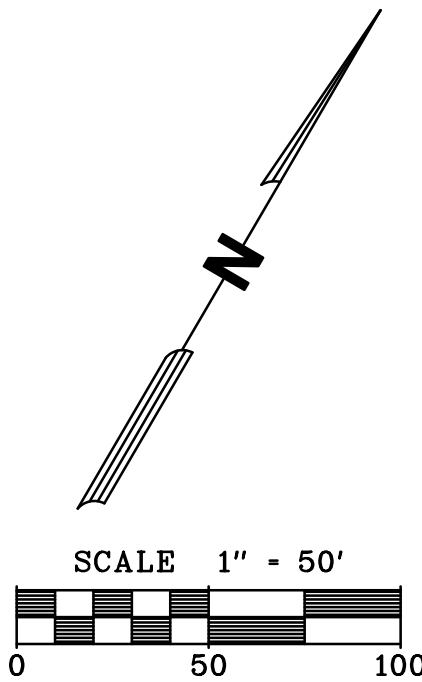
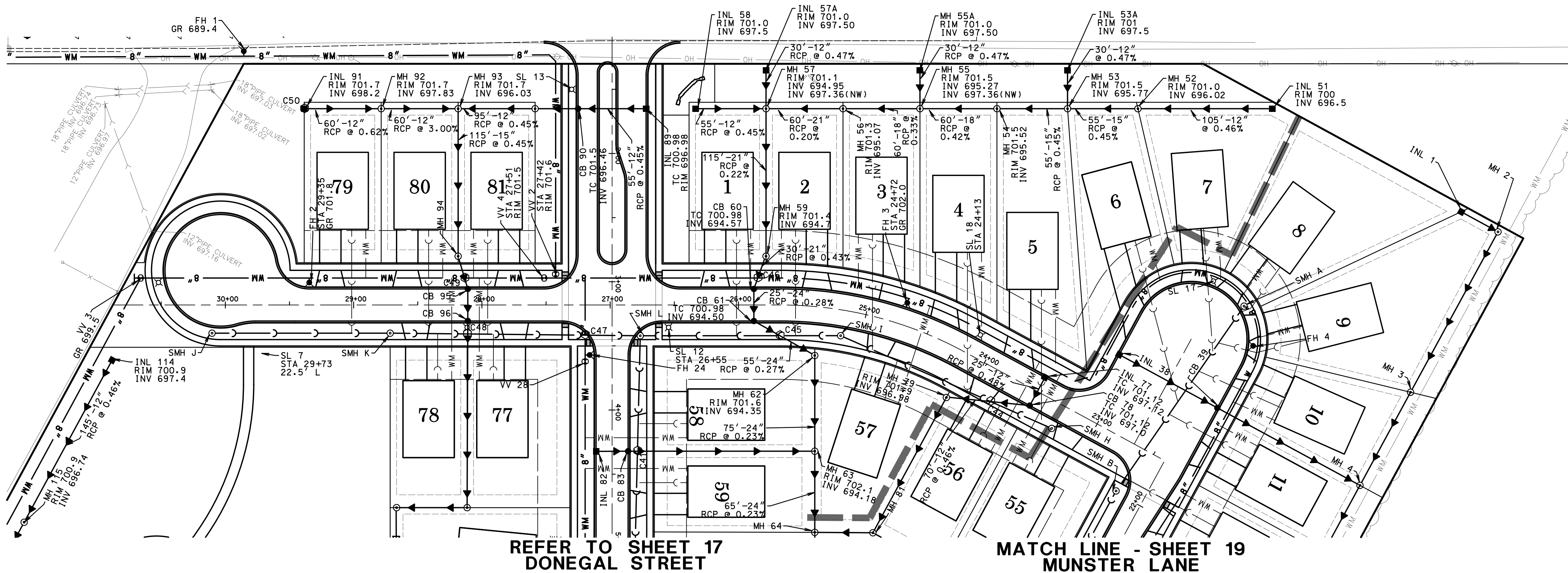
* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

LEINSTER LANE
REFER TO SHEET 18

LONGFORD LANE
REFER TO SHEET 21

REFER TO SHEET 16
FOR GENERAL UTILITY
NOTES

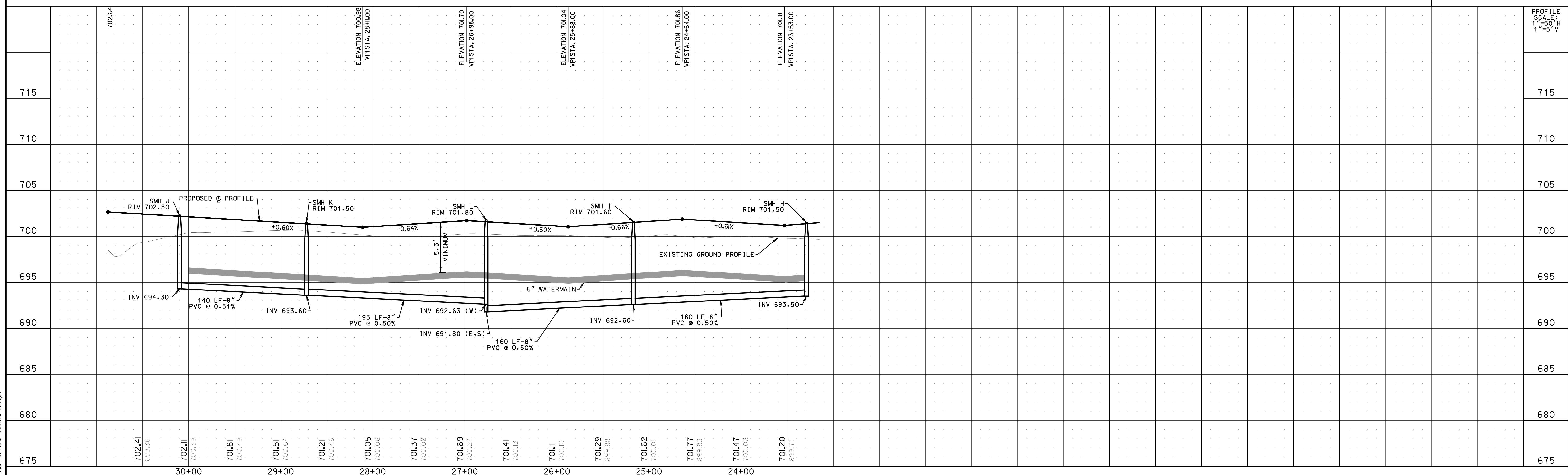




CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C41	696.47 STRM	692.10 SAN	4.37'
C44	696.69 STRM	693.99 SAN	2.70'
C45	694.19 STRM	693.11 SAN	1.09'
C46	694.35 STRM	692.85 WTR	2.81'*
C47	695.24 WTR	693.59 SAN	1.65'
C48	695.08 STRM	694.05 SAN	1.03'
C49	695.26 STRM	693.76 WTR	1.84'*
C50	698.03 STRM	696.20 WTR	1.83'

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

REFER TO SHEET 16
FOR GENERAL UTILITY
NOTES



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SCHAUMBURG, ILLINOIS 60173

DESIGNED	SGS
DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
SCALE	1" = 50'

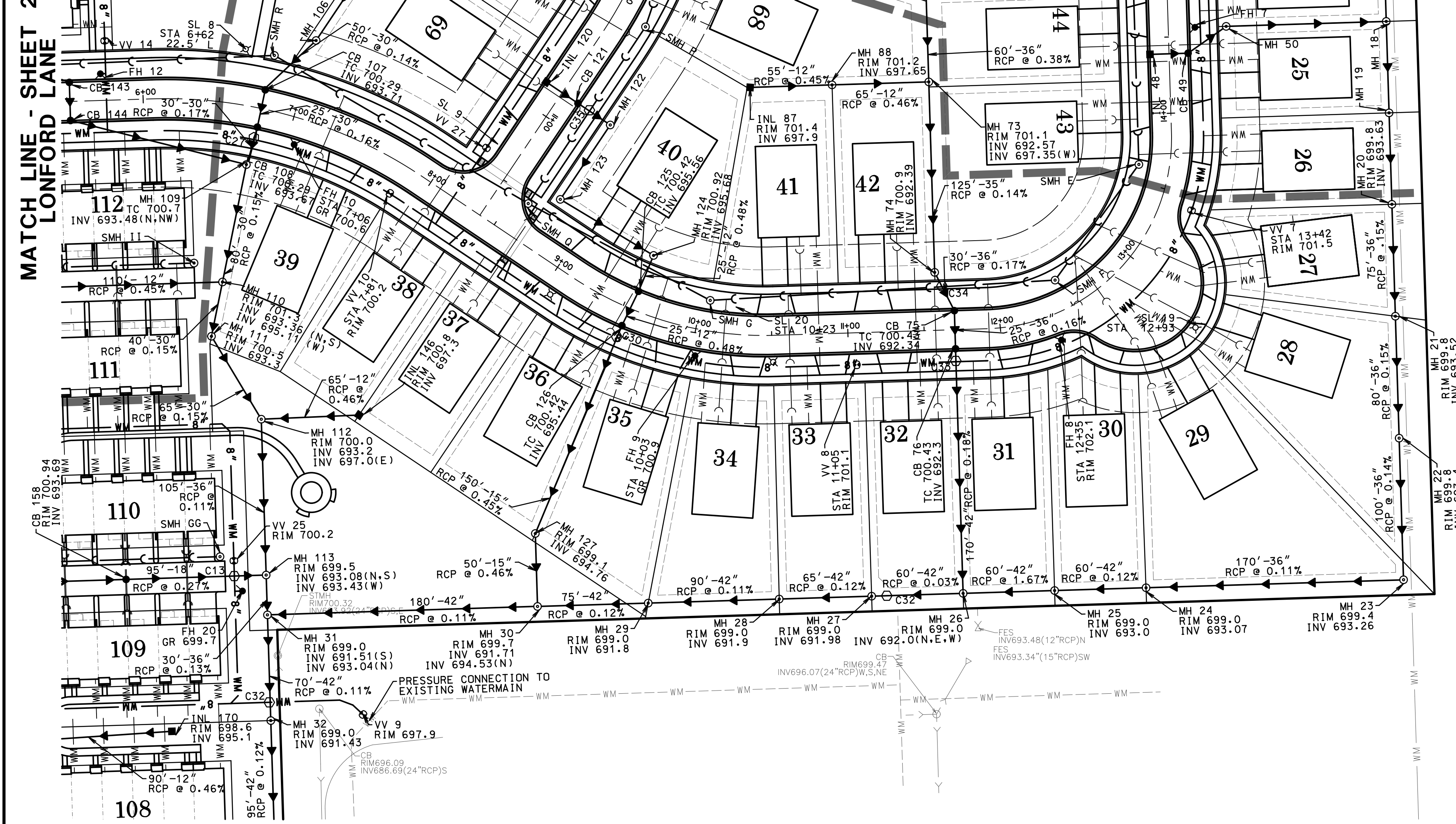
LEINSTER LANE - STA 23+15 TO 30+11
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

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18 OF 31
PROJECT NUMBER: 3603
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MATCH LINE - SHEET 22
LONGFORD LANE

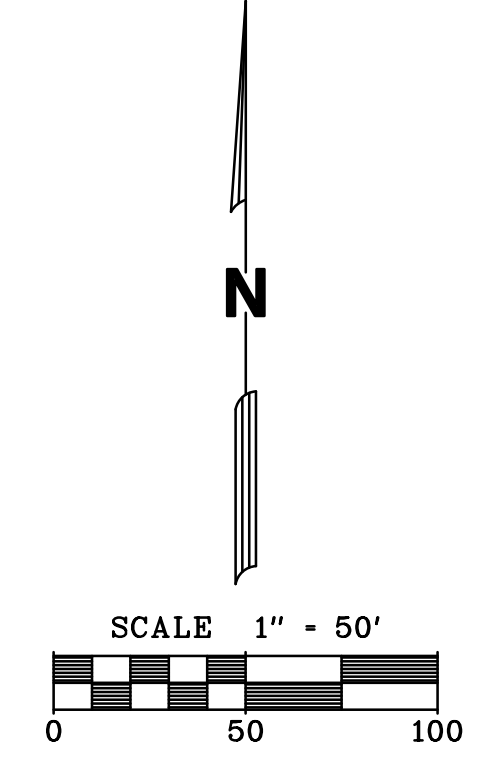
REFER TO SHEET 17 - DONEGAL STREET

MATCH LINE - SHEET 19 MUNSTER LANE



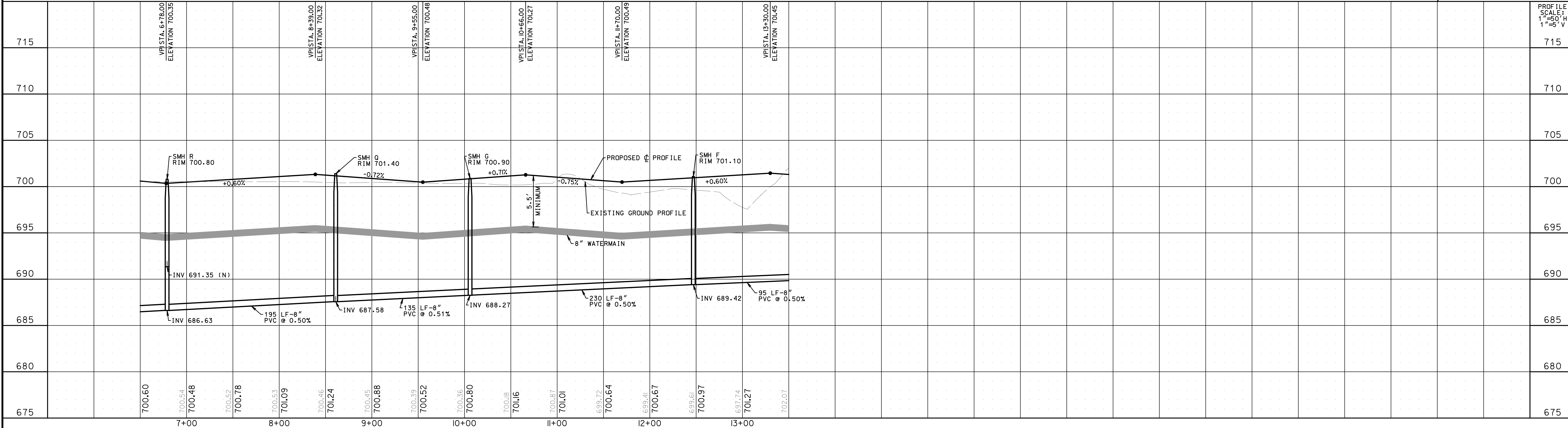
CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C13	695.21 WTR	693.71 STRM	1.50'
C27	695.45 WTR	693.95 STRM	1.50'
C30	695.21 STR	693.71 WTR	1.50*
C32	691.07 STRM	689.57 WTR	1.50'*
C33	694.35 WTR	692.66 STRM	1.69'
C34	692.08 STRM	689.80 SAN	2.28'

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.



MATCH LINE - REFER TO SHEET 23

REFER TO SHEET 16
FOR GENERAL UTILITY
NOTES



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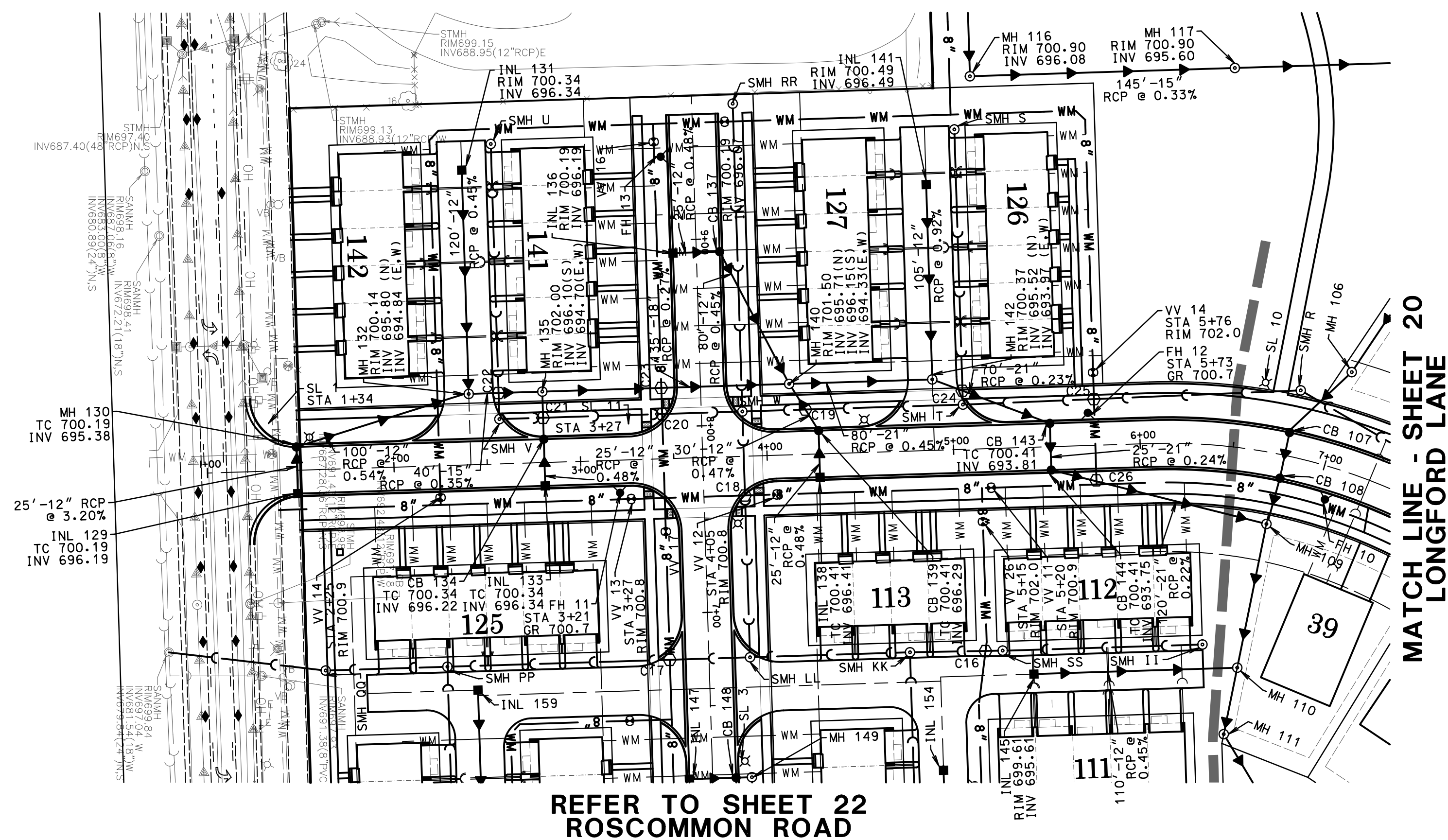
CLIENT:
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DRAWN	SGS
APPROVED	KJM
DATE	02/21/2022
SCALE	1" = 50'

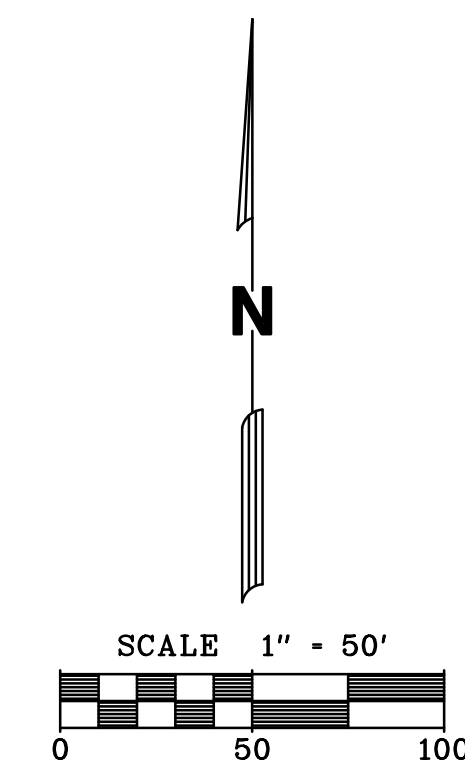
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OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

SHEET
20 OF 31
PROJECT NUMBER: 3603
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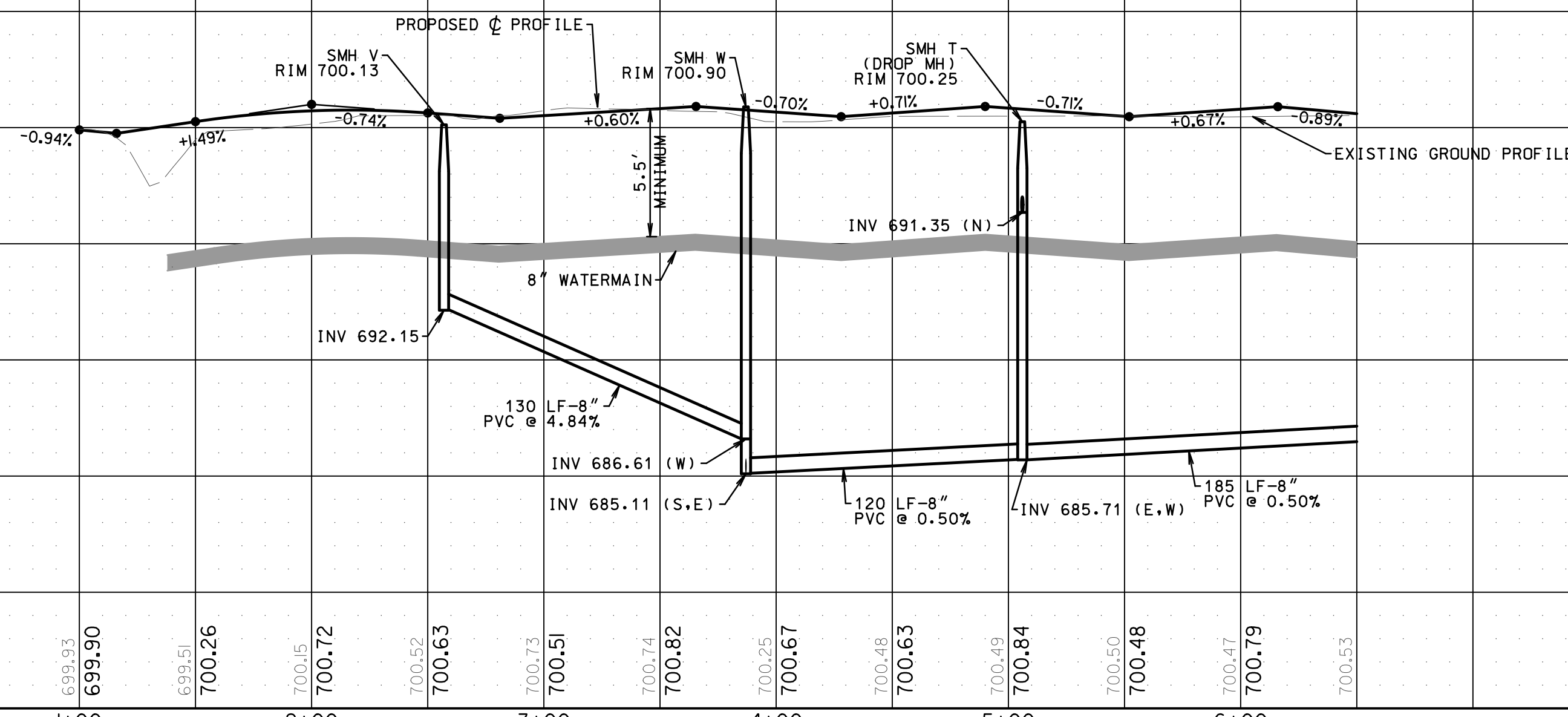
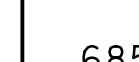
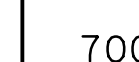
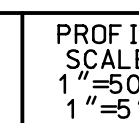
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CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C16	694.56 WTR	688.81 SAN	5.75'
C17	693.12 WTR	684.98 SAN	8.14'
C18	694.65 WTR	685.64 SAN	9.01'
C19	696.06 STRM	686.04 SAN	10.02
C20	695.00 WTR	688.68 SAN	6.32'
C21	696.00 STRM	691.77 SAN	4.23'
C22	694.59 STRM	692.98 SAN	1.61'
C23	695.81 WTR	694.31 STRM	1.50'*
C24	693.18 STRM	692.15 SAN	1.03'
C25	694.70 WTR	686.81 SAN	7.89'
C26	693.45 STRM	691.95 WTR	1.50*



**REFER TO SHEET 16
FOR GENERAL UTILITY
NOTES**



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CLIENT:



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SCHAUMBURG, ILLINOIS 60173

			DESIGNED	SGS
			DRAWN	SGS
			APPROVED	KJM
			DATE	02/21/2022
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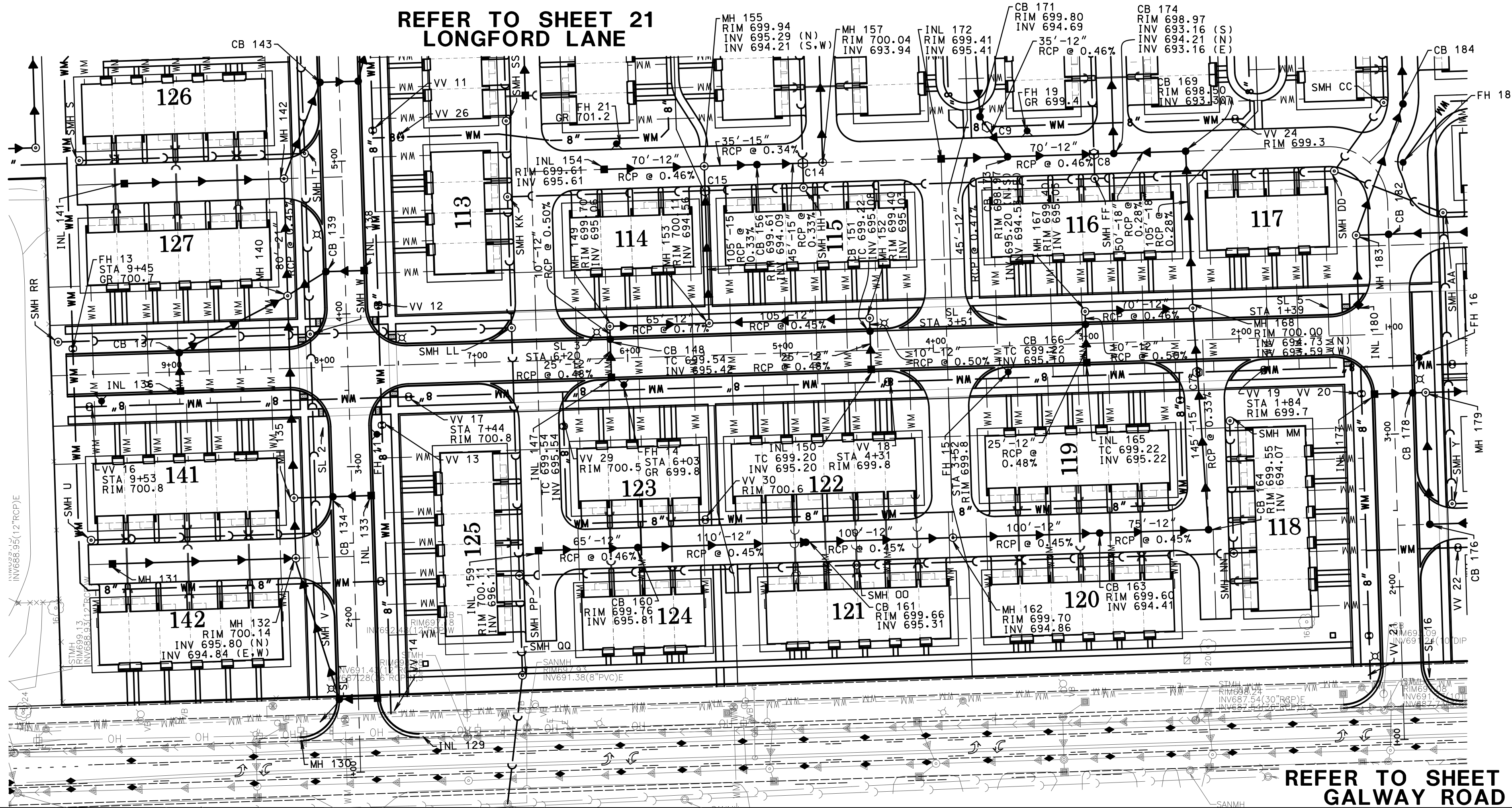
**LONGFORD LANE - STA 1+00 TO 6+20
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS**

SHEET

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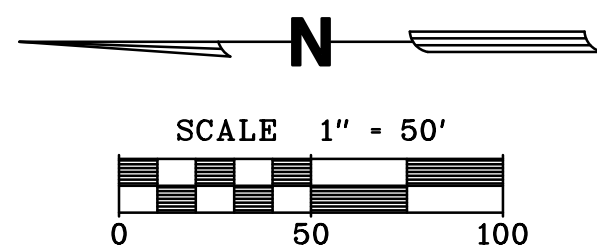
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REFER TO SHEET 21
LONGFORD LANE



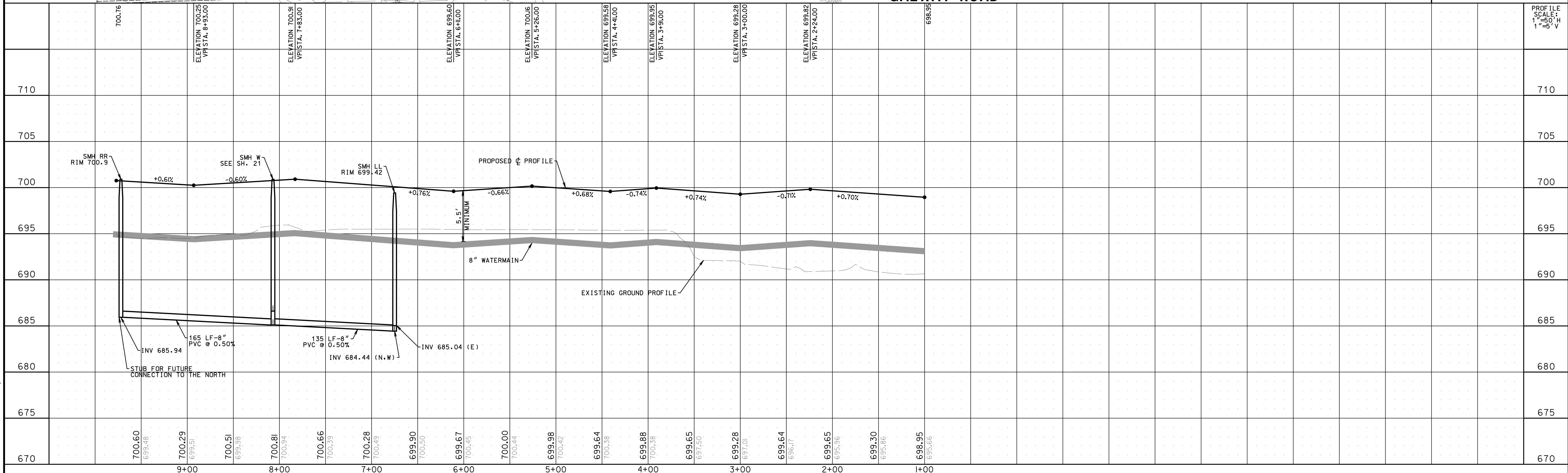
CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C7	693.52 STRM	692.02 WTR	1.50' *
C8	694.77 STRM	689.91 SAN	4.86'
C9	694.48 STRM	692.98 WTR	1.50' *
C14	693.80 STRM	689.08 SAN	4.72'
C15	694.09 STRM	686.86 SAN	7.23'

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.



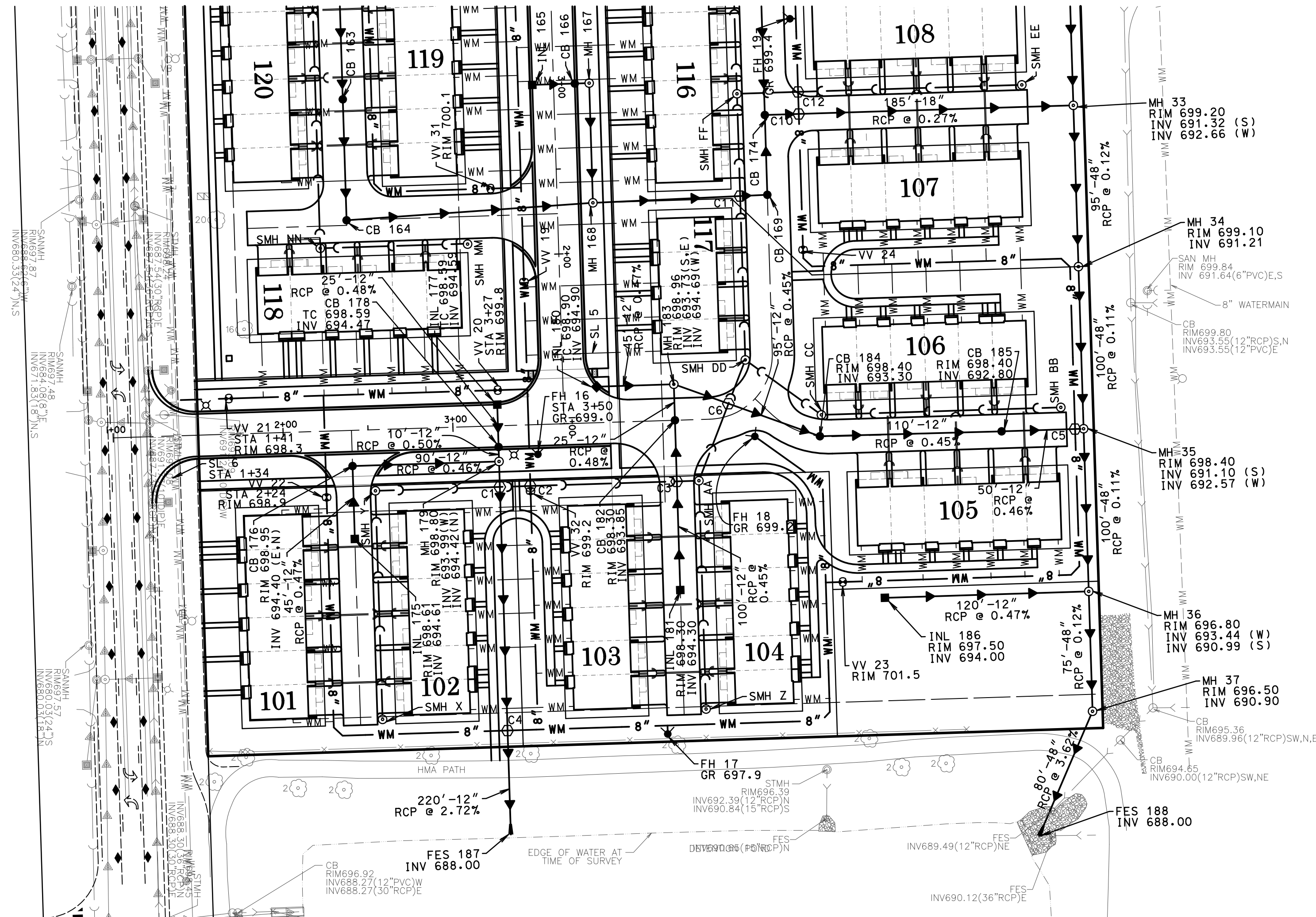
REFER TO SHEET 23
GALWAY ROAD

REFER TO SHEET 16
FOR GENERAL UTILITY
NOTES



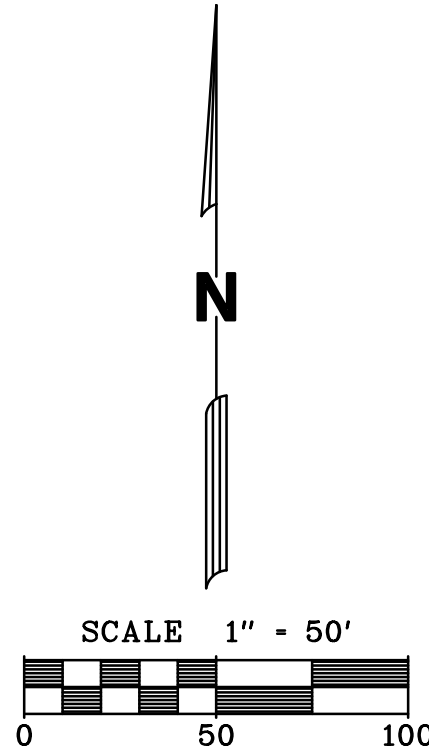
REFER TO SHEET 22
ROSCOMMON ROAD

REFER TO SHEET 20

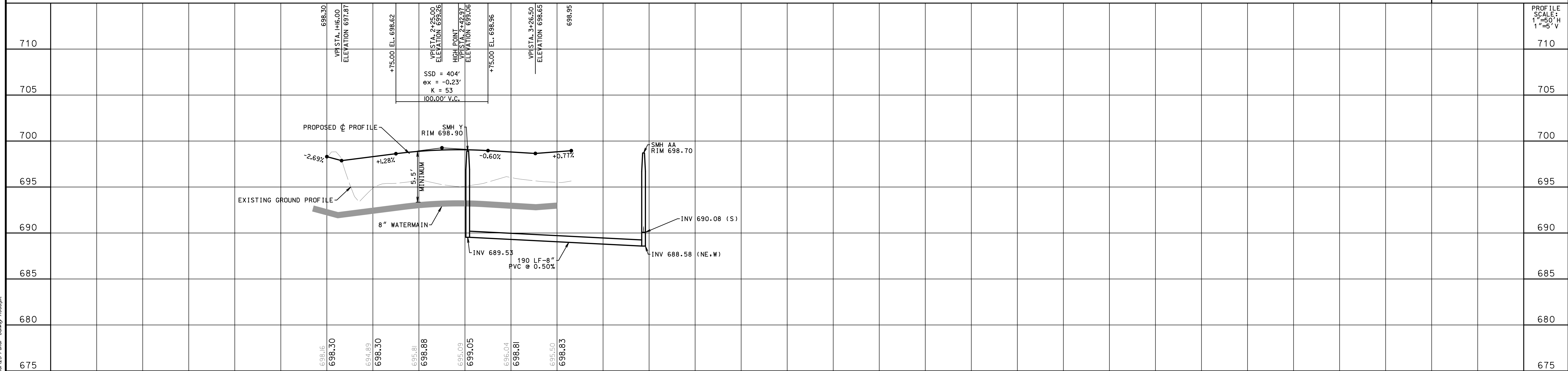


CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C1	693.85 STRM	689.91 SAN	3.94'
C2	692.94 WTR	689.82 SAN	3.12'
C3	693.85 STRM	689.40 SAN	4.45'
C4	691.78 WTR	690.28 STRM	1.50'*
C5	692.43 STRM	690.93 WTR	1.50'*
C6	693.41 STRM	689.09 SAN	4.32'
C10	692.90 STRM	691.40 WTR	1.50'*
C11	693.14 STRM	688.43 SAN	4.71'
C12	692.74 WTR	690.28 SAN	2.46'

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.



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D.R. HORTON, INC.-MIDWEST
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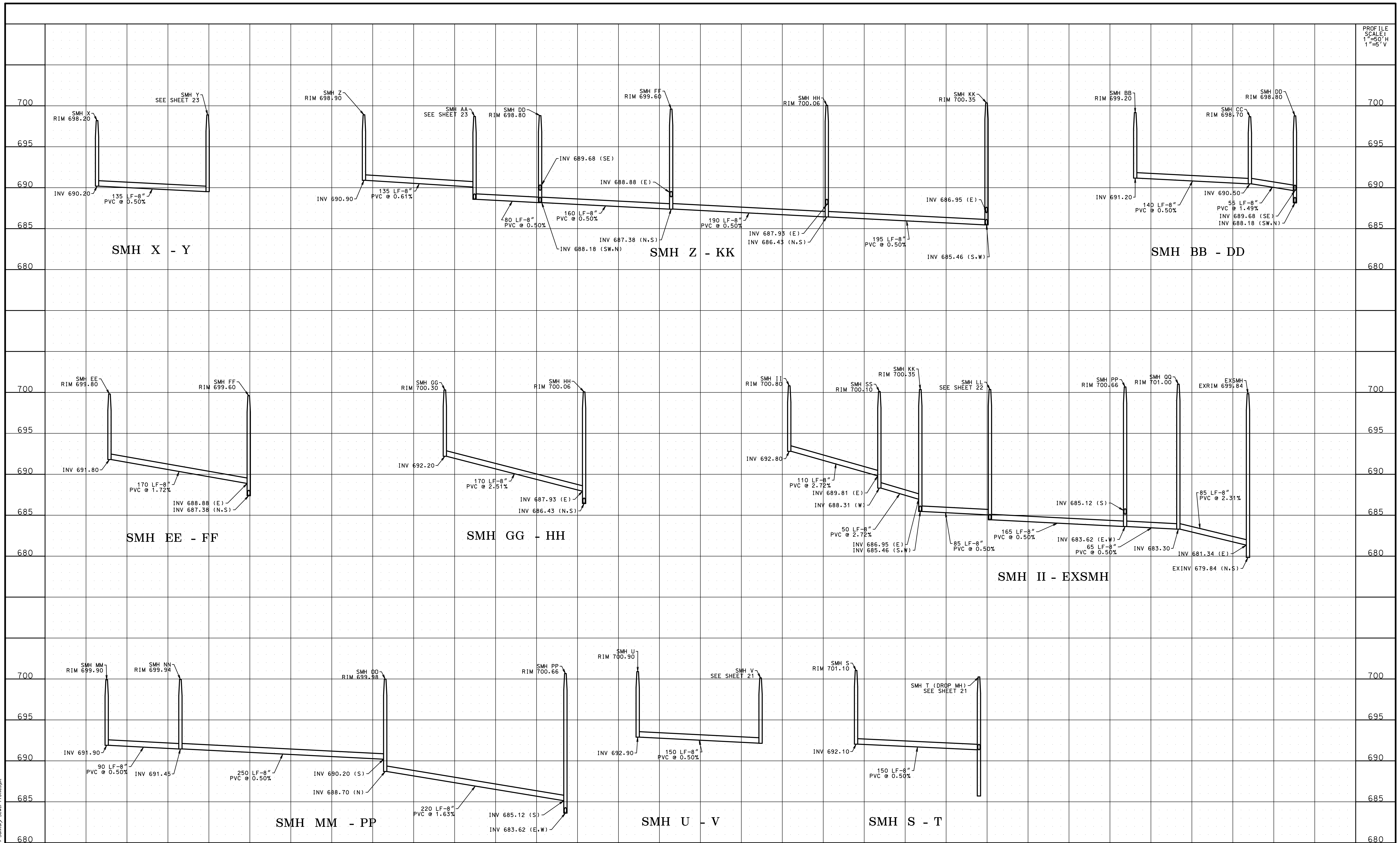
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SCALE	1" = 50'

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DATE	DESCRIPTION OF REVISION	BY

GALWAY ROAD - STA 1+00 TO 3+16
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

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23 OF 31
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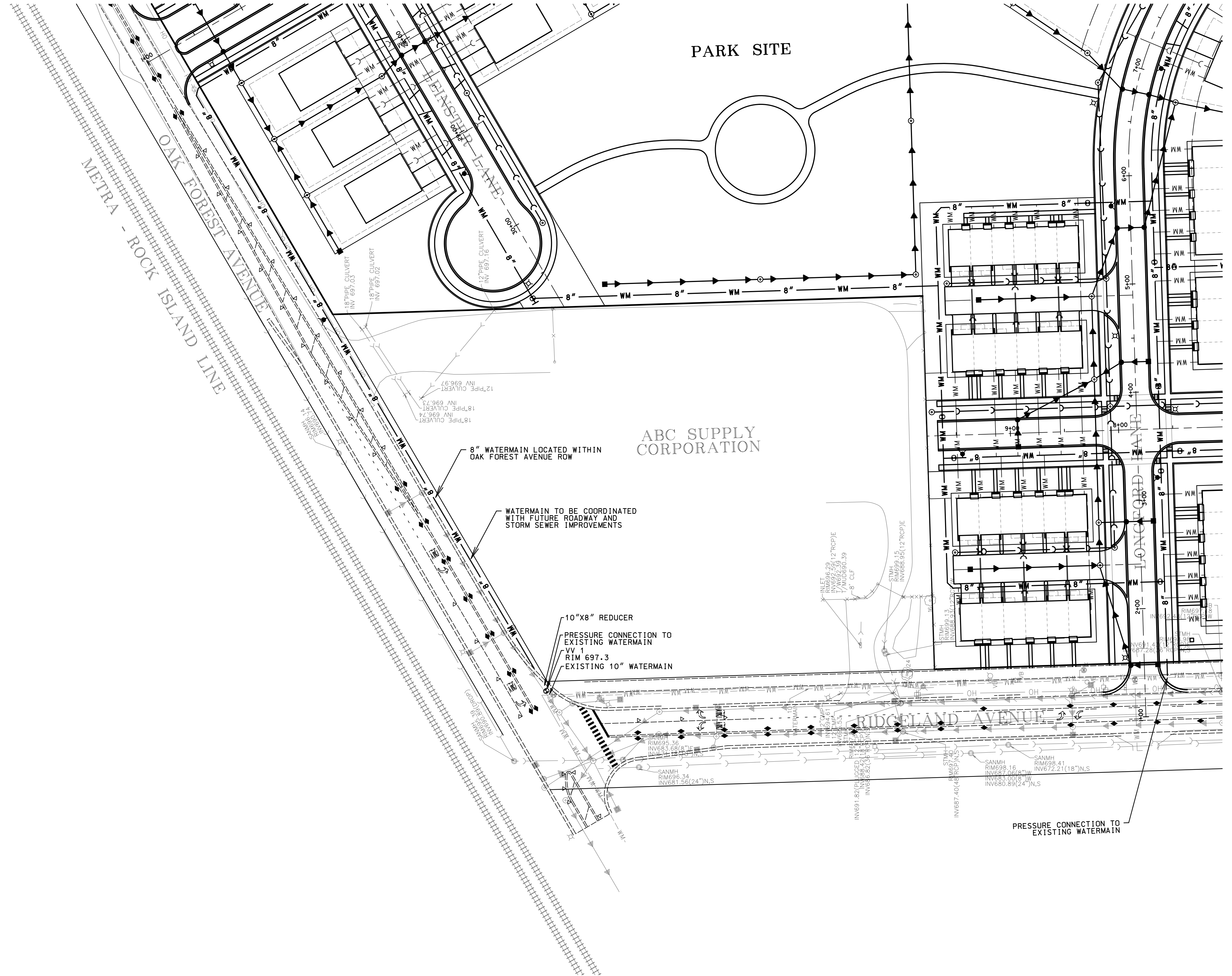
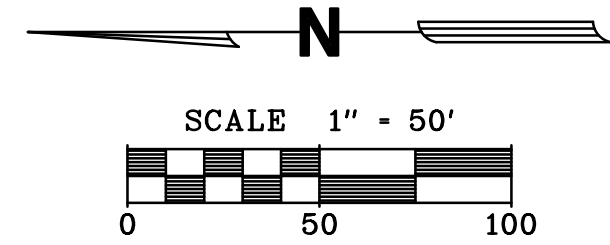
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America's Builder

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1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

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			APPROVED	KJM
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DATE	DESCRIPTION OF REVISION	BY		

SANITARY SEWER PROFILES
OAK RIDGE SUBDIVISION
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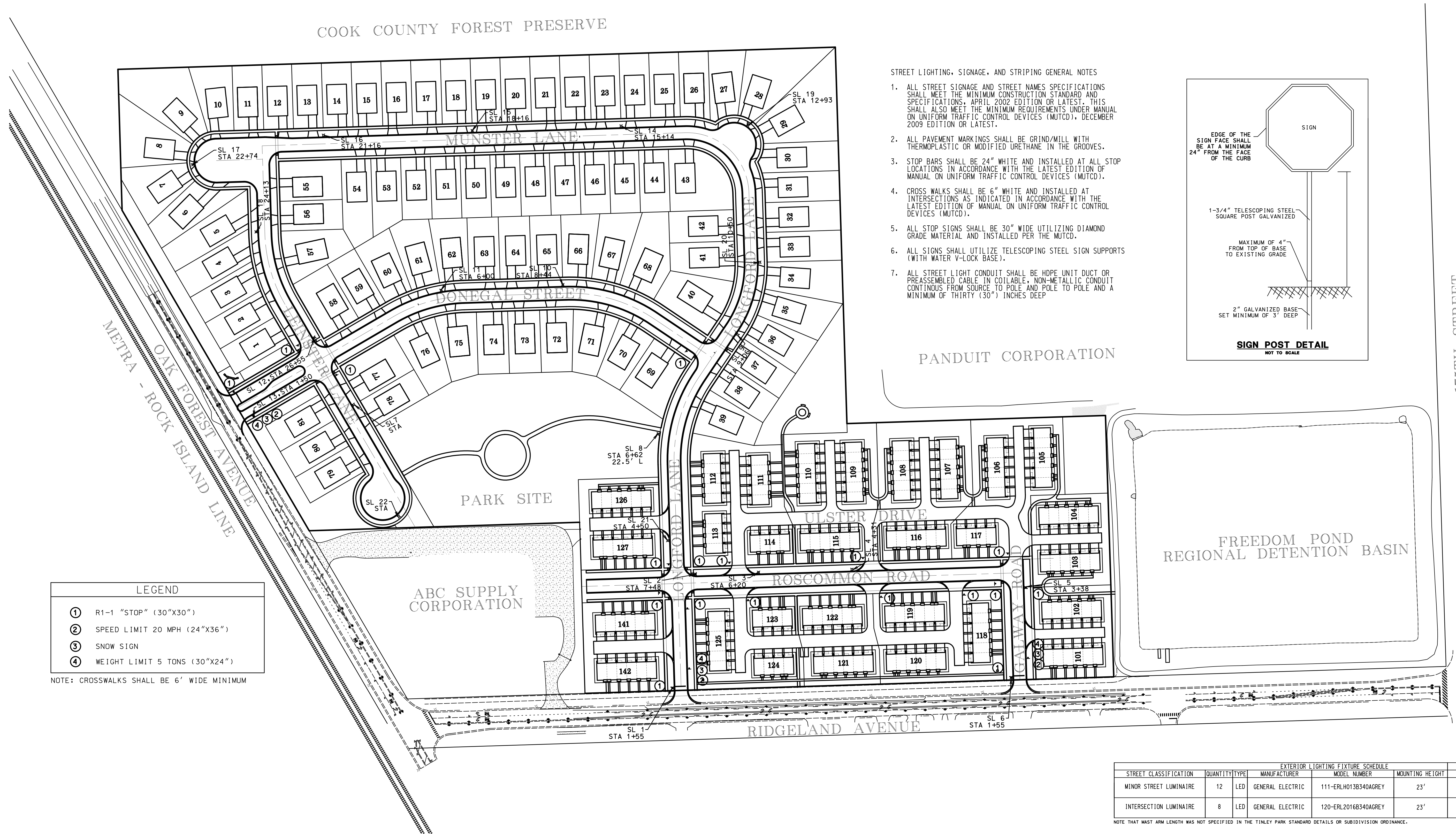
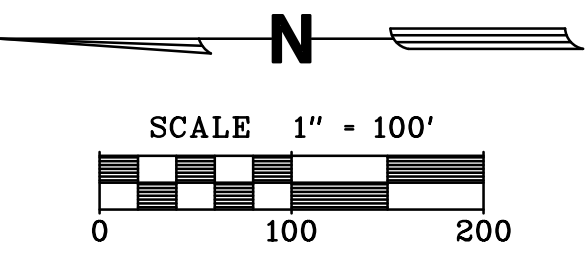
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SCHAUMBURG, ILLINOIS 60173

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04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	SCALE	1" = 50'
DATE	DESCRIPTION OF REVISION	BY		

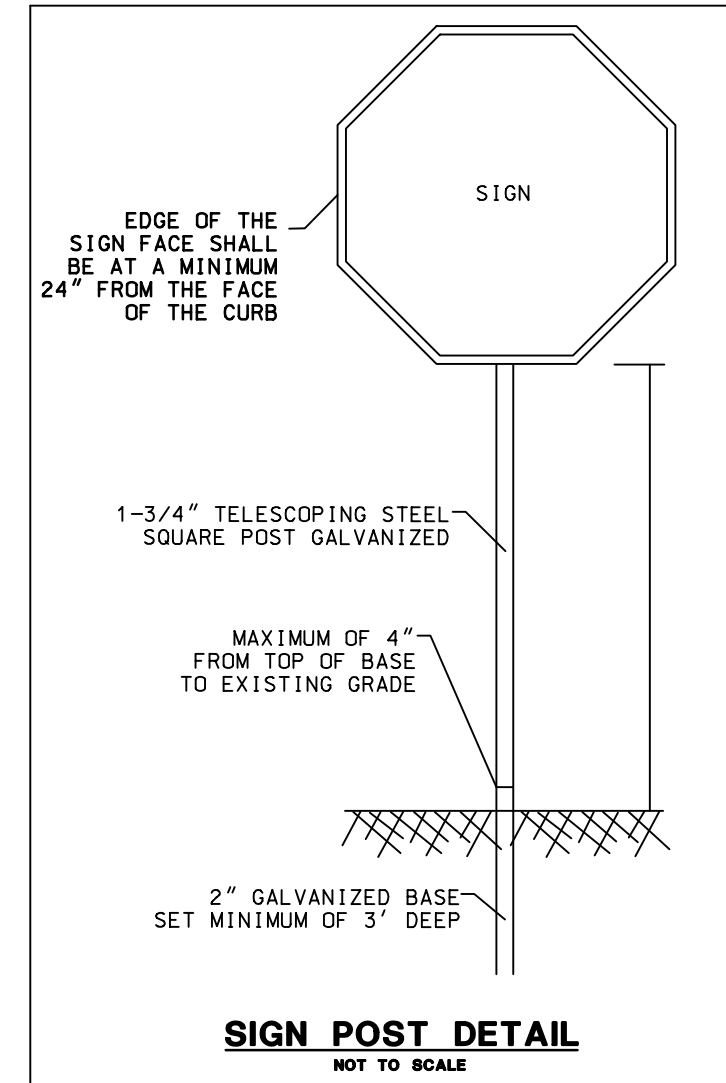
OFFSITE WATERMAIN CONNECTION PLAN
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

SHEET
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- STREET LIGHTING, SIGNAGE, AND STRIPING GENERAL NOTES
1. ALL STREET SIGNAGE AND STREET NAMES SPECIFICATIONS SHALL MEET THE MINIMUM CONSTRUCTION STANDARD AND SPECIFICATIONS, APRIL 2002 EDITION OR LATEST. THIS SHALL ALSO MEET THE MINIMUM REQUIREMENTS UNDER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), DECEMBER 2009 EDITION OR LATEST.
 2. ALL PAVEMENT MARKINGS SHALL BE GRIND/MILL WITH THERMOPLASTIC OR MODIFIED URETHANE IN THE GROOVES.
 3. STOP BARS SHALL BE 24" WHITE AND INSTALLED AT ALL STOP LOCATIONS IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 4. CROSS WALKS SHALL BE 6" WHITE AND INSTALLED AT INTERSECTIONS AS INDICATED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 5. ALL STOP SIGNS SHALL BE 30" WIDE UTILIZING DIAMOND GRADE MATERIAL AND INSTALLED PER THE MUTCD.
 6. ALL SIGNS SHALL UTILIZE TELESCOPING STEEL SIGN SUPPORTS (WITH WATER V-LOCK BASE).
 7. ALL STREET LIGHT CONDUIT SHALL BE HDPE UNIT DUCT OR PREASSEMBLED CABLE IN COILABLE, NON-METALLIC CONDUIT CONTINUOUS FROM SOURCE TO POLE AND POLE TO POLE AND A MINIMUM OF THIRTY (30') INCHES DEEP.



- LEGEND
- ① R1-1 "STOP" (30"x30")
 - ② SPEED LIMIT 20 MPH (24"x36")
 - ③ SNOW SIGN
 - ④ WEIGHT LIMIT 5 TONS (30"x24")
- NOTE: CROSSWALKS SHALL BE 6' WIDE MINIMUM

EXTERIOR LIGHTING FIXTURE SCHEDULE						
STREET CLASSIFICATION	QUANTITY	TYPE	MANUFACTURER	MODEL NUMBER	MOUNTING HEIGHT	ARM LENGTH
MINOR STREET LUMINAIRE	12	LED	GENERAL ELECTRIC	111-ERLH013B340AGREY	23'	6'
INTERSECTION LUMINAIRE	8	LED	GENERAL ELECTRIC	120-ERL2016B340AGREY	23'	6'

NOTE THAT MAST ARM LENGTH WAS NOT SPECIFIED IN THE TINLEY PARK STANDARD DETAILS OR SUBDIVISION ORDINANCE.



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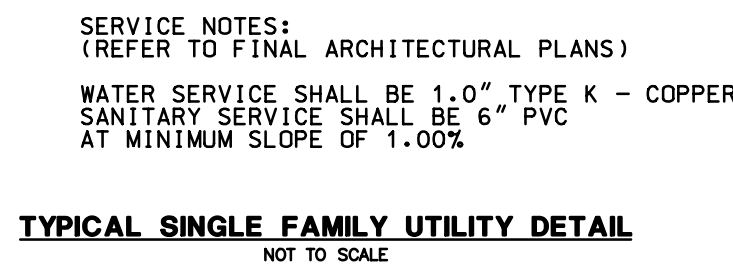
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1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

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04/18/2022	REVISED PER VILLAGE STAFF COMMENTS	SGS	
DATE	DESCRIPTION OF REVISION	BY	SCALE 1" = 100'

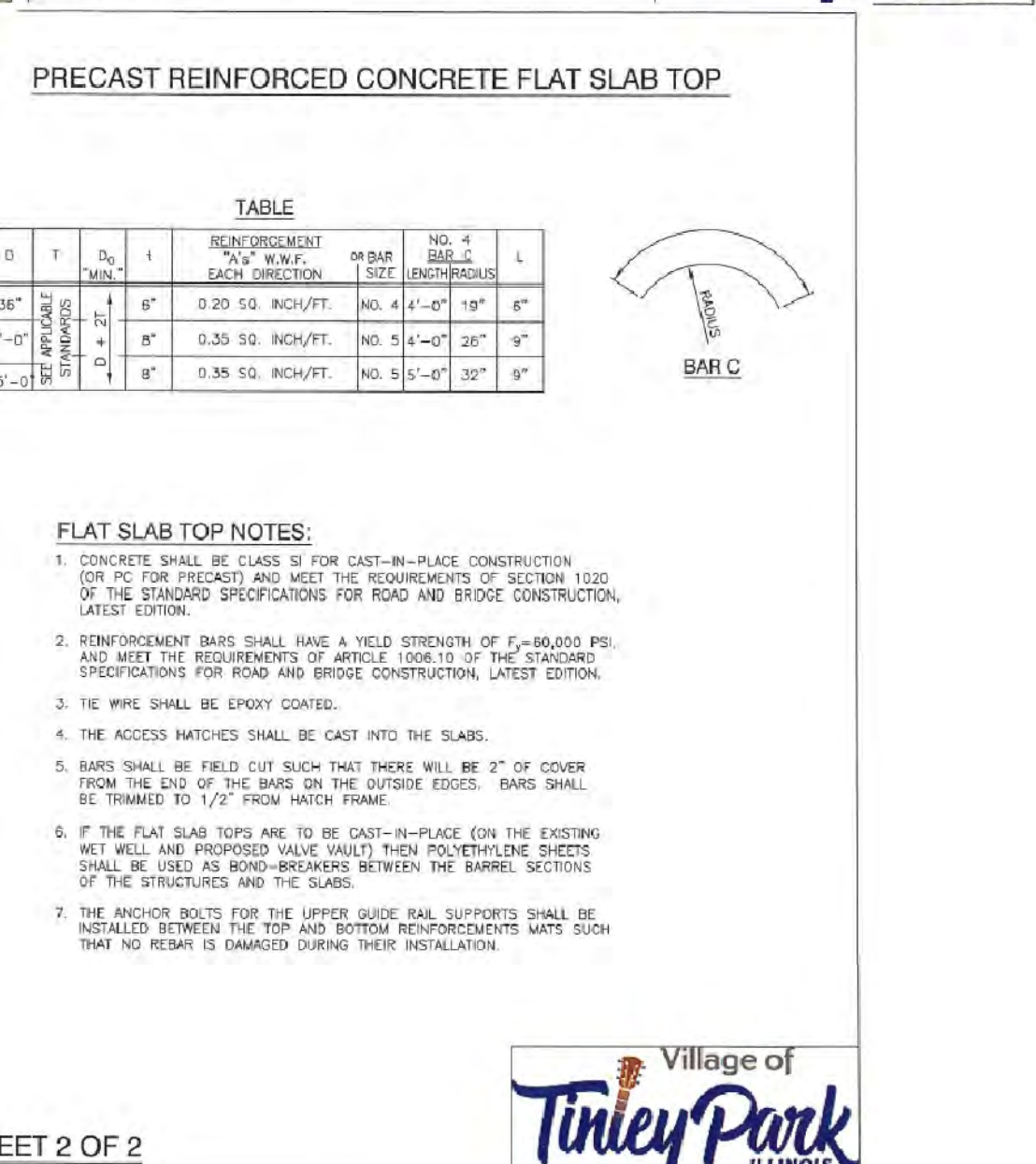
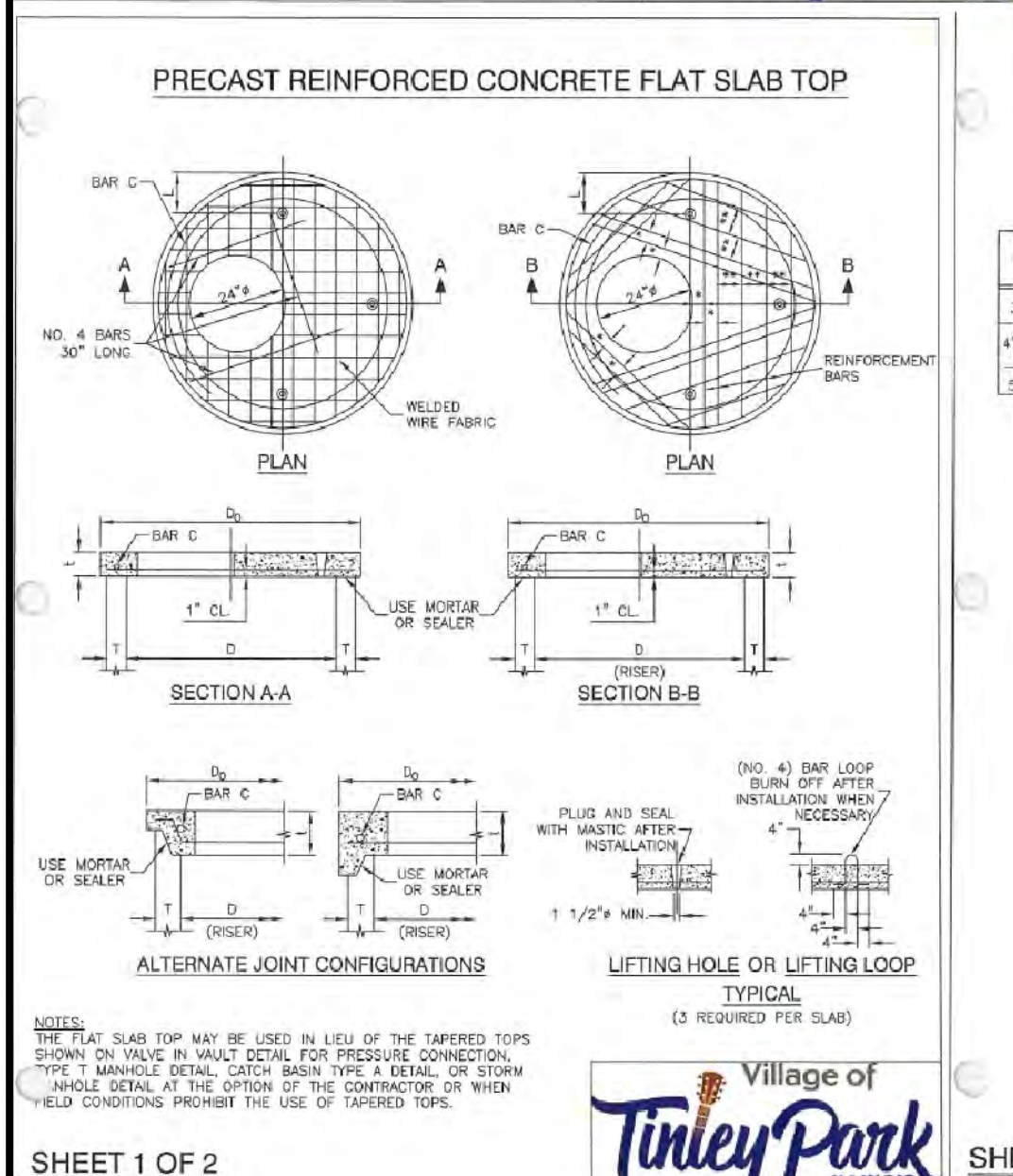
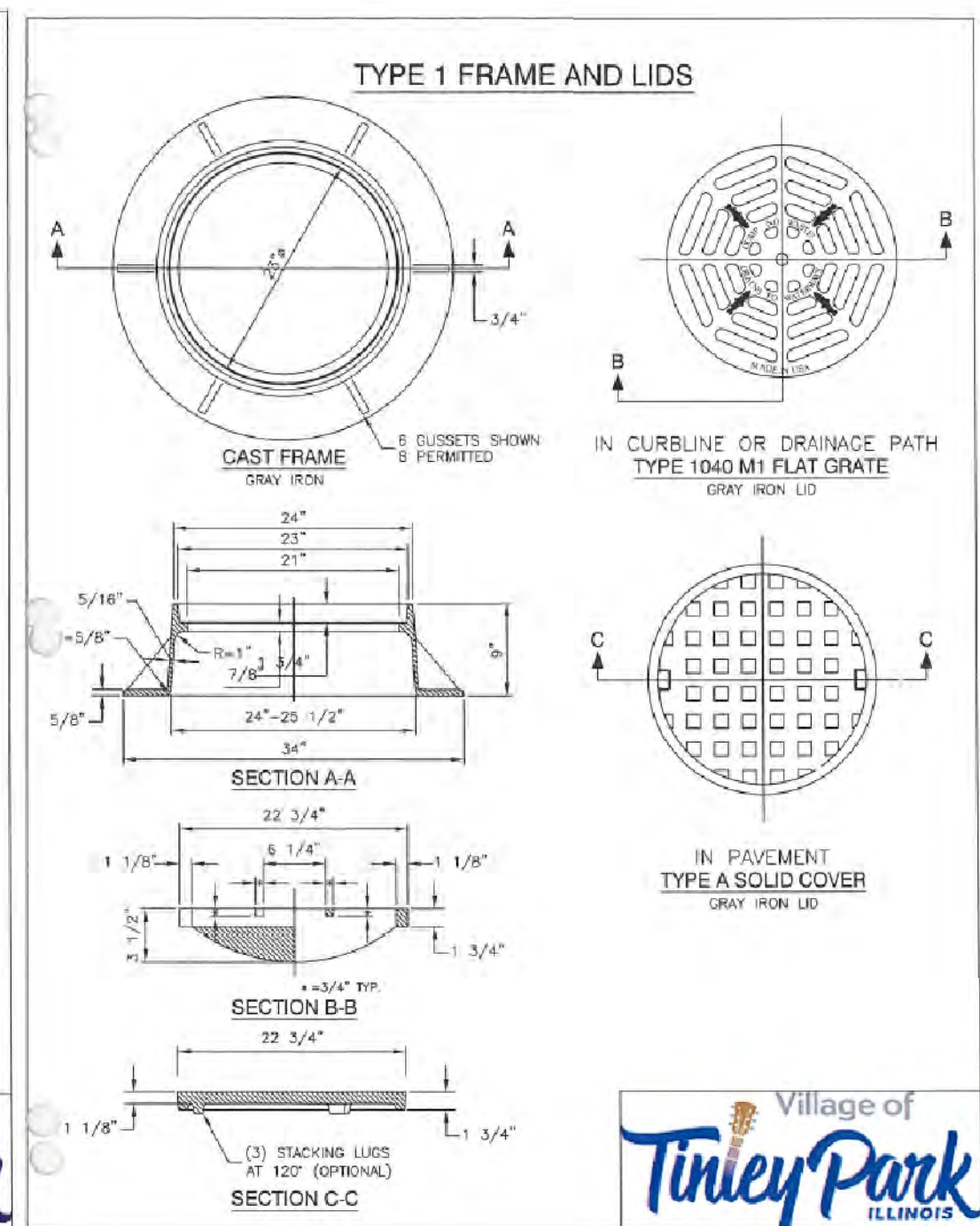
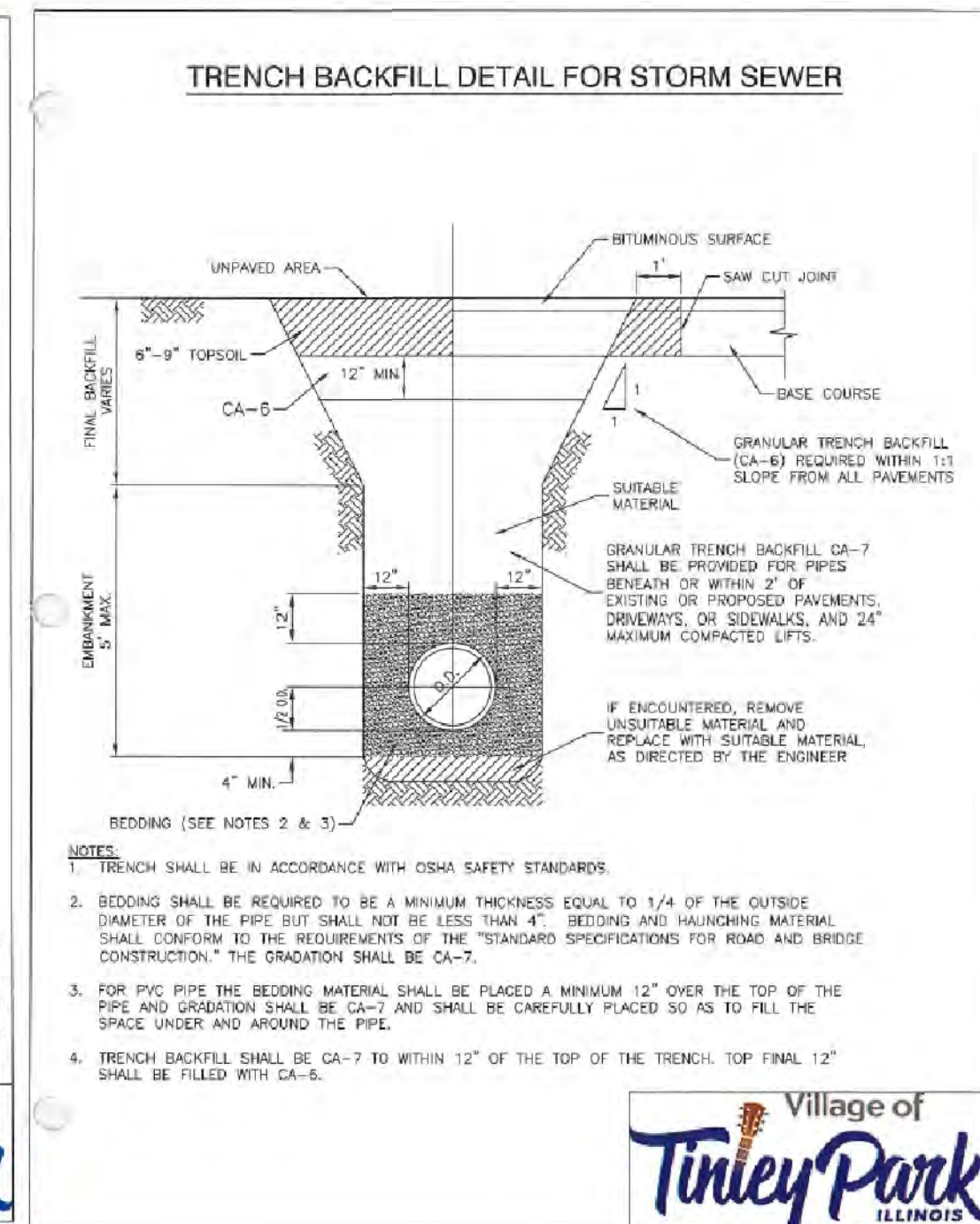
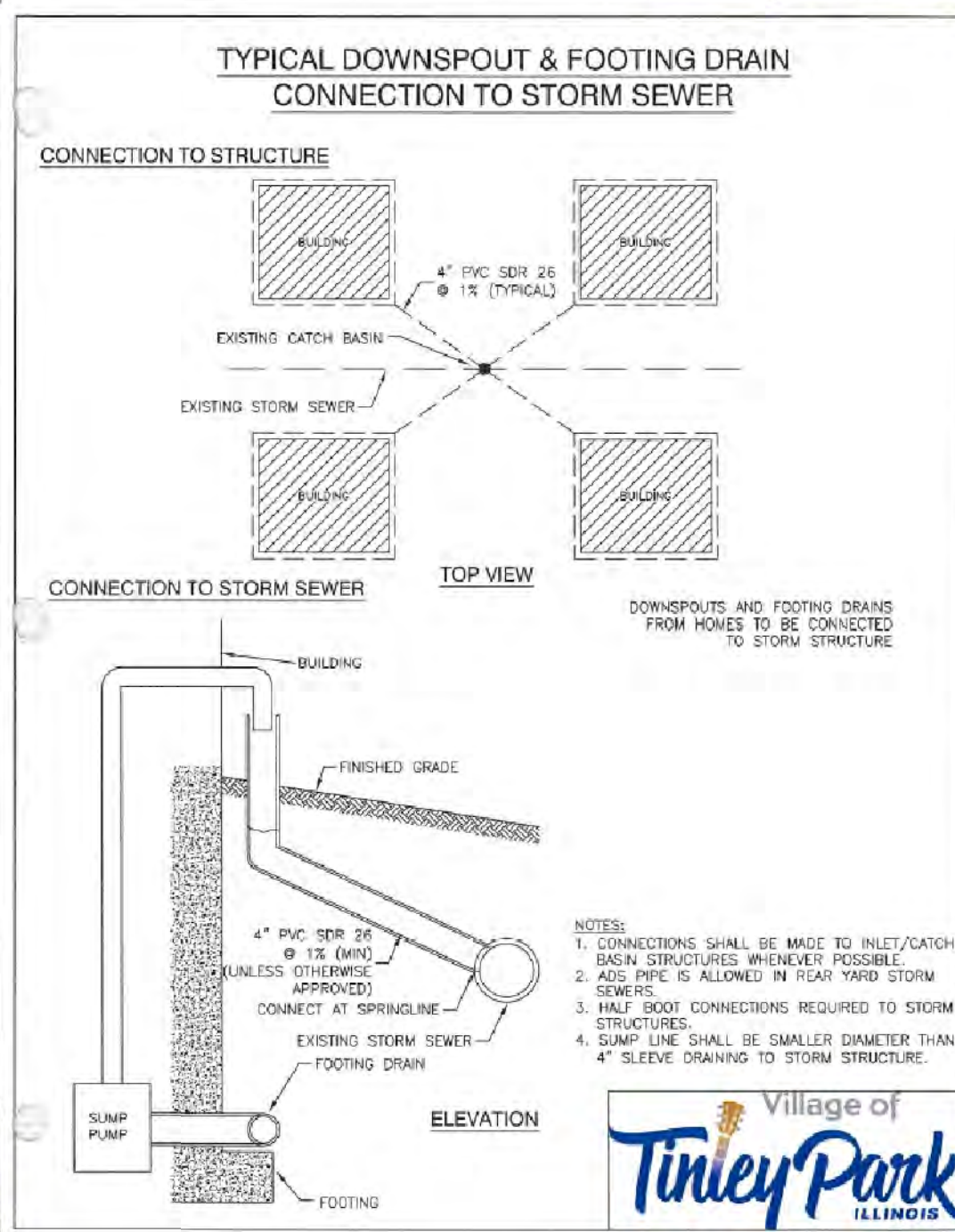
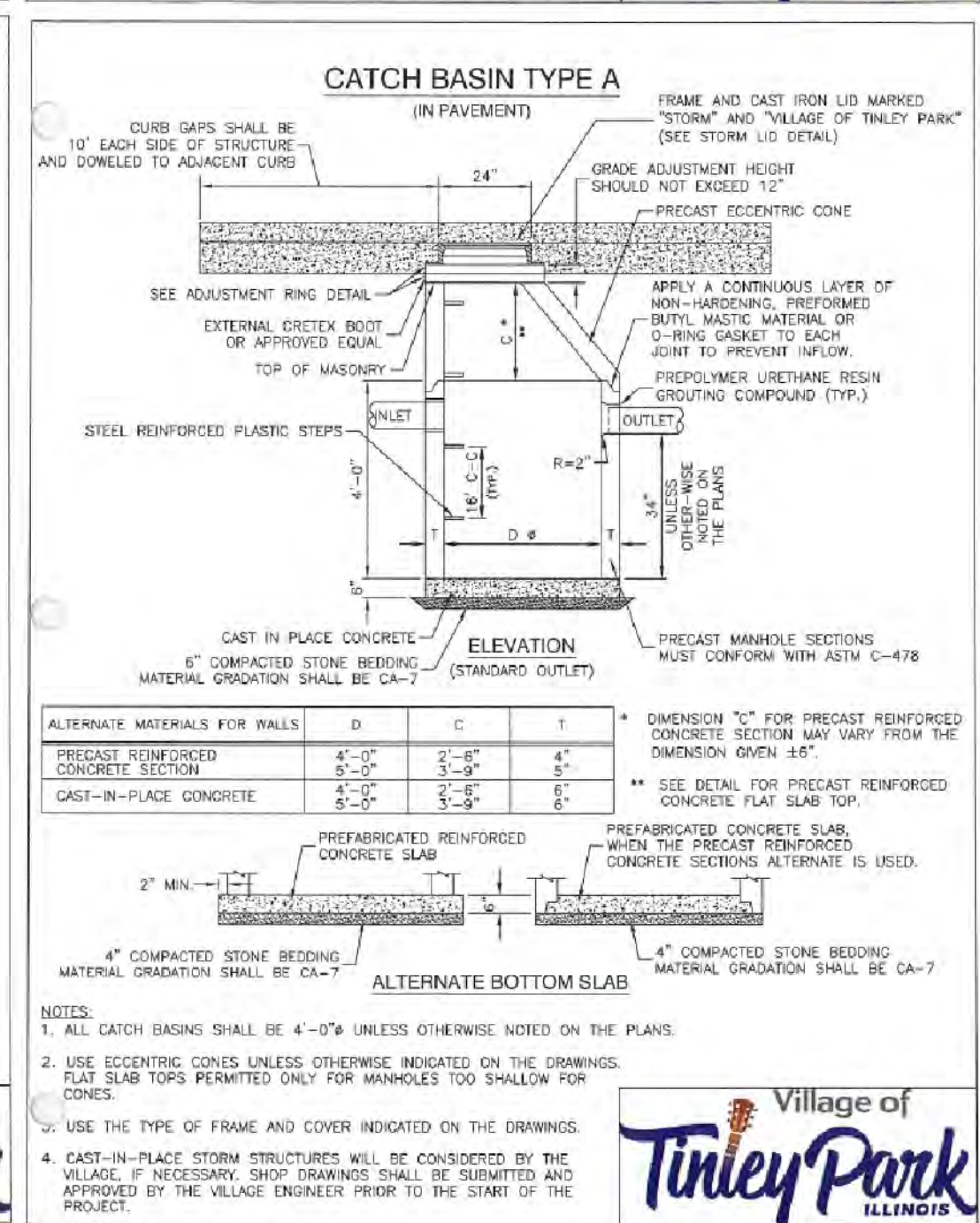
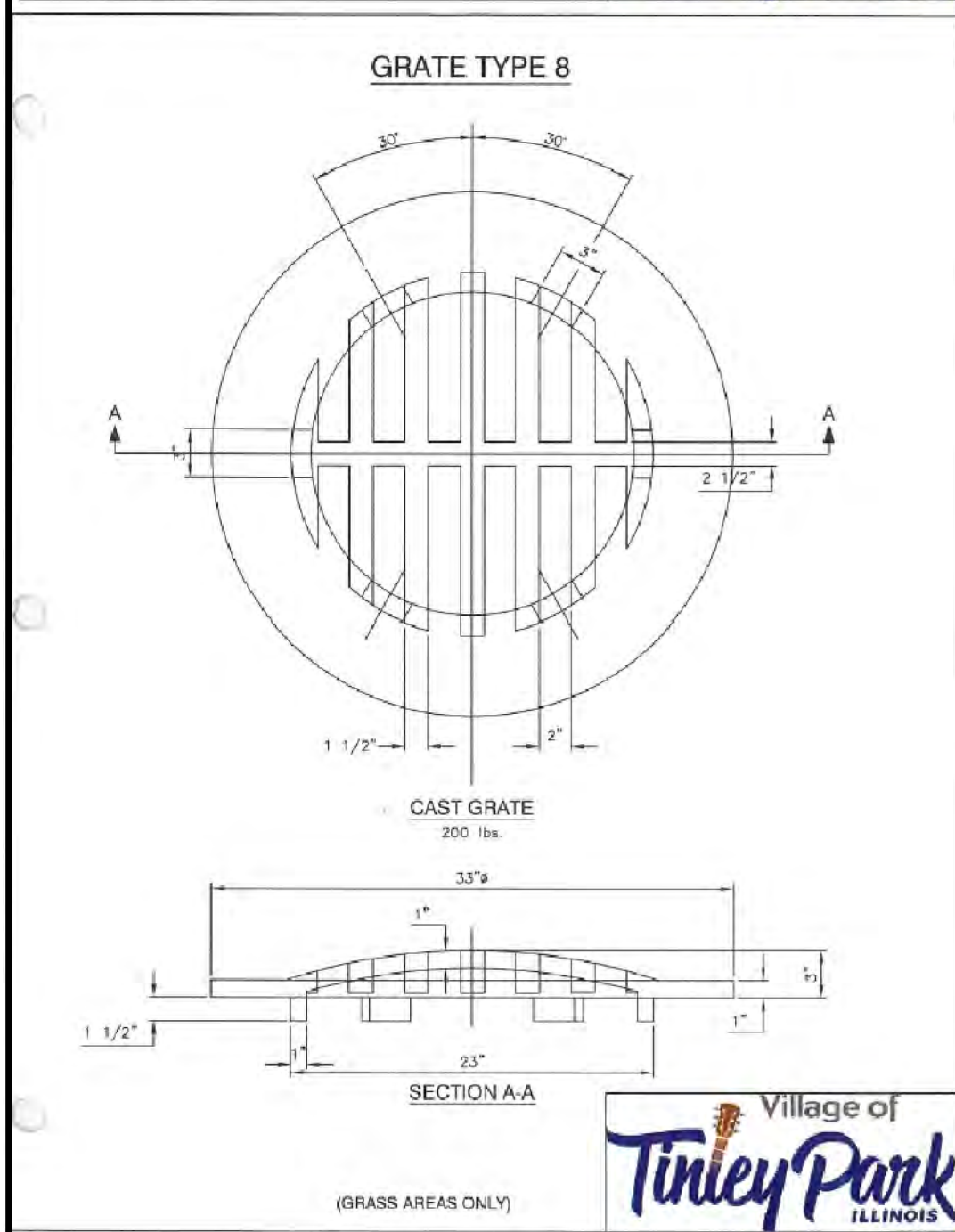
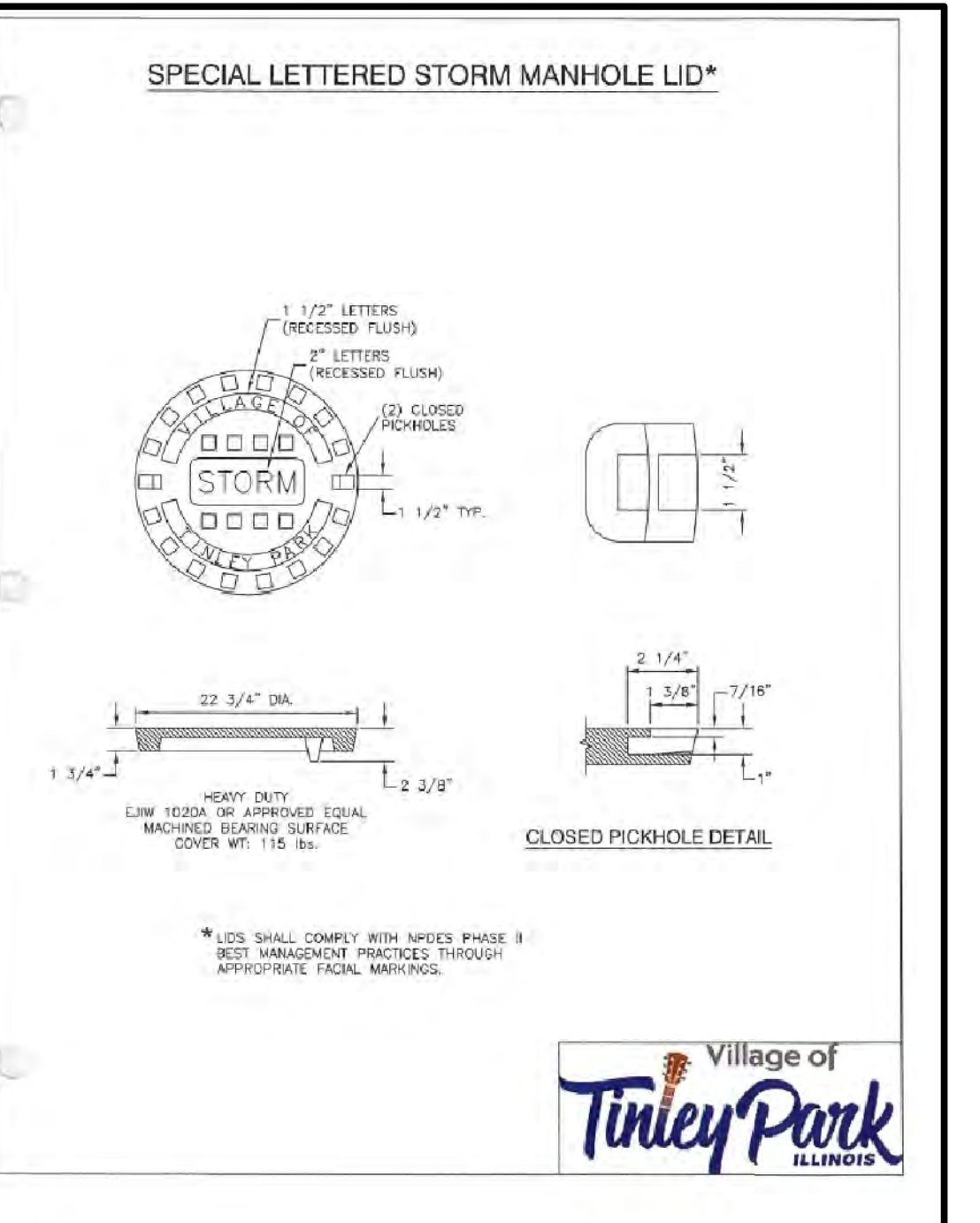
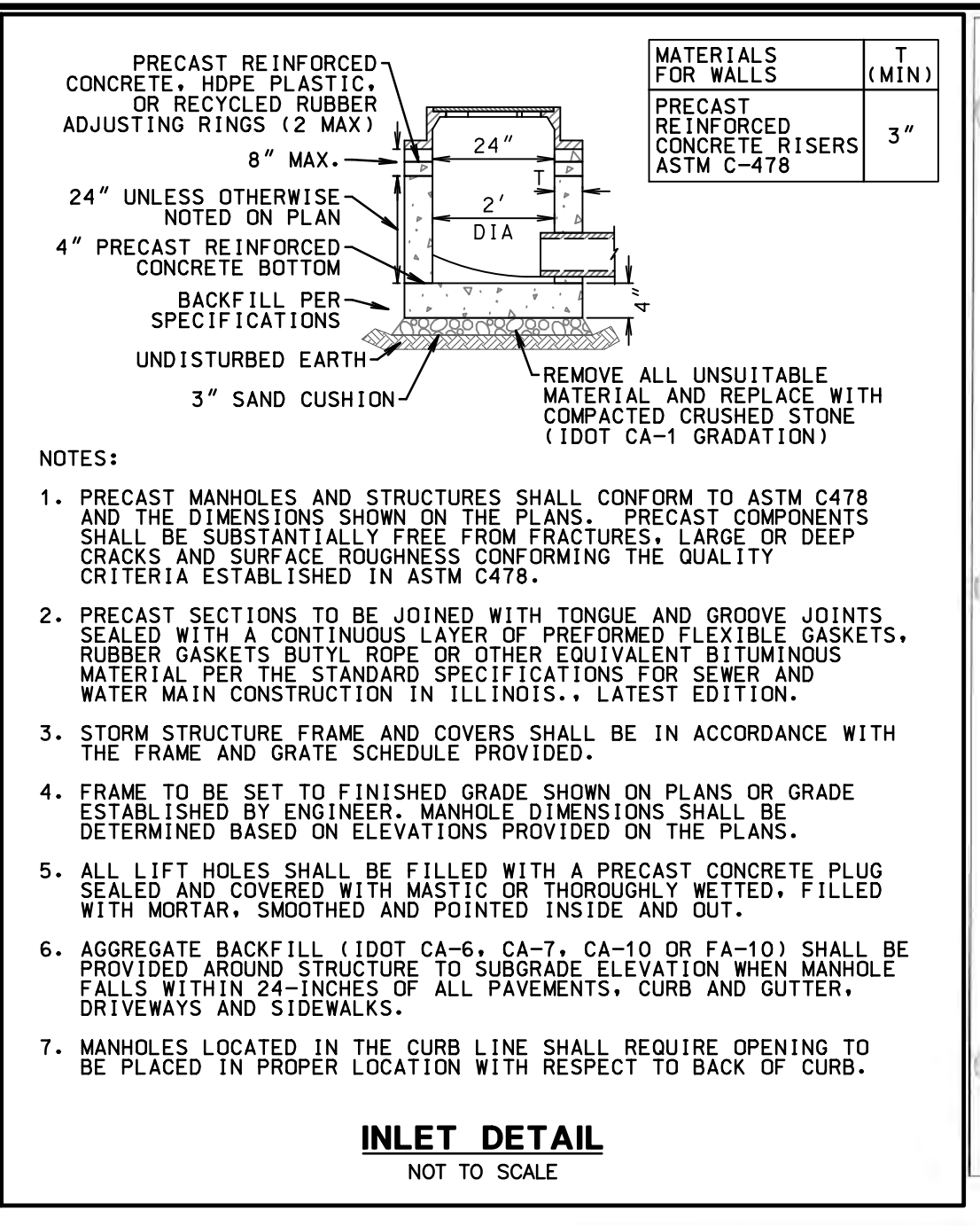
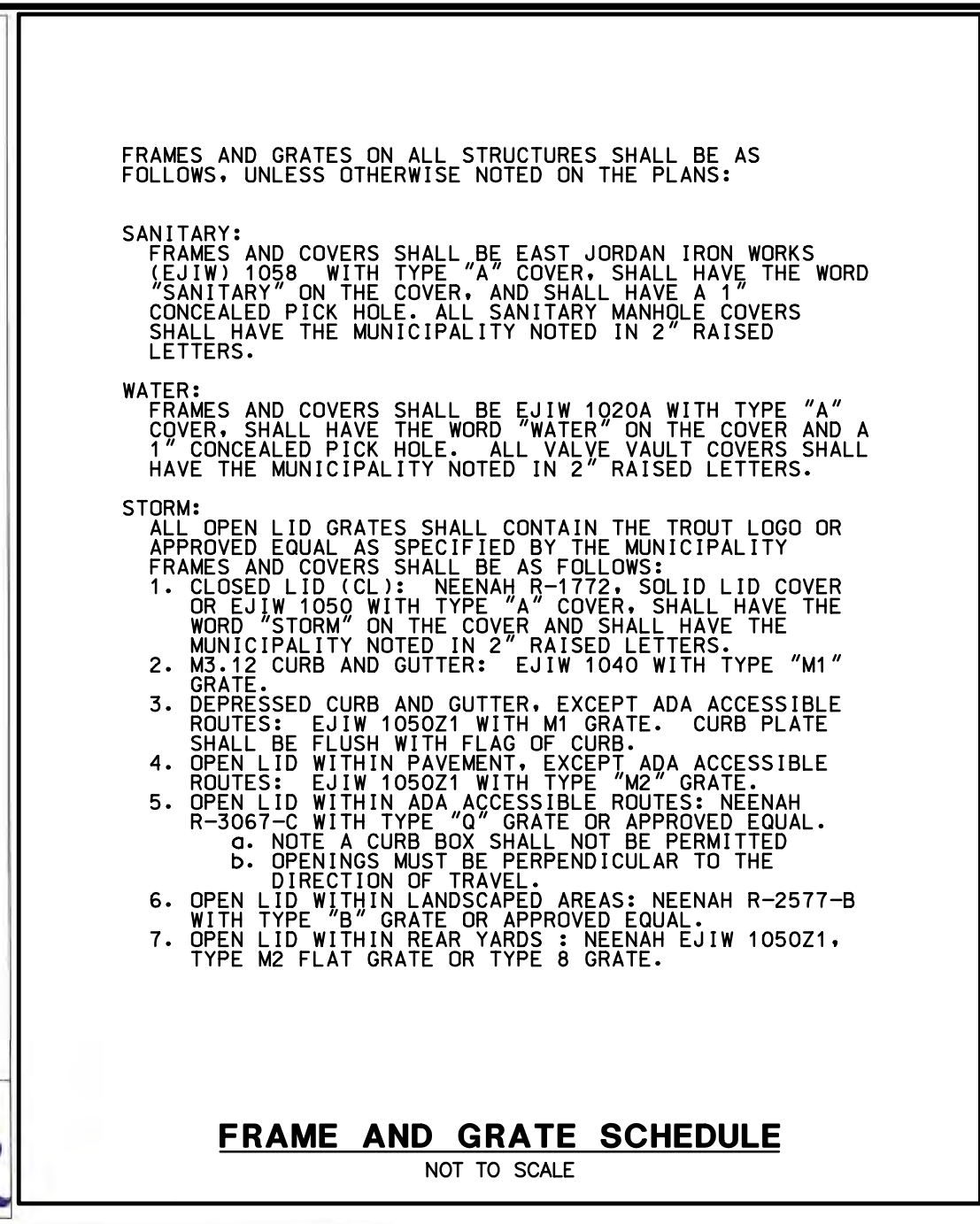
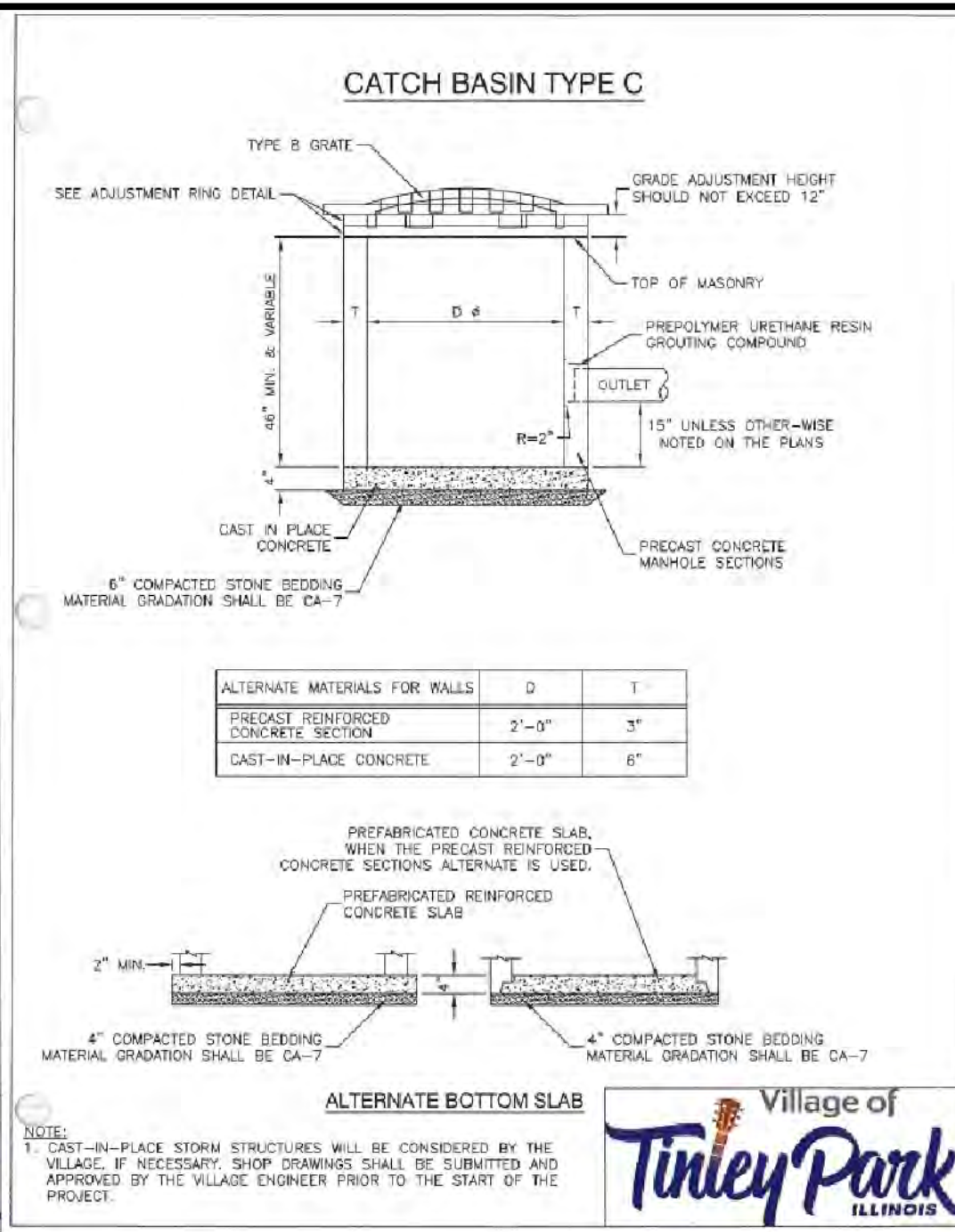
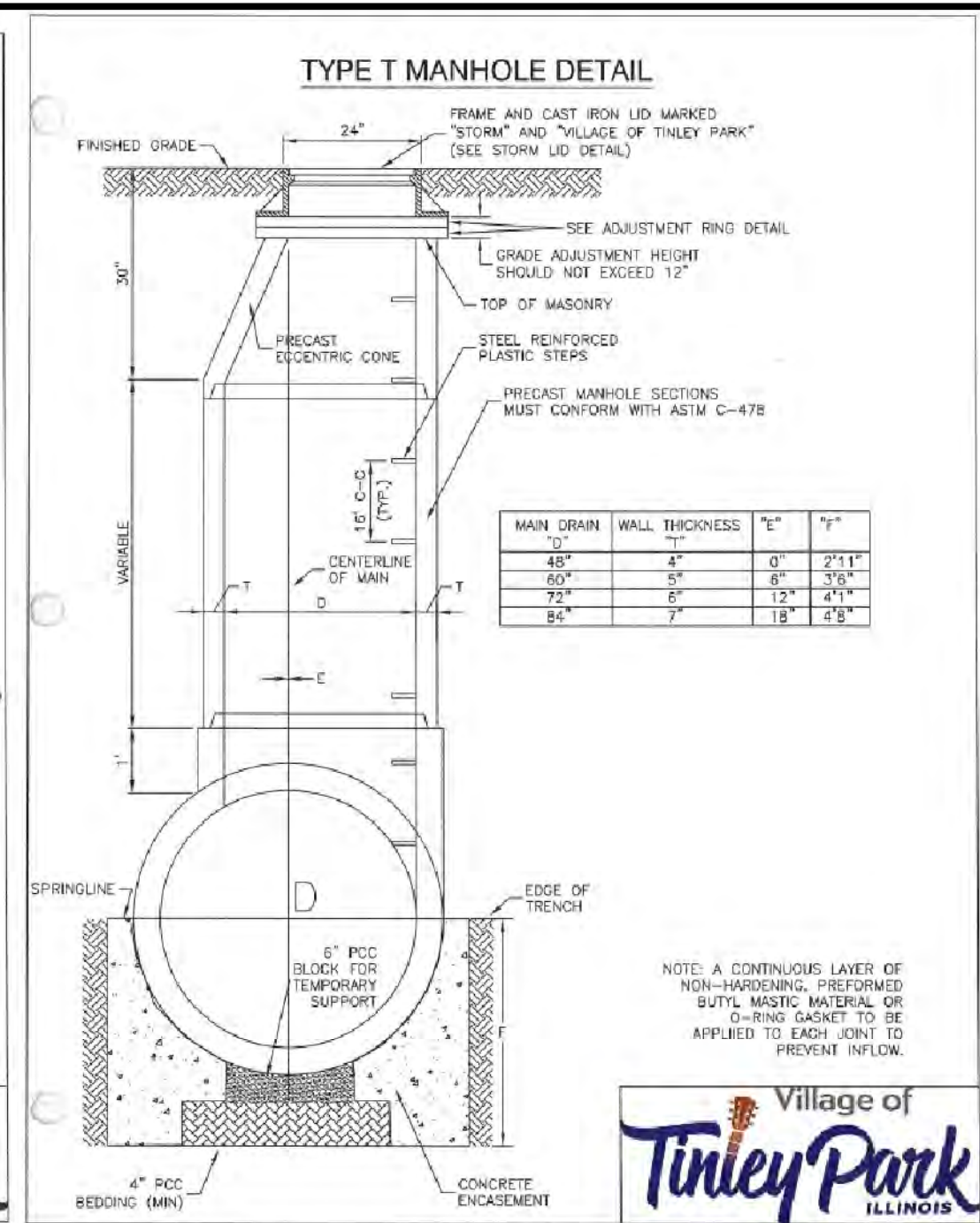
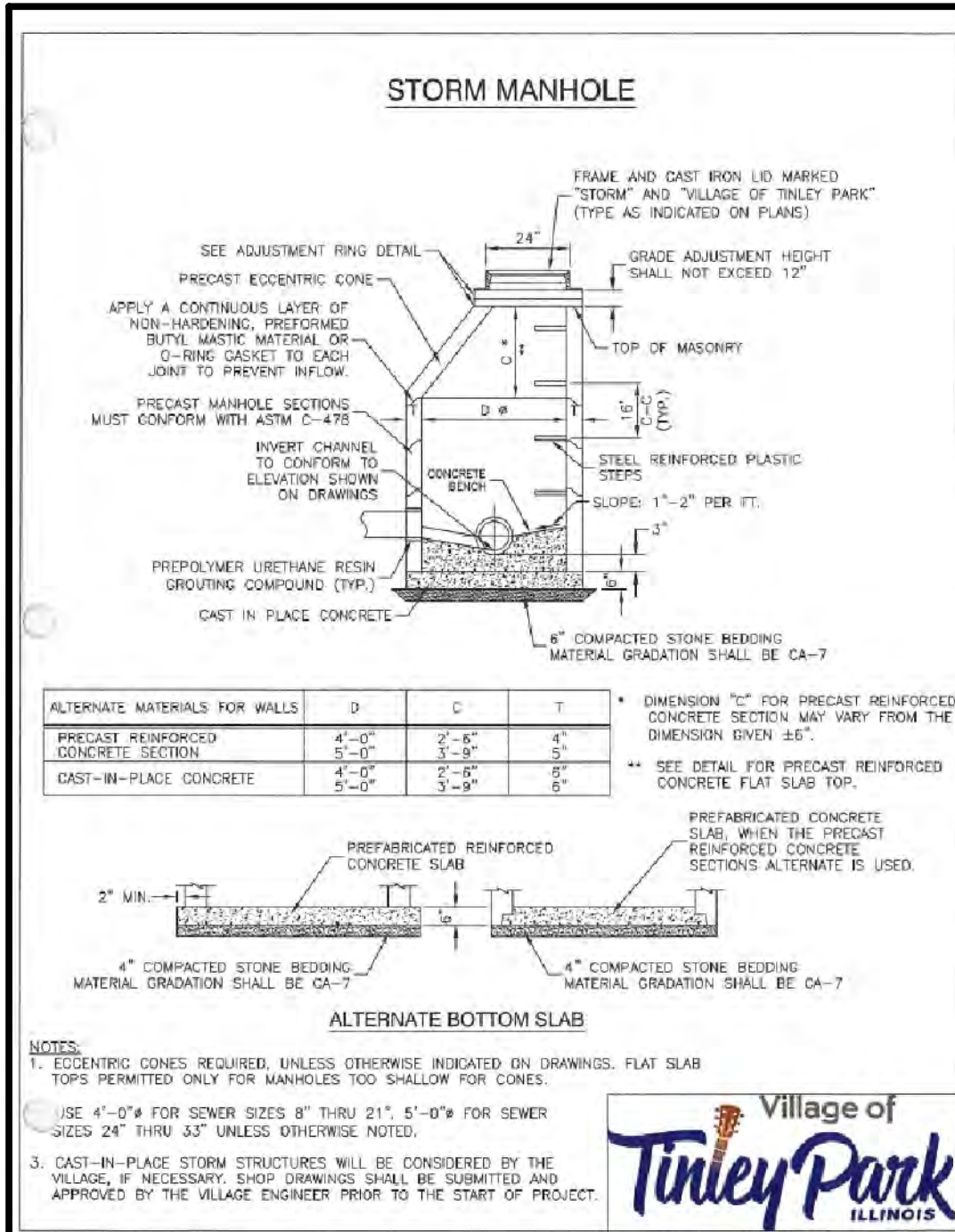
STREET LIGHT, SIGNAGE AND STRIPING PLAN
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

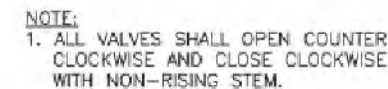
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SANITARY SERVICE SHALL BE 6" PVC,
SDR 26 AT MINIMUM SLOPE OF 1.00%
* WATER SERVICE FOR TOWNHOME UNITS
120, 121, 124, & 142 TO BE SERVED
FROM WATERMAIN IN REAR OF BUILDING





* INDICATES MWRD GENERAL NOTES

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Final Landscape Plan

OAK RIDGE

Tinley Park, Illinois

April 18, 2022

CONSULTANTS:



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



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



LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	TYPICAL FOUNDATION LANDSCAPE PLAN
6	TYPICAL FOUNDATION LANDSCAPE PLAN
7	KEY LOT FOUNDATION LANDSCAPE PLAN
8	MONUMENT DETAILS
9	SPECIFICATIONS



ISSUED FOR
CONSTRUCTION

LANDSCAPE REQUIREMENTS TABLE

Buffer Yard Landscaping			
North 1			
Bufferyard "D"			
Length: 345'			
Width: 15'			
Note: Existing fence halves required plantings			
Required: 6.6 / 2 = 3.3 Canopy Tree/ 100 L.F.			
3.3 / 2 = 1.65 Understory Tree/ 100 L.F.			
28 / 2 = 14 Shrubs/ 100 L.F.			
345 L.F. / 100 = 11.4 Canopy Trees			
5.7 Understory Trees			
48.3 Shrubs			
Provided:			
12 Canopy Trees			
7 Understory Trees			
49 Shrubs			
North 2			
Bufferyard "B"			
Length: 749'			
Width: 20'			
Note: Proposed 6' fence halves required plantings			
Required: 2.4 / 2 = 1.2 Canopy Tree/ 100 L.F.			
0.6 / 2 = 0.3 Understory Tree/ 100 L.F.			
12 / 2 = 6 Shrubs/ 100 L.F.			
749 L.F. / 100 = 7.49 Canopy Trees			
2.2 Understory Trees			
44.9 Shrubs			
Provided:			
20 Canopy Trees			
34 Understory Trees			
117 Shrubs			
6' Board on Board Fence			
West 1			
Bufferyard "B"			
Length: 1065'			
Width: 20'			
Required: 2.4 Canopy Tree/ 100 L.F.			
0.6 / 2 = 0.3 Understory Tree/ 100 L.F.			
12 Shrubs/ 100 L.F.			
1065 L.F. / 100 = 10.65 Canopy Trees			
6.4 Understory Trees			
127.8 Shrubs			
Provided:			
26 Canopy Trees			
6 Understory Trees			
82 Shrubs			
West 2			
Bufferyard "D"			
Length: 545'			
Width: 30'			
Note: Existing fence halves required plantings along 350' of the property line			
Required: 6.6 / 2 = 3.3 Canopy Tree/ 100 L.F.			
3.3 / 2 = 1.65 Understory Tree/ 100 L.F.			
28 / 2 = 14 Shrubs/ 100 L.F.			
545 L.F. / 100 = 18.0 Canopy Trees			
9.0 Understory Trees			
76.3 Shrubs			
Provided:			
18 Canopy Trees			
12 Understory Trees			
121 Shrubs			
South 1			
Bufferyard "C"			
Length: 527'			
Width: 15'			
Note: Existing fence halves required plantings			
Required: 4.5 Canopy Tree/ 100 L.F.			
1.8 Understory Tree/ 100 L.F.			
18 Shrubs/ 100 L.F.			
527 L.F. / 100 = 5.27 Canopy Trees			
9.5 Understory Trees			
94.9 Shrubs			
Provided:			
24 Canopy Trees			
10 Understory Trees			
95 Shrubs			
South 2			
Bufferyard "C"			
Length: 759'			
Width: 25'			
Note: Proposed 6' fence halves required plantings			
Required: 3.5 / 2 = 1.75 Canopy Tree/ 100 L.F.			
1.4 / 2 = 0.7 Understory Tree/ 100 L.F.			
14 / 2 = 7 Shrubs/ 100 L.F.			
759 L.F. / 100 = 13.2 Canopy Trees			
5.3 Understory Trees			
53.1 Shrubs			
Provided:			
15 Canopy Trees			
7 Understory Trees			
105 Shrubs			
East 1			
Bufferyard "C"			
Length: 521'			
Width: 15'			
Note: Proposed 6' fence halves required plantings			
Required: 4.5 / 2 = 2.25 Canopy Tree/ 100 L.F.			
1.8 / 2 = 0.9 Understory Tree/ 100 L.F.			
18 / 2 = 9 Shrubs/ 100 L.F.			
521 L.F. / 100 = 11.7 Canopy Trees			
4.7 Understory Trees			
46.7 Shrubs			
Provided:			
13 Canopy Trees			
9 Understory Trees			
47 Shrubs			

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AA	17	Acer x Freemanii 'Jeffers Red'	2 1/2" Cal.	
		AUTUMN BLAZE MAPLE		
AA4	16	Acer x Freemanii 'Jeffers Red'	4" Cal.	
		AUTUMN BLAZE MAPLE		
AF	27	Acer x Freemanii 'Marmo'	2 1/2" Cal.	
		MARMO FREEMAN MAPLE		
AS	21	Acer x saccharum 'Green Mountain'	2 1/2" Cal.	
		GREEN MOUNTAIN SUGAR MAPLE		
CO	48	Celtis occidentalis	2 1/2" Cal.	
		COMMON HACKBERRY		
GT	39	Gleditsia triacanthos var. inermis 'Skycole'	2 1/2" Cal.	
		SKYLINE HONEYLOCUST		
LS	1	Liquidambar styraciflua 'Moraine'	2 1/2" Cal.	
		MORAINES SWEETGUM		
LT	33	Liriodendron tulipifera	2 1/2" Cal.	
		TULIPTREE		
PM	34	Platanus x acerifolia 'Morton Circle'	2 1/2" Cal.	
		EXCLAMATION! LONDON PLANETREE		
QB	26	Quercus bicolor	2 1/2" Cal.	
		SWAMP WHITE OAK		
QI	21	Quercus imbricaria	2 1/2" Cal.	
		SHINGLE OAK		
QM	14	Quercus macrocarpa	2 1/2" Cal.	
		BUR OAK		
QR	28	Quercus rubra	2 1/2" Cal.	
		RED OAK		
SR	5	Syringa reticulata 'Ivory Silk'	2 1/2" Cal.	
		IVORY SILK JAPANESE TREE LILAC		
TA	20	Tilia americana 'Redmond'	2 1/2" Cal.	
		REDMOND AMERICAN LINDEN		
TC	27	Tilia cordata 'Greenspire'	2 1/2" Cal.	
		GREENSPIRE LITTLELEAF LINDEN		
TT	24	Tilia tomentosa 'Sterling'	2 1/2" Cal.	
		STERLING SILVER LINDEN		
UM	15	Ulmus 'Morton Glossy'	2 1/2" Cal.	
		TRIUMPH ELM		
UC	17	Ulmus carpinifolia 'New Horizon'	2 1/2" Cal.	
		NEW HORIZON SMOOTHLEAF ELM		
ORNAMENTAL TREES				
AG	27	Amelanchier x grandiflora	6' Ht.	Multi-Stem
		APPLE SERVICEBERRY		
BN	6	Betula nigra 'Gully'	6' Ht.	Multi-Stem
		HERITAGE RIVER BIRCH		
CC	15	Cercis canadensis	6' Ht.	Multi-Stem
		EASTERN REDBUD		
CT	13	Cotaeus crugalli var. inermis	6' Ht.	Multi-Stem
		THORNLESS COCKSPUR HAWTHORN		
MP	14	Malus 'Prairifire'	6' Ht.	Multi-Stem
		PRAIRIFIRE CRABAPPLE		
MR	9	Malus 'Royal Raindrops'	6' Ht.	Multi-Stem
		ROYAL RAINDROPS CRABAPPLE		
EVERGREEN TREES				
AC	26	Abies concolor	8' Ht.	
		WHITE FIR		
PA	13	Picea abies	8' Ht.	
		NORWAY SPRUCE		
PAIO	12	Picea abies	10' Ht.	
		NORWAY SPRUCE		
PG	6	Picea glauca var. densata	8' Ht.	
		BLACK HILLS SPRUCE		
PO	12	Picea omorika	8' Ht.	
		SERBIAN SPRUCE		
POIO	12	Picea omorika	10' Ht.	
		SERBIAN SPRUCE		
PS	15	Pinus strobus	8' Ht.	
		EASTERN WHITE PINE		
DECIDUOUS SHRUBS				
CS	144	Cornus sericea 'Bailey'	36" Tall	5' O.C.
		BAILEY'S REDTWIG DOGWOOD		
CF	49	Cornus sericea 'Farrow'	24" Tall	3' O.C.
		ARCTIC FIRE REDTWIG DOGWOOD		
FI	46	Forsythia x intermedia 'New Hampshire Gold 36'	36" Tall	3' O.C.
		NEW HAMPSHIRE GOLD FORSYTHIA		
HA	113	Hydrangea arborescens 'Abetwo'	24" Tall	3' O.C.
		INCREDIBALL HYDRANGEA		
HQ	10	Hydrangea quercifolia 'Pee Wee'	24" Tall	3' O.C.
		PEE WEE OAKLEAF HYDRANGEA		
PH	53	Physocarpus opulifolius 'Seward'	30" Tall	4' O.C.
		SUMMER WINE NINEBARK		
RA	28	Rhus aromatica 'Gro-low'	24" Wide	3' O.C.
		GRO-LOW SUMAC		
VJ	174	Viburnum x juddii	36" Tall	4' O.C.
		JUDD VIBURNUM		
EVERGREEN SHRUBS				
JK	29	Juniperus chinensis 'Kallays Compact'	24" Wide	4' O.C.
		KALLAYS COMPACT PFITZER JUNIPER		
JC	63	Juniperus chinensis 'Sea Green'	30" Wide	5' O.C.
		SEA GREEN JUNIPER		
JB	18	Juniperus conferta 'Blue Pacific'	24" Wide	4' O.C.
		BLUE PACIFIC JUNIPER		
TE	10	Taxus x media 'Everlow'	24" Wide	4' O.C.
		EVERLOW YEW		
TM	34	Taxus x media 'Densiflormis'	24" Wide	4' O.C.
		DENSE YEW		

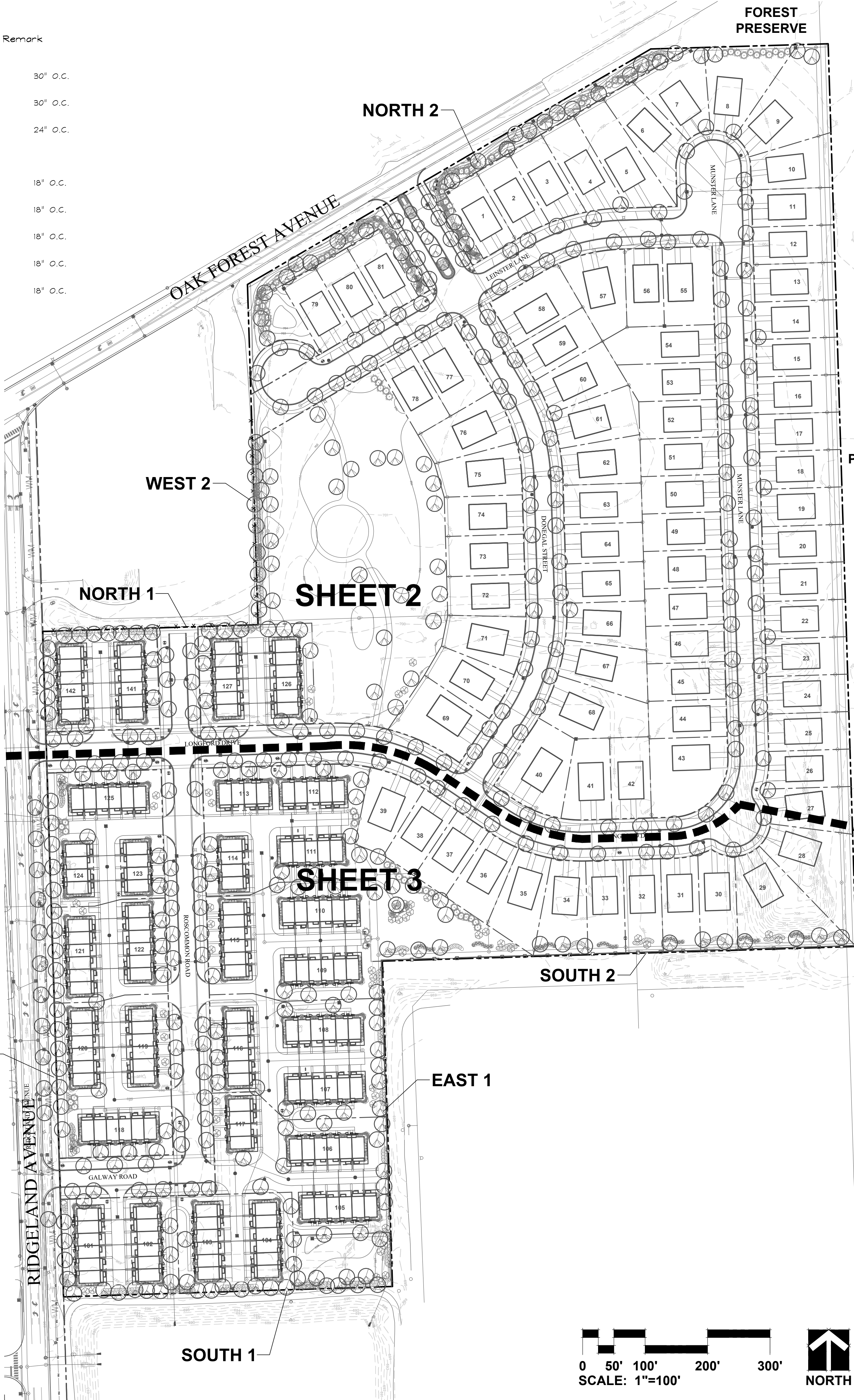
PARKWAY TREE REQUIREMENTS

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

LANDSCAPING PROVIDED:
201 SHADE TREES

GENERAL NOTES

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



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OAK RIDGE
TINLEY PARK, ILLINOIS
OVERALL LANDSCAPE PLAN

5	4.18.2022
4 - FOR	CONSTRUCTION 3.21.2022
3	2.22.2022
2	11.24.2021
1	10.15.2021

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PROJECT NO.	DR1704
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CHECKED	MGM
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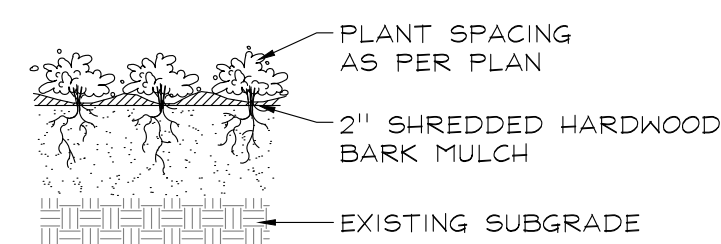
OAK RIDGE TINLEY PARK, ILLINOIS LANDSCAPE PLAN

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4 - FOR	
CONSTRUCTION	3.21.2022
3	2.22.2022
2	11.24.2021
1	10.15.2021

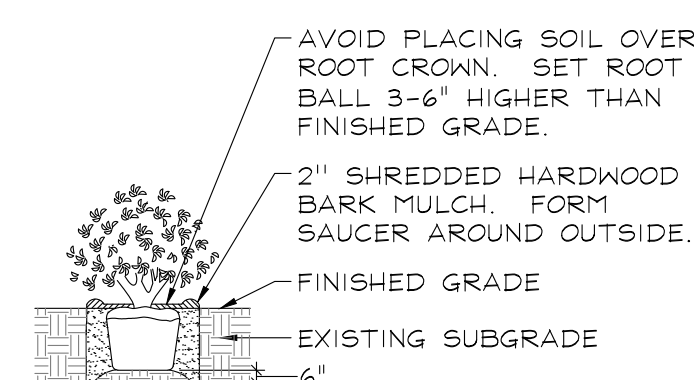
DATE
PROJECT NO. DR1704
DRAWN CLE
CHECKED MGM
SHEET NO.

2 OF 9

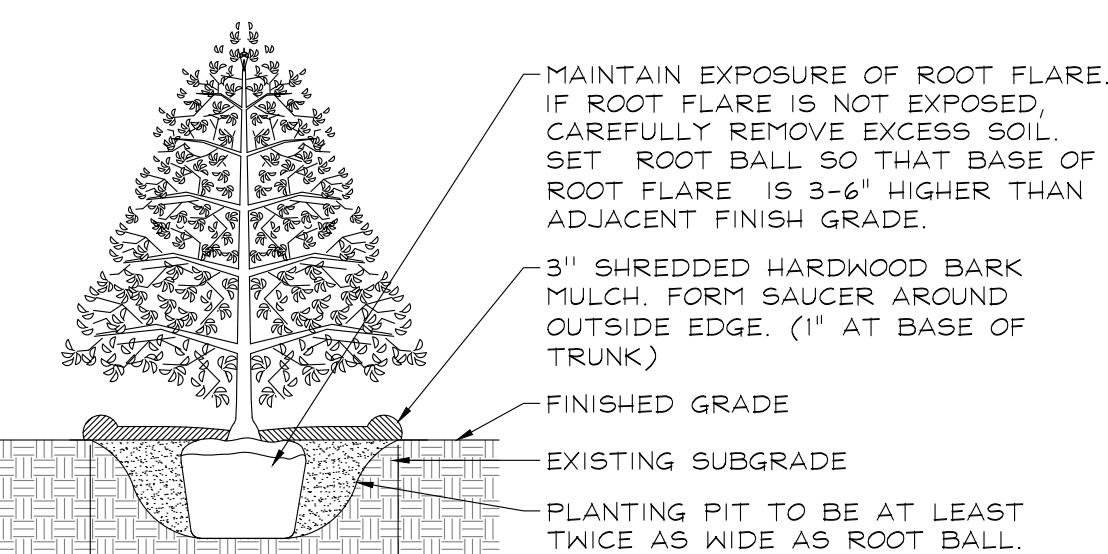
PLANTING DETAILS



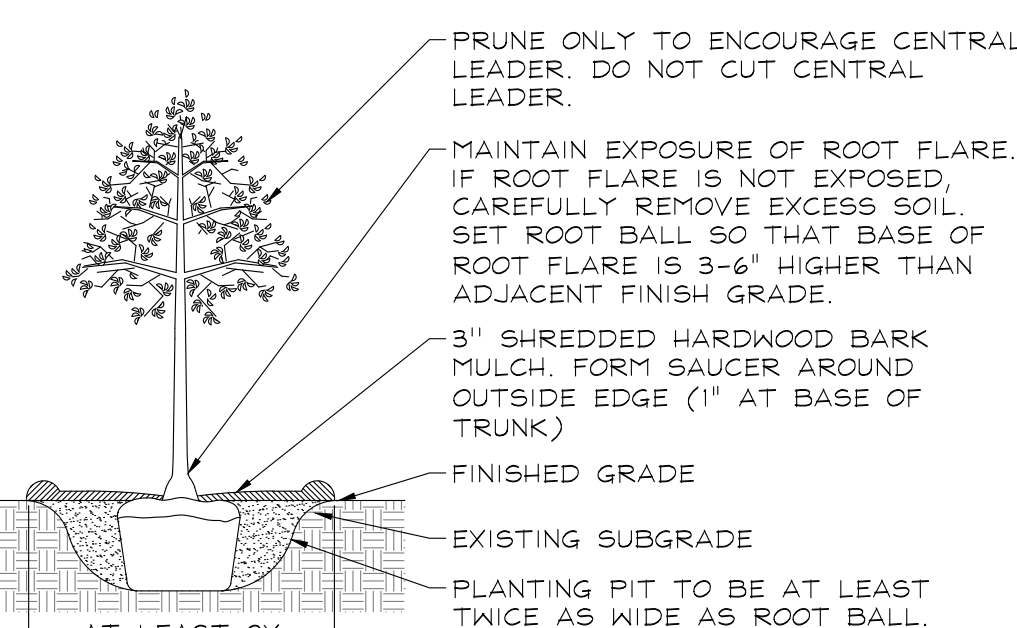
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



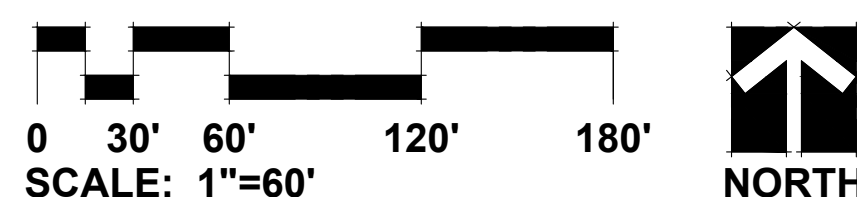
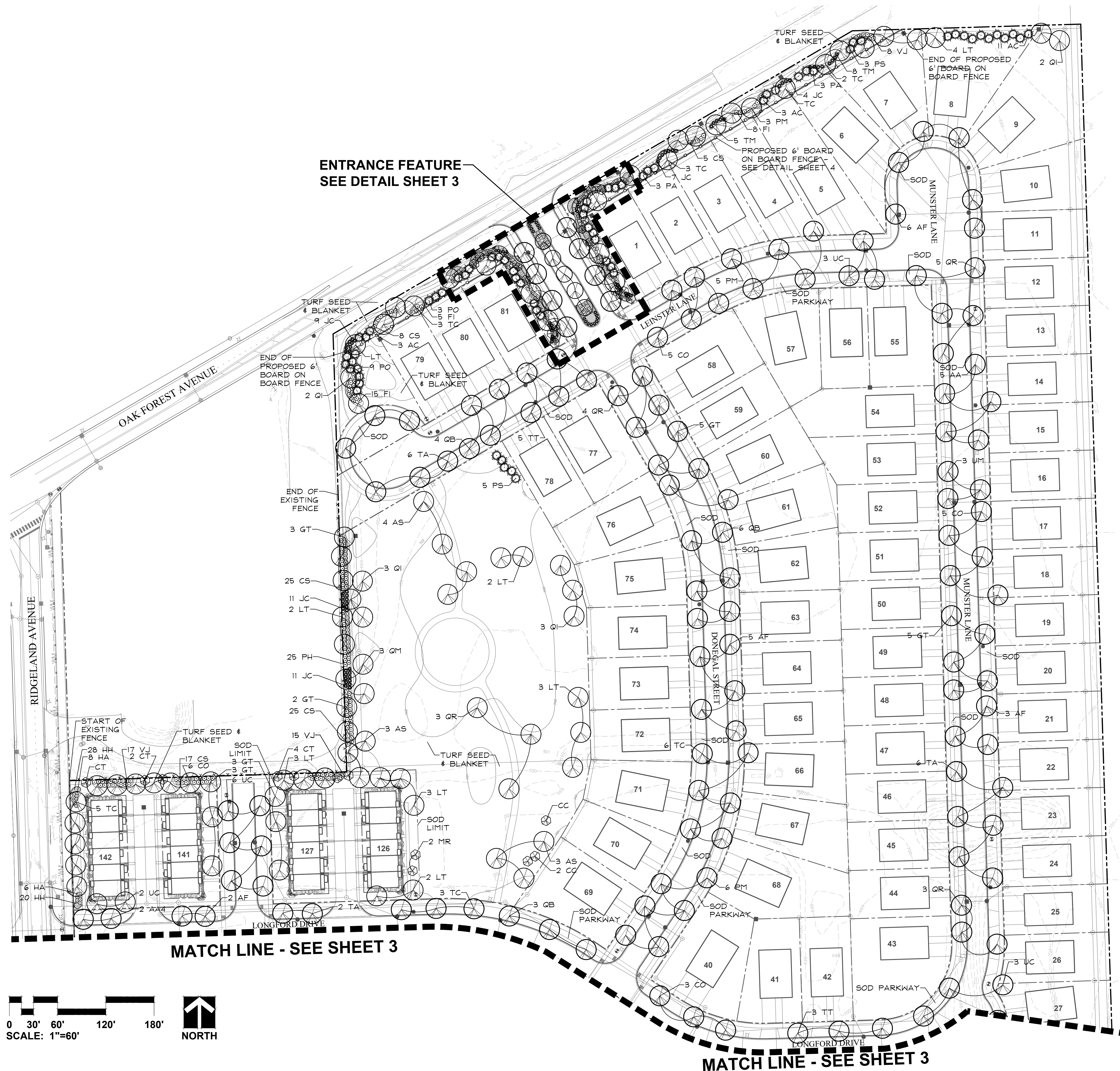
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



EVERGREEN TREES NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



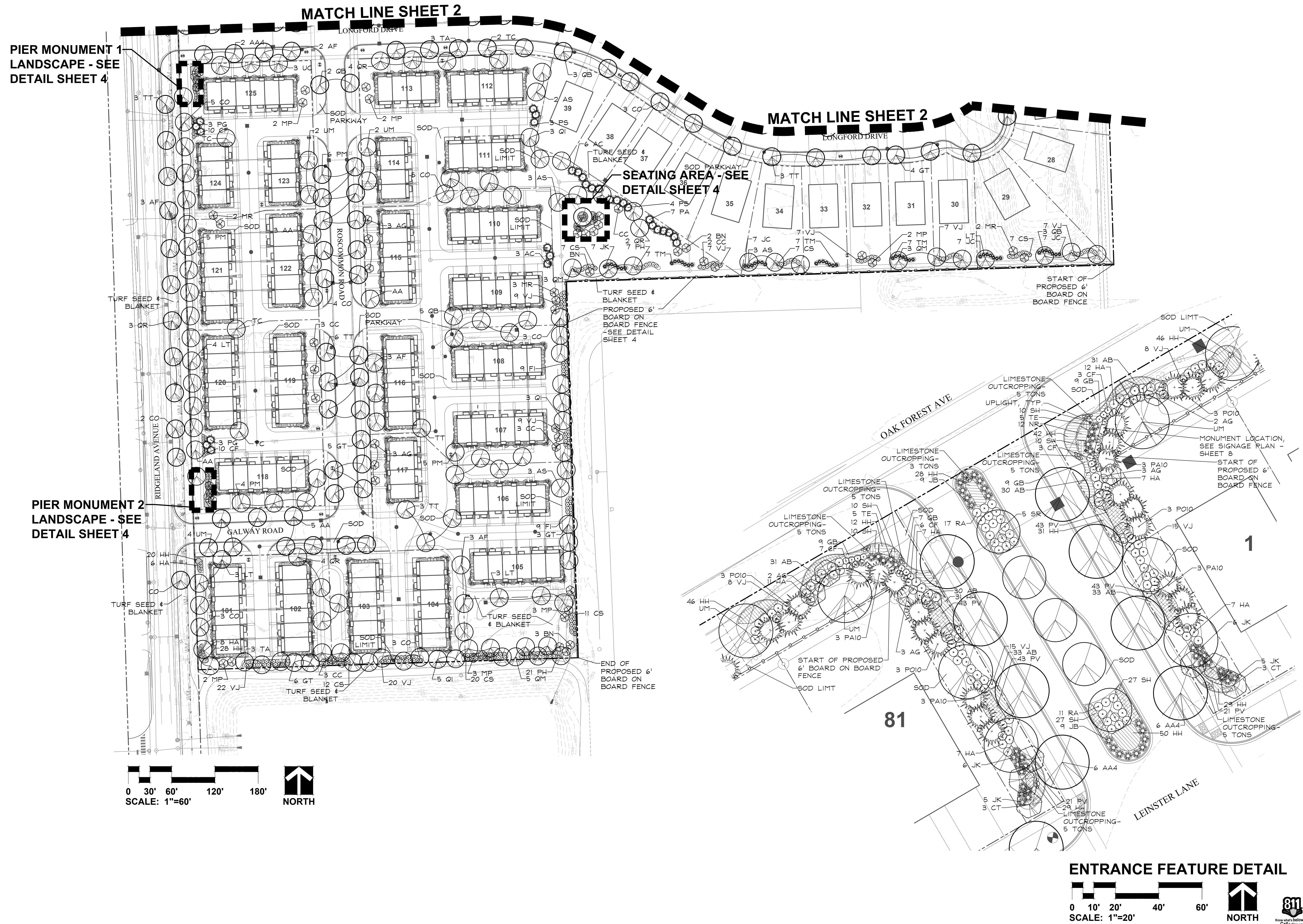


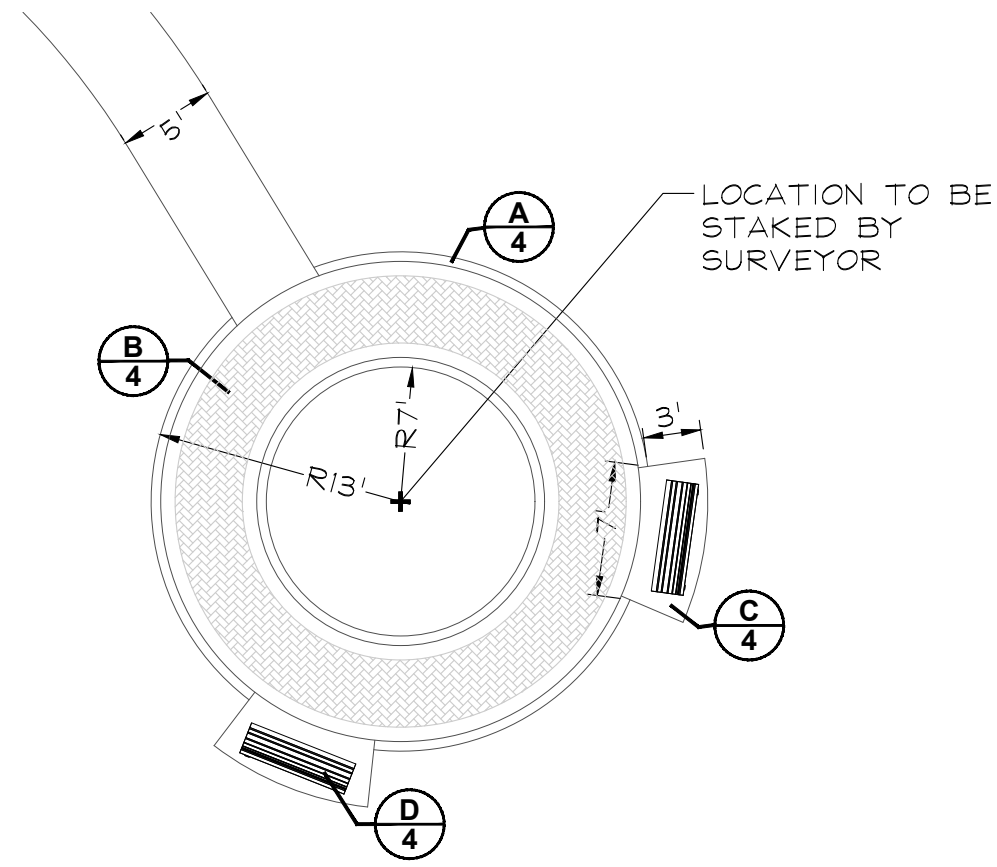
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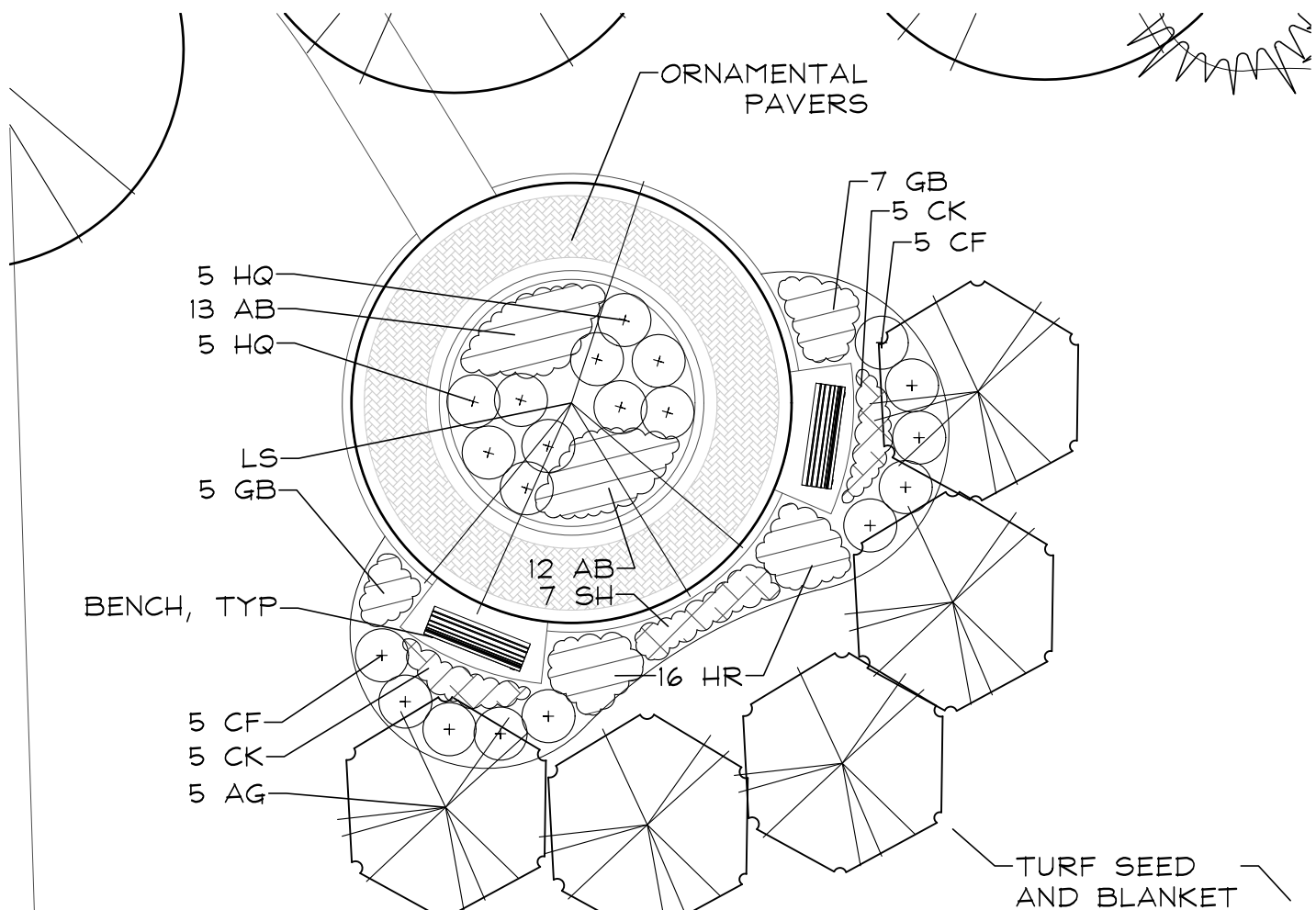
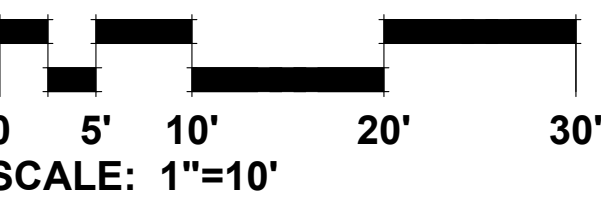
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REVISIONS	

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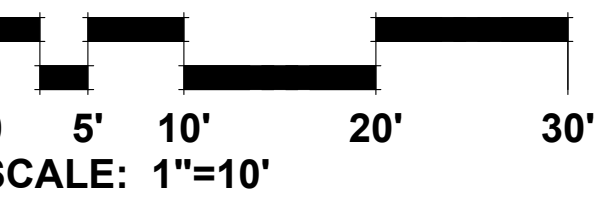




SEATING AREA LAYOUT DETAIL

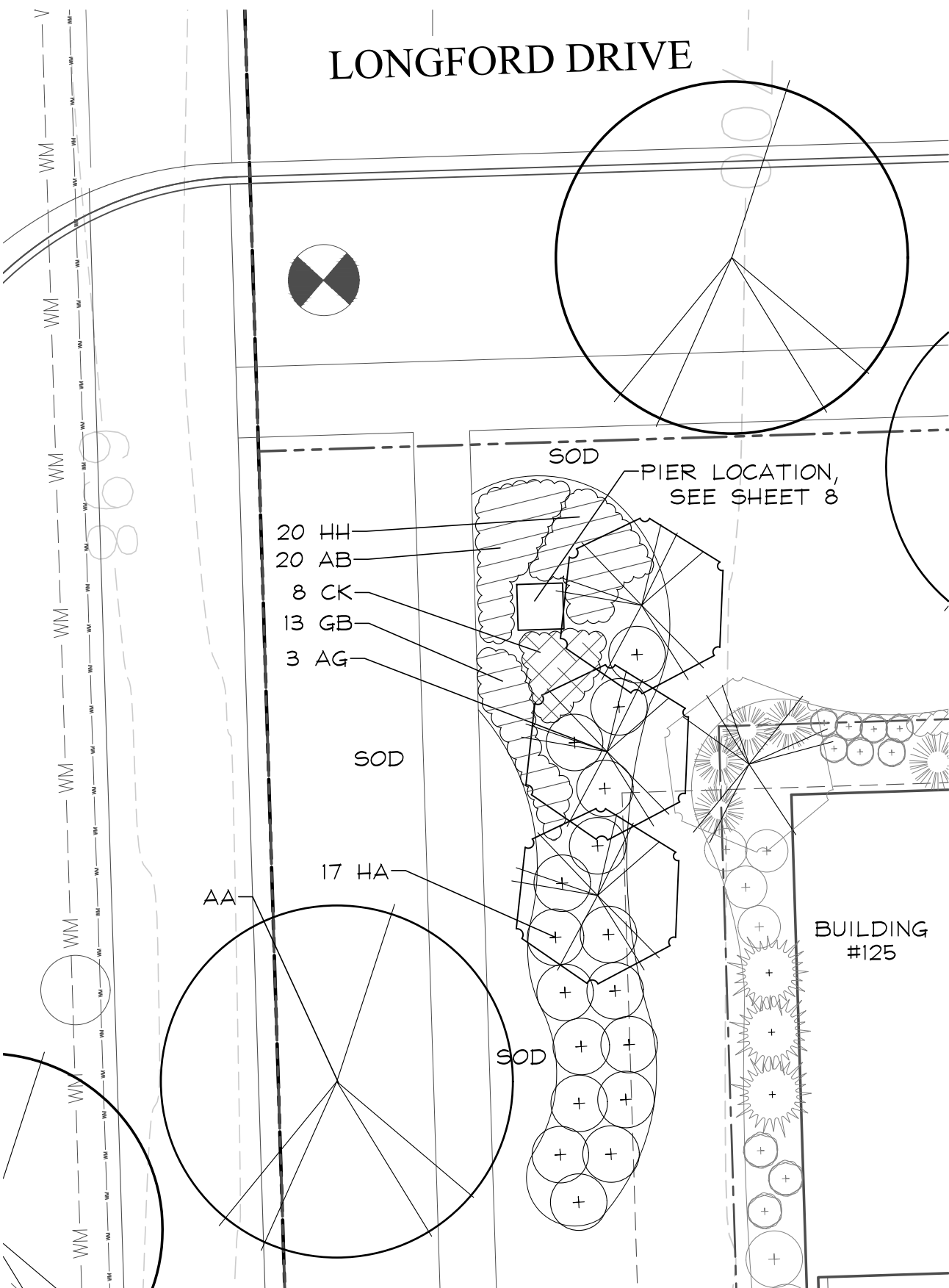


SEATING AREA LANDSCAPE DETAIL

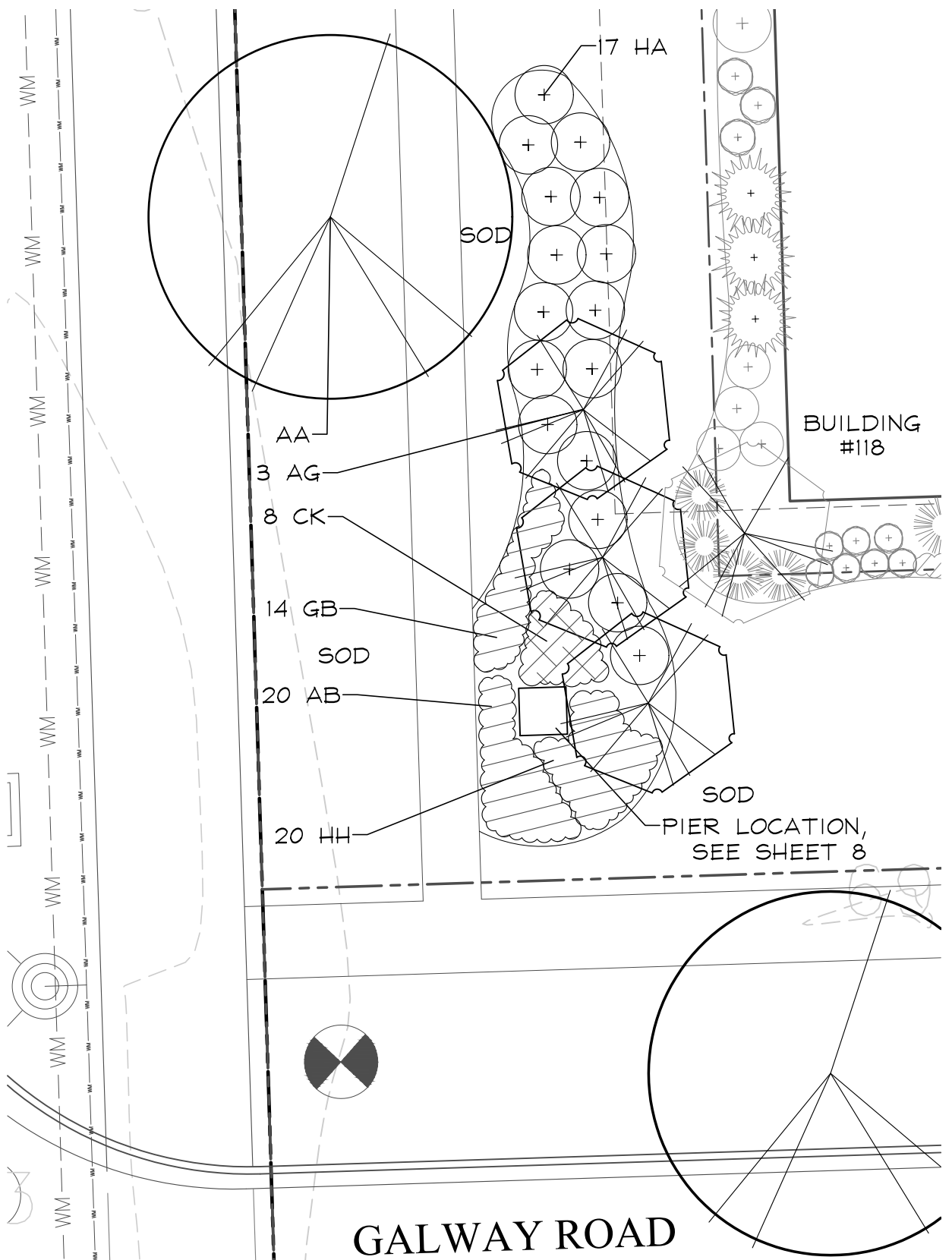
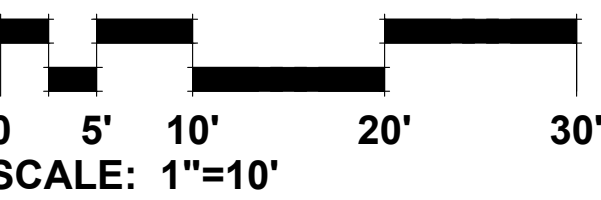


SITE FURNISHING SCHEDULE

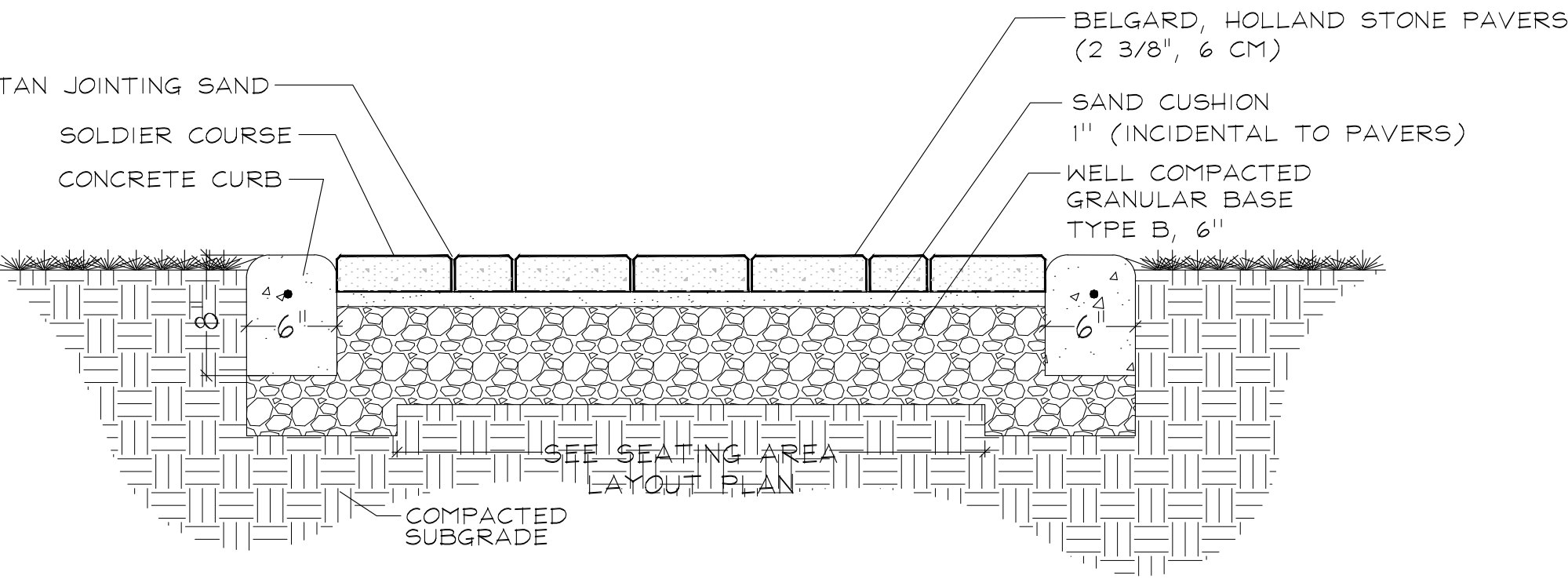
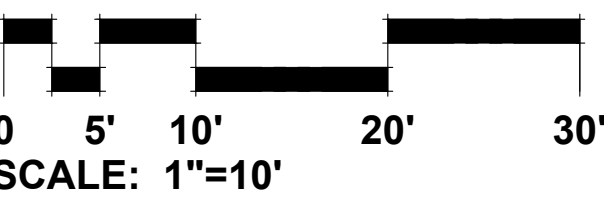
ITEM	MANUFACTURER	MODEL	QUANTITY	DETAILS
A/4 CONCRETE CURB			238 L.F.	
B/4 ORNAMENTAL PAVERS	BELGARD	HOLLAND STONE	490 S.F.	COLOR: COTSWOLD MIST SOLDIER: BOURBON LAYING PATTERN: HERRINGBONE
C/4 CONCRETE BENCH PAD			48 S.F.	
D/4 BENCH	ANOVA	HORIZON	2	SURFACE MOUNTED COLOR: BLACK SIZE: 6'
E/4 FENCE			1,951 L.F.	SIZE: 6' HEIGHT
F/4 UPLIGHTING	KICHLER	VLO 2700K LARGE 15 DEGREE SPOT	3	COLOR: TEXTURED BLACK



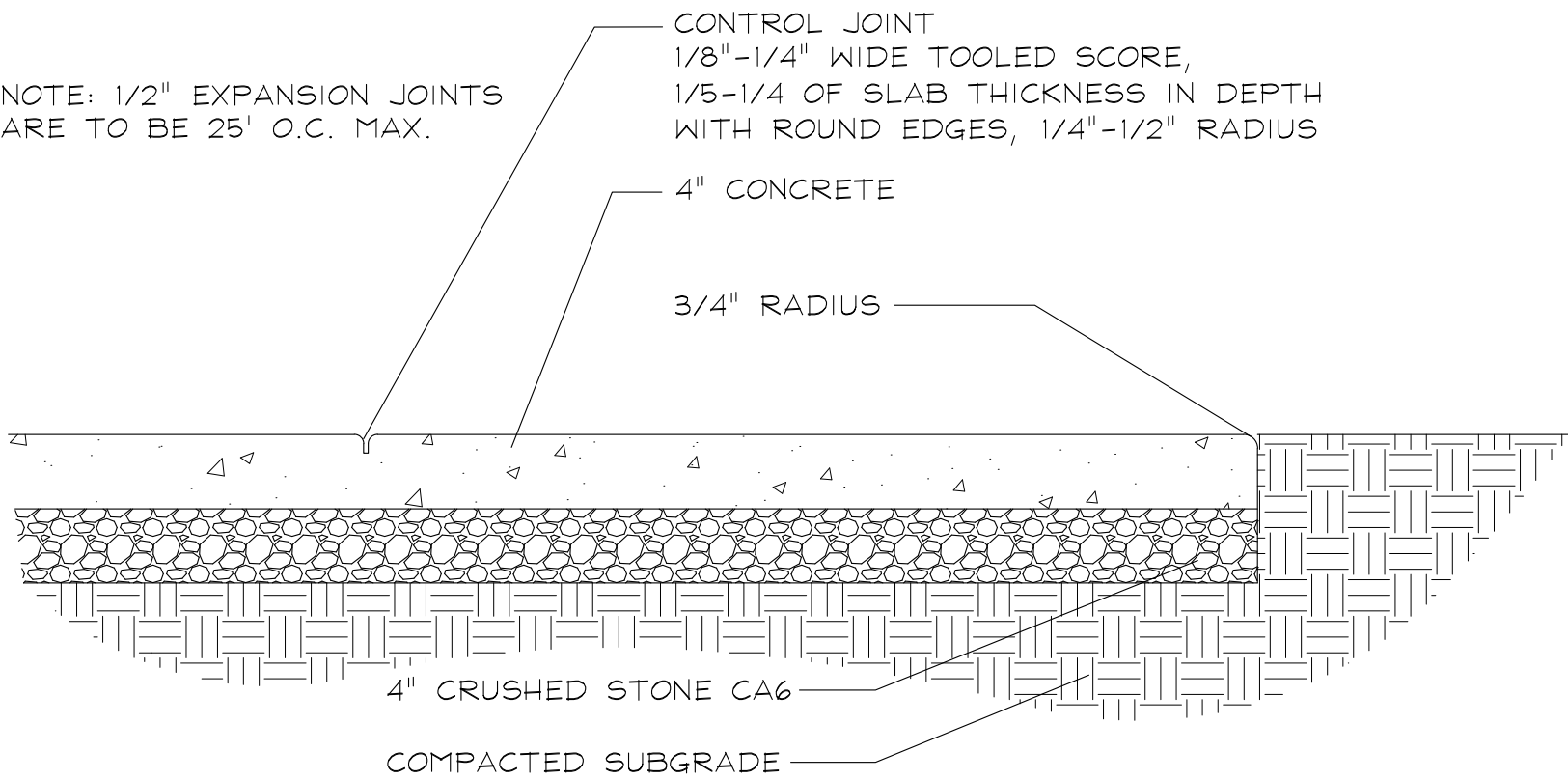
PIER MONUMENT 1 LANDSCAPE DETAIL



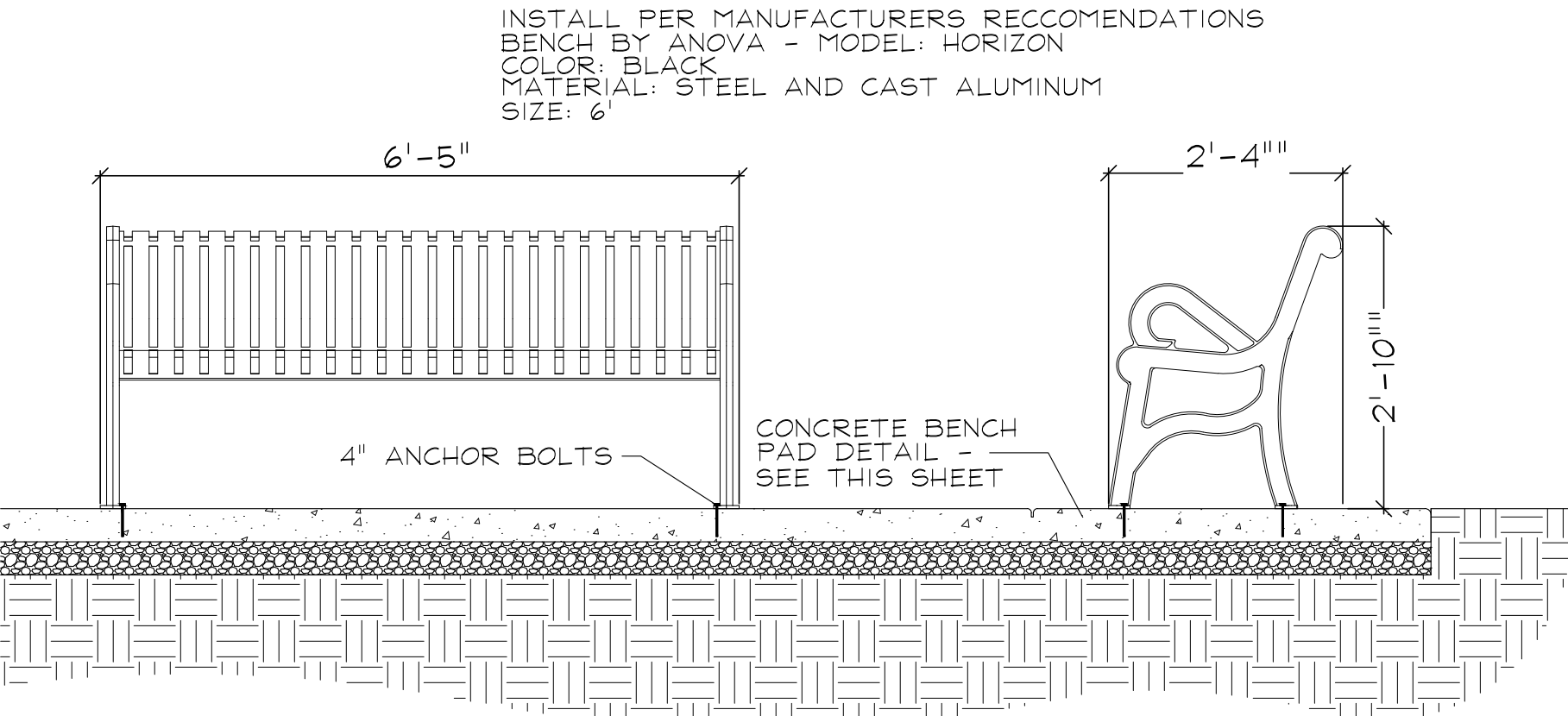
PIER MONUMENT 2 LANDSCAPE DETAIL



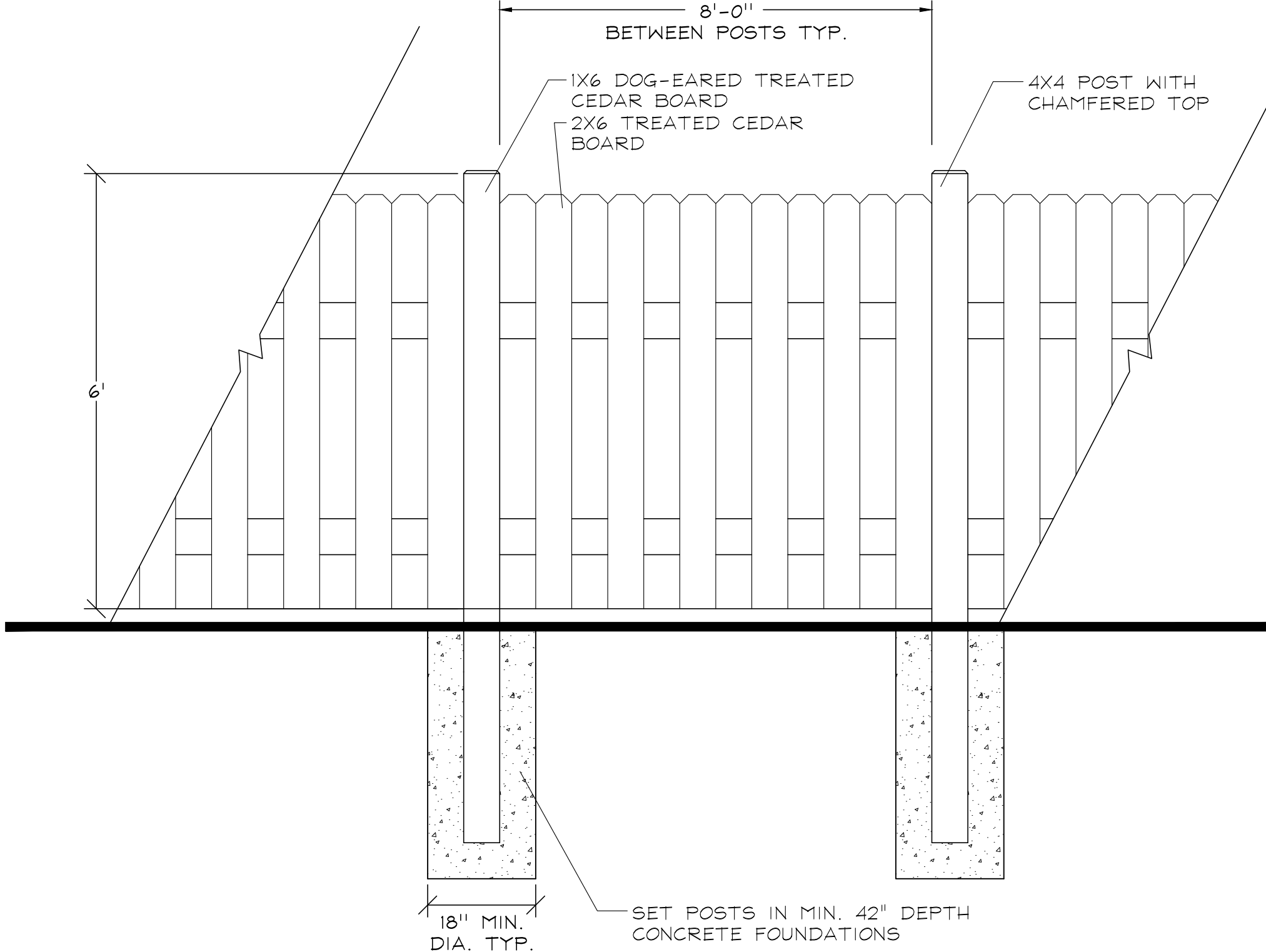
A/4 B/4 CONCRETE CURB AND ORNAMENTAL PAVERS DETAIL
SCALE: N.T.S.



C/4 CONCRETE BENCH PAD DETAIL
SCALE: N.T.S.



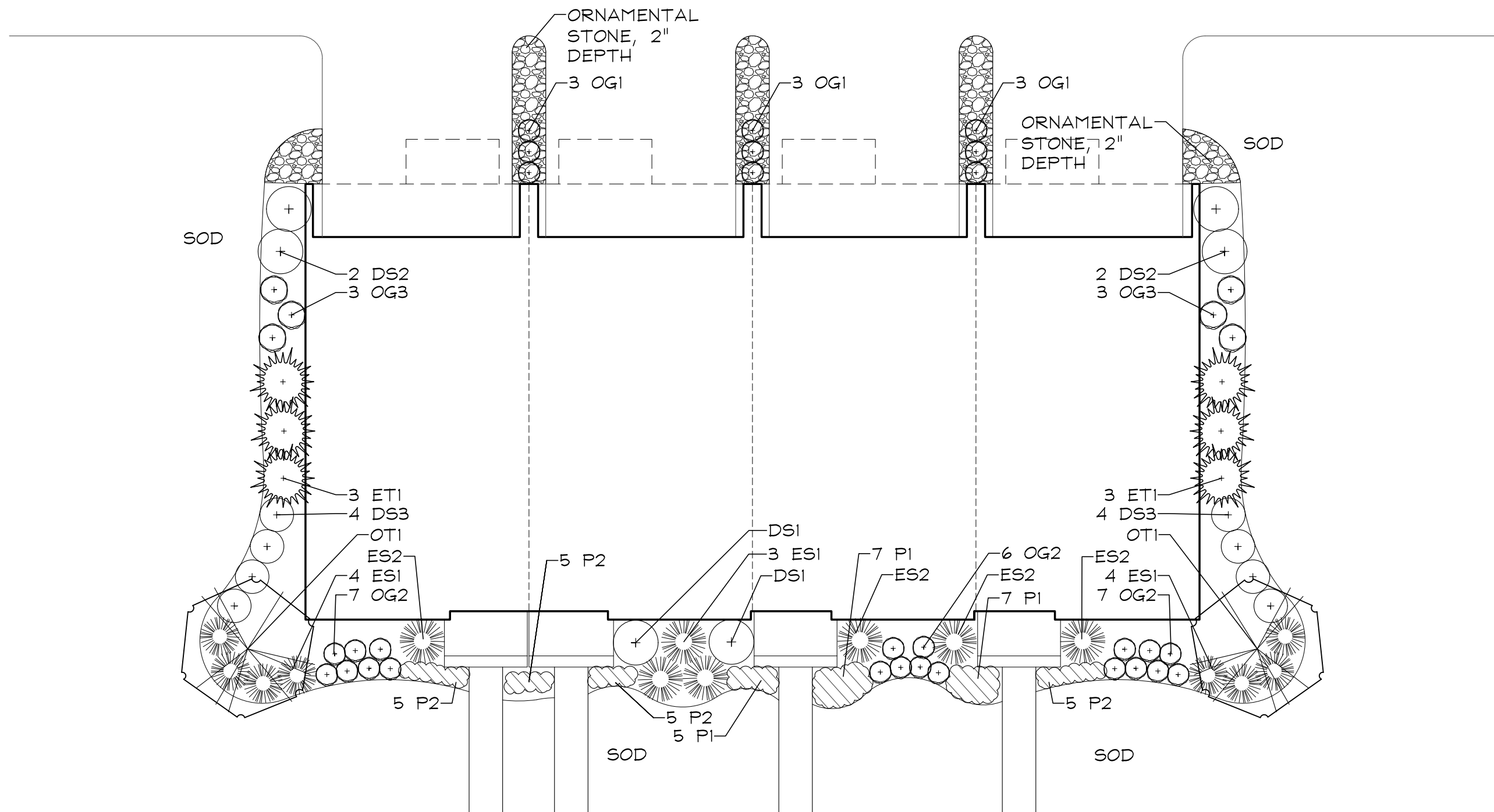
D/4 BENCH DETAIL
SCALE: N.T.S.



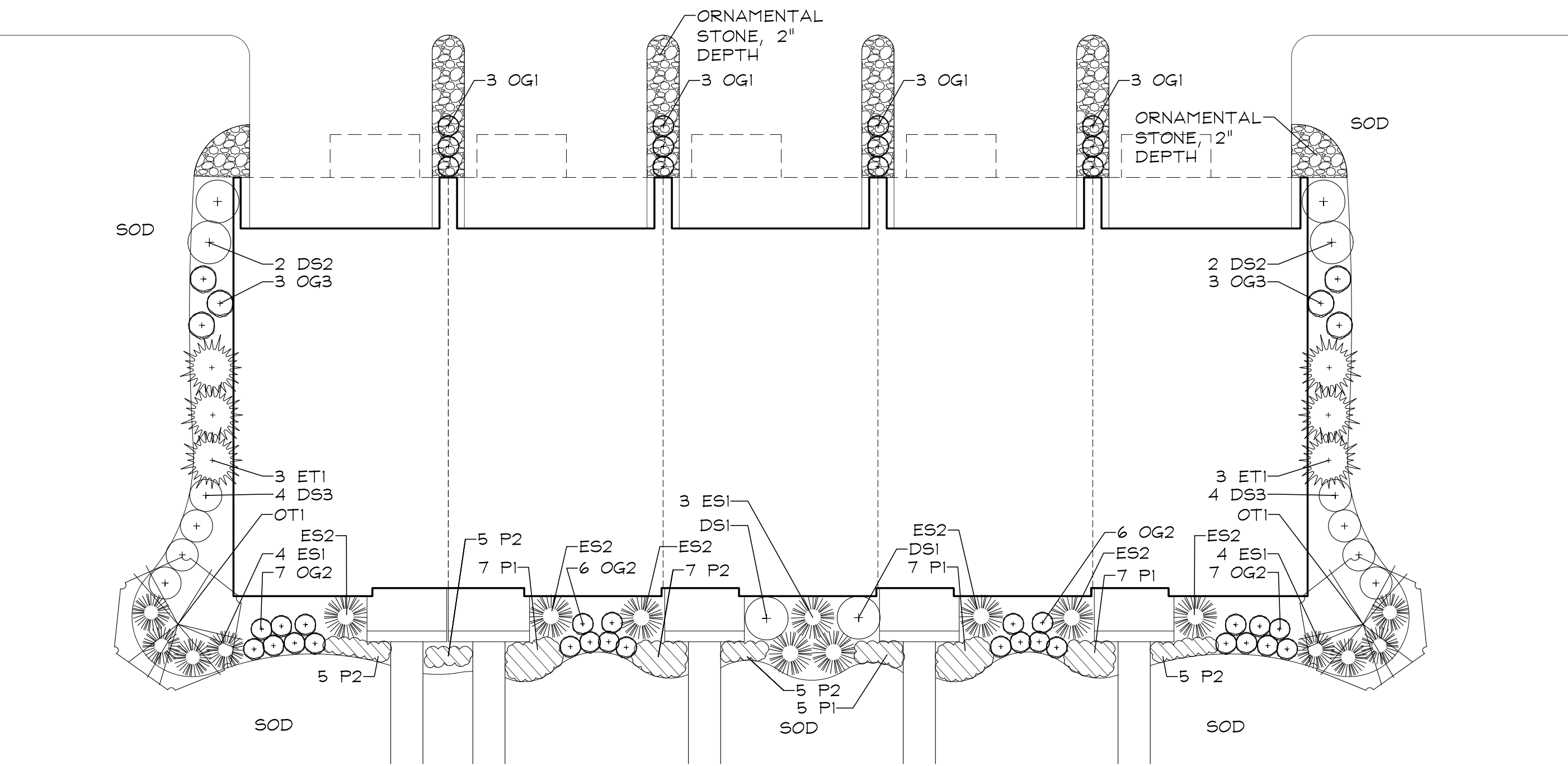
E/4 6' BOARD ON BOARD FENCE DETAIL
SCALE: N.T.S.

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**TYPICAL 4 UNIT REAR-LOAD TOWNHOME
FOUNDATION LANDSCAPE PLAN**
SCALE: 1"=10'



**TYPICAL 5 UNIT REAR-LOAD TOWNHOME
FOUNDATION LANDSCAPE PLAN**
SCALE: 1"=10'

**4 UNIT FOUNDATION PLANT LIST
(BUILDINGS 113, 123)**

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
DS1	2	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
DS2	4	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
DS3	8	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	11	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	4' O.C.
ES2	3	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	20	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
OG3	6	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
PERENNIALS				
P1	19	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
P2	20	Heuchera 'Georgia Peach' GEORGIA PEACH CORAL BELLS	#1	18" O.C.
MISC MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	
1		STONE	C.Y.	

**5 UNIT FOUNDATION PLANT LIST
(BUILDINGS 112)**

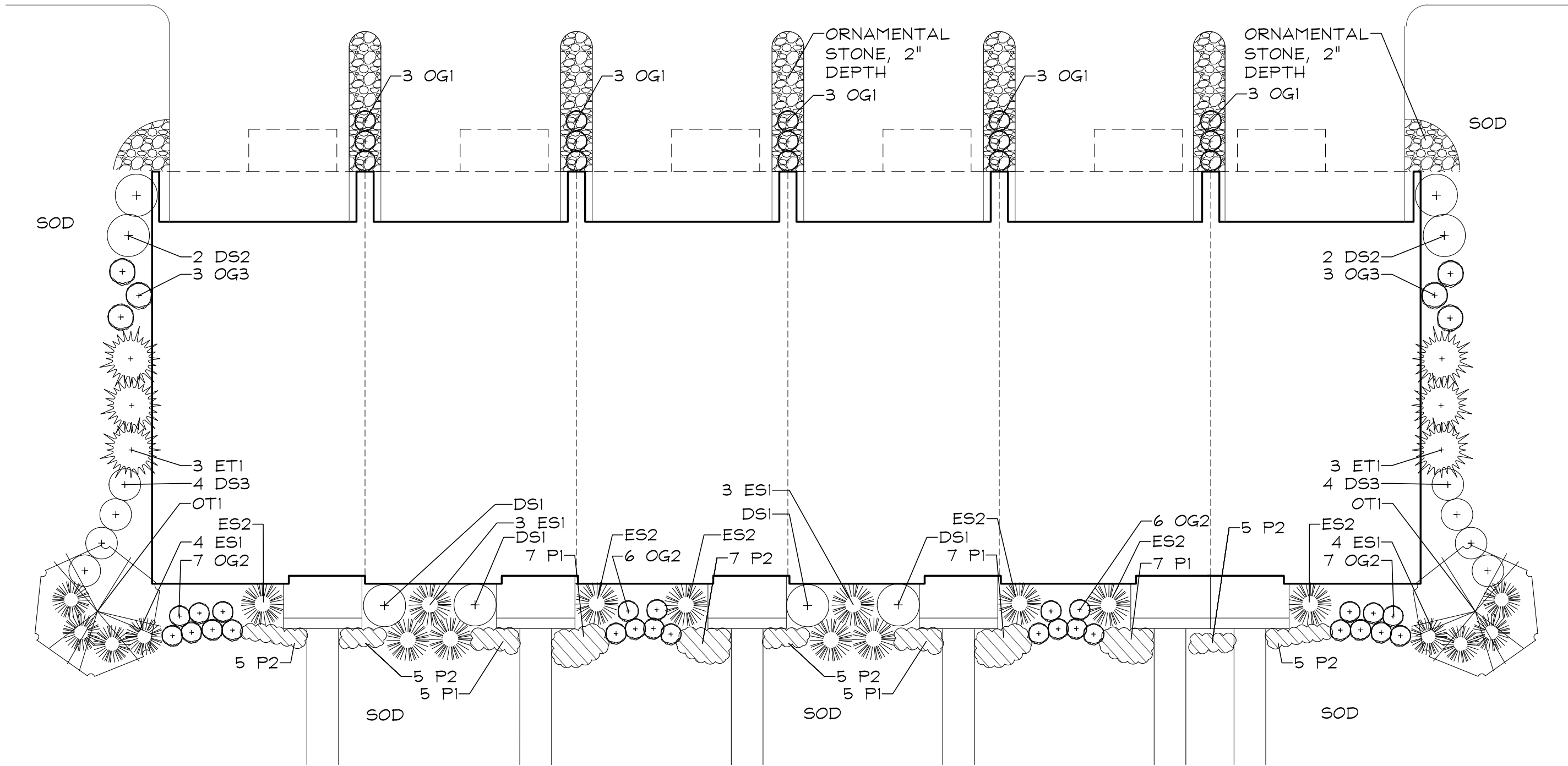
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Prairiefire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
DS1	2	Rhododendron x P.J.M. (H) PJM RHODODENDRON	24" Tall	4' O.C.
DS2	4	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
DS3	8	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	11	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	12	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	26	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
OG3	6	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
PERENNIALS				
P1	26	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
P2	27	Heuchera 'Molly Bush' MOLLY BUSH CORAL BELLS	#1	18" O.C.
MISC MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	
1		STONE	C.Y.	

**4 UNIT FOUNDATION PLANT LIST
(BUILDINGS 114, 117, 124)**

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
DS1	2	Weigela florida 'Bakrasopin' SONIC BLOOM PINK WEIGELA	24" Tall	4' O.C.
DS2	4	Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	36" Tall	4' O.C.
DS3	8	Rosa 'Radrazz' RED KNOCKOUT ROSE	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	11	Pinus mugo 'Stoumound' DWARF MOUNTAIN PINE	24" Wide	4' O.C.
ES2	3	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
OG2	20	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
OG3	6	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
PERENNIALS				
P1	19	Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1	18" O.C.
P2	20	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
MISC MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	
1		STONE	C.Y.	

**5 UNIT FOUNDATION PLANT LIST
(BUILDINGS 111)**

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
DS1	2	Weigela florida 'Alexandra' WINE & ROSES WEIGELA	36" Tall	4' O.C.
DS2	4	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3	8	Rosa 'Radrazz' RED KNOCKOUT ROSE	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	11	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	12	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
OG2	26	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
OG3	6	Pennisetum alopecuroides 'Hameln' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	26	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	18" O.C.
P2	27	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
MISC MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	
1		STONE	C.Y.	



TYPICAL 6 UNIT REAR-LOAD TOWNHOME
FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

6 UNIT FOUNDATION PLANT LIST
(BUILDINGS 102, 104, 106, 108, 110,
119, 122, 125, 126, 141)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
DS1	4	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
DS2	4	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
DS3	8	Hydrangea paniculata 'Little Lime' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	14	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	4' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	26	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	6	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
PERENNIALS				
P1	31	Hosta 'Frances' FRANCEE HOSTA	#1	18" O.C.
P2	32	Heuchera 'Palace Purple' PALACE PURPLE CORAL BELLS	#1	18" O.C.
MISC MATERIALS				
7		SHREDDED HARDWOOD MULCH	C.Y.	
2		STONE	C.Y.	

6 UNIT FOUNDATION PLANT LIST
(BUILDINGS 101, 103, 105, 107, 109, 115,
116, 118, 120, 121, 127, 142)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
DS1	4	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS2	4	Forsythia x intermedia 'New Hampshire Gold' NEW HAMPSHIRE GOLD FORSYTHIA	36" Tall	4' O.C.
DS3	8	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	11	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	15	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
OG2	26	Sporobolus heterolepis PRAIRIE DROPSEED	#1	18" O.C.
OG3	6	Pennisetum alopecuroides 'Hameln' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	32	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
MISC MATERIALS				
7		SHREDDED HARDWOOD MULCH	C.Y.	
2		STONE	C.Y.	



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ROSEMONT, ILLINOIS 60018

OAK RIDGE
TINLEY PARK, ILLINOIS
TYPICAL FOUNDATION LANDSCAPE PLAN

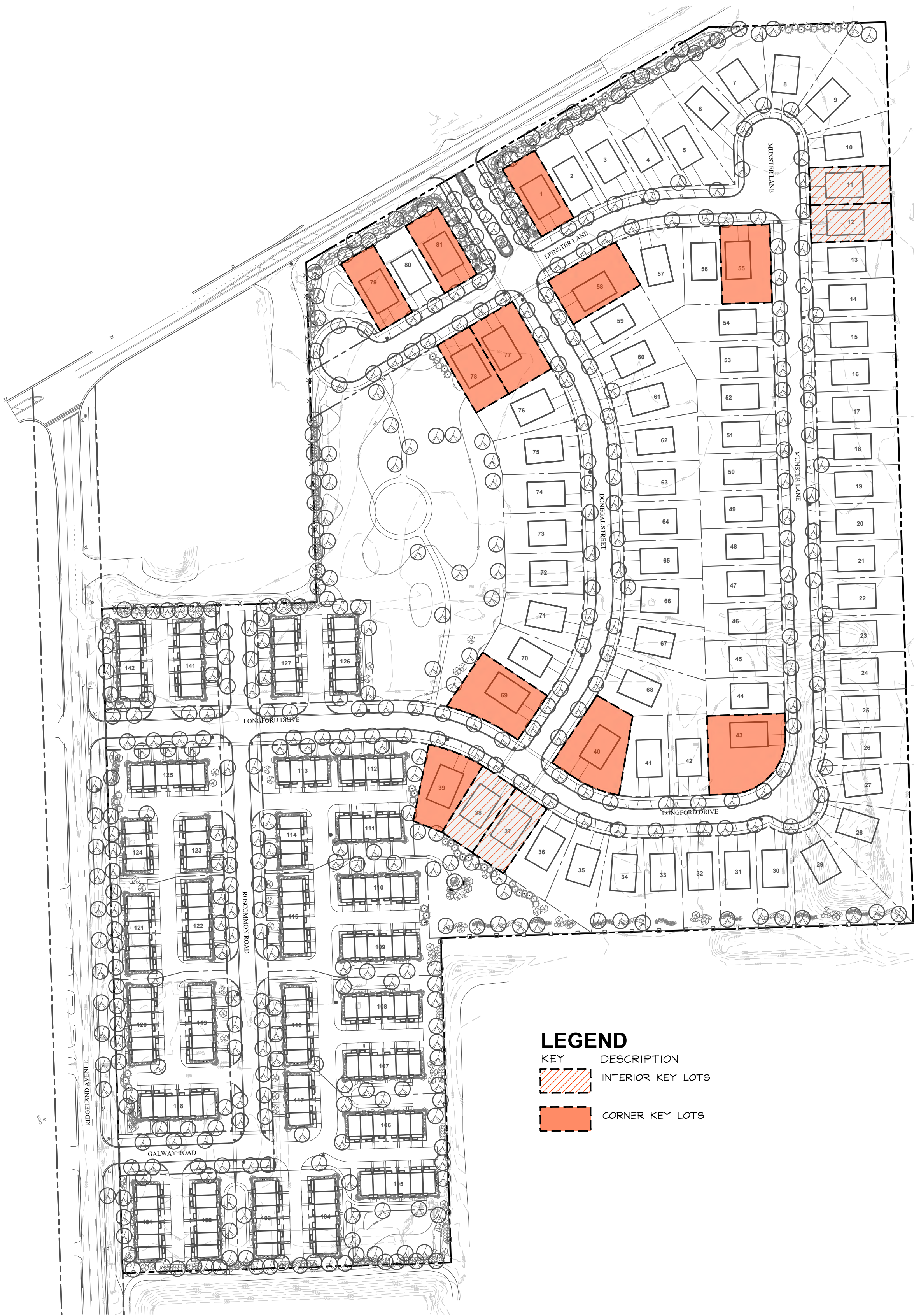
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3	2.22.2022
2	11.24.2021
1	10.15.2021

REVISIONS

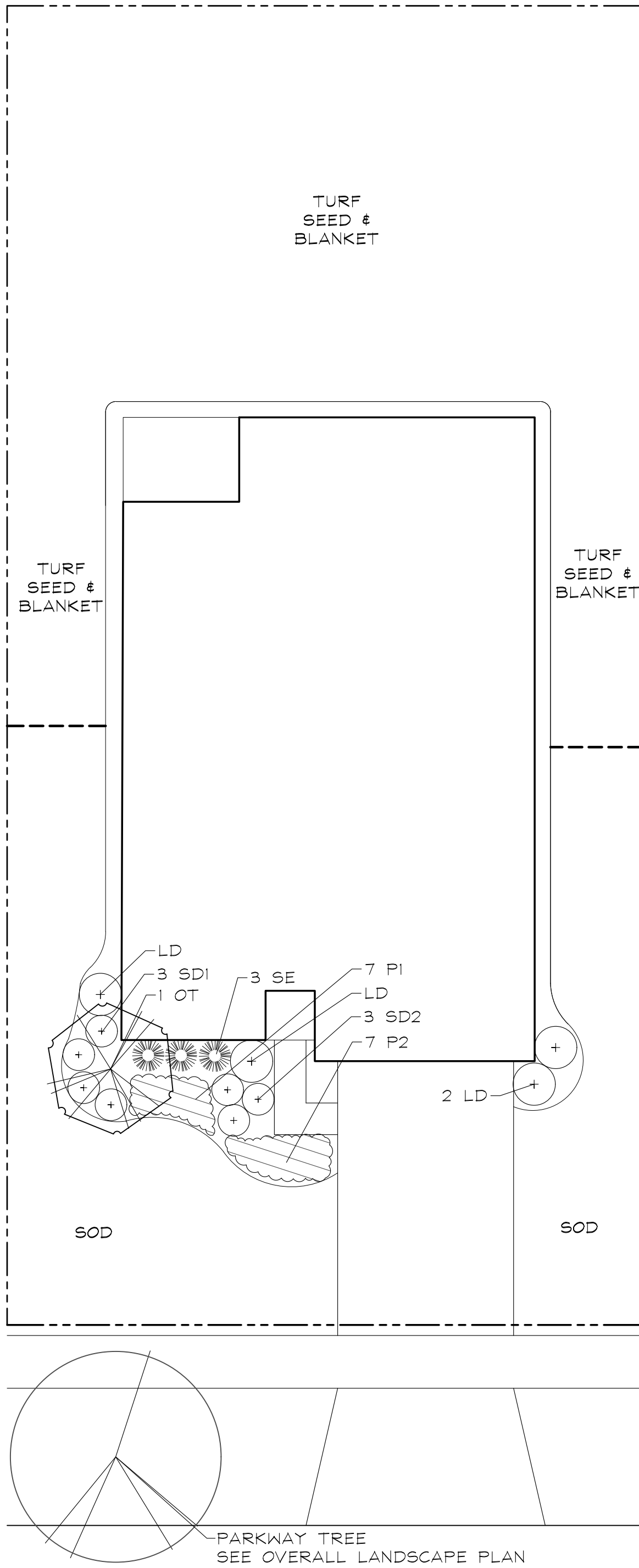
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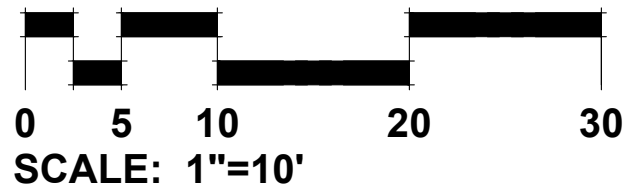
Know what's below.
Call before you dig.



KEY LOT FOUNDATION
LOCATION PLAN
SCALE: N.T.S.

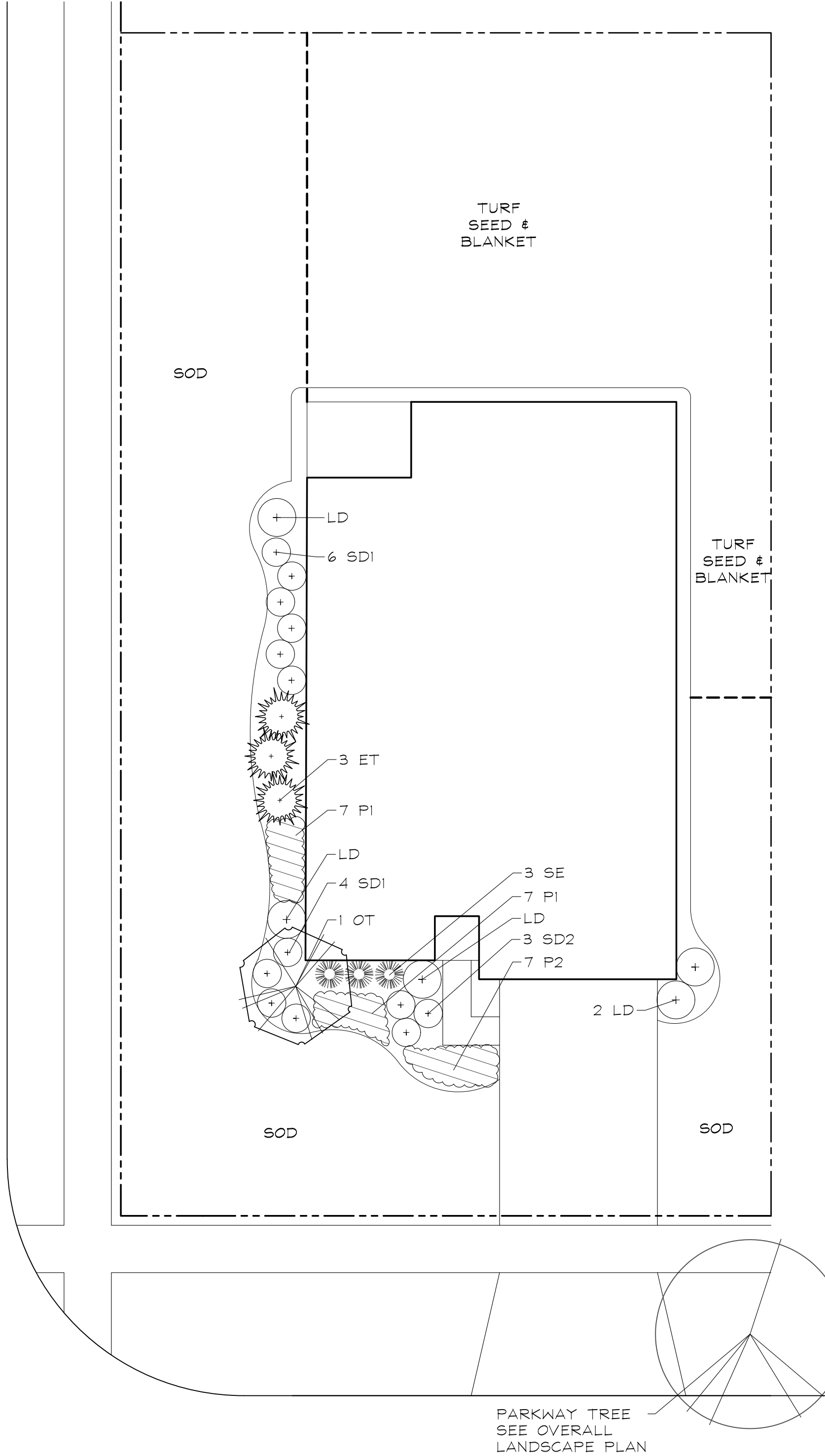


INTERIOR KEY LOT FOUNDATION
LANDSCAPE PLAN (LOTS 11, 12,
37 & 38)

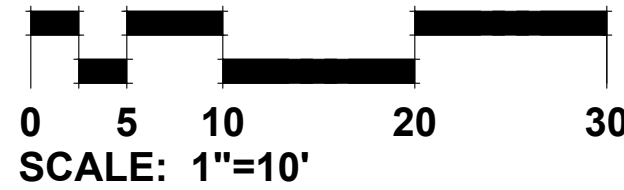


KEY LOT PLANT SELECTION LIST

KEY	INTERIOR QTY	CORNER QTY	COMMON NAME	BOTANICAL NAME
OT	1	1	ORNAMENTAL TREES: (6' MULTI-STEMMED OR 2" CALIPER TREEFORM)	
			APPLE SERVICEBERRY*	Amelanchier grandifolia
			GOLDEN GLORY CHERRY DOGWOOD	Cornus mas 'Golden Glory'
			ROYAL STAR MAGNOLIA	Magnolia stellata 'Royal Star'
			PRAIRIFIRE CRABAPPLE	Malus 'Prairiefire'
ET	-	3	EVERGREEN TREES: (4' TALL)	
			EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'
			TECHNY ARBORVITAE	Thuja occidentalis 'Techny'
LD	4	5	LARGE SHRUBS: (36' TALL)	
			ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'
			DWARF KOREAN LILAC	Syringa meyeri 'Paladin'
			ARROWOOD VIBURNUM*	Viburnum dentatum
			JUDD VIBURNUM	Viburnum x Juddii
SD1	4	10	SMALL SHRUBS 1: (18' TALL)	
			ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Endless Summer'
			GREEN MOUND ALPINE CURRANT*	Ribes alpinum 'Green Mound'
			PINK KNOCKOUT ROSE	Rosa 'Radcan'
			BIRCHLEAF SPIREA	Spiraea betulifolia 'Tor'
			LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'



CORNER KEY LOT FOUNDATION
LANDSCAPE PLAN (LOTS 1, 39, 40,
43, 55, 58, 69, 77, 78, 79 & 81)



KEY	INTERIOR QTY	CORNER QTY	COMMON NAME	BOTANICAL NAME
SD2	3	3	SMALL SHRUBS 2: (18" TALL)	
			LITTLE QUICKFIRE HYDRANGEA	Hydrangea paniculata 'SMHPLOF'
			ARCTIC FIRE DOGWOOD*	Cornus sericea 'Farrow'
			MAGIC CARPET SPIREA*	Spiraea japonica 'Walburna'
SE	3	3	SMALL EVERGREEN SHRUBS: (18" TALL)	
			EVERLOW YEW	Taxus x media 'Everlow'
			KALLAY'S COMPACT PFITZER JUNIPER	Juniperus chinensis 'Kallay's Compact'
PI	7	14	PERENNIALS/ORNAMENTAL GRASSES 1: (1 GAL.)	
			HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'
			PRAIRIE DROPSEED GRASS	Sporobolus heterolepis
			EAST FRIESLAND SALVIA	Salvia nemorosa 'East Friesland'
P2	7	7	PERENNIALS/ORNAMENTAL GRASSES 2: (1 GAL.)	
			JETHRO TULL COREOPSIS	Coreopsis 'Jethro Tull'
			ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns'
			HOSTA FRAGRANT BOUQUET*	Hosta 'Fragrant Bouquet'
			HOSTA PATRIOT*	Hosta 'Patriot'
	4	5	SHREDDED HARDWOOD BARK MULCH	C.Y.

* INDICATES GOOD SHADE TOLERANCE. NORTH-FACING FOUNDATION CHOICES



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SUITE 500
ROSEMONT, ILLINOIS 60018

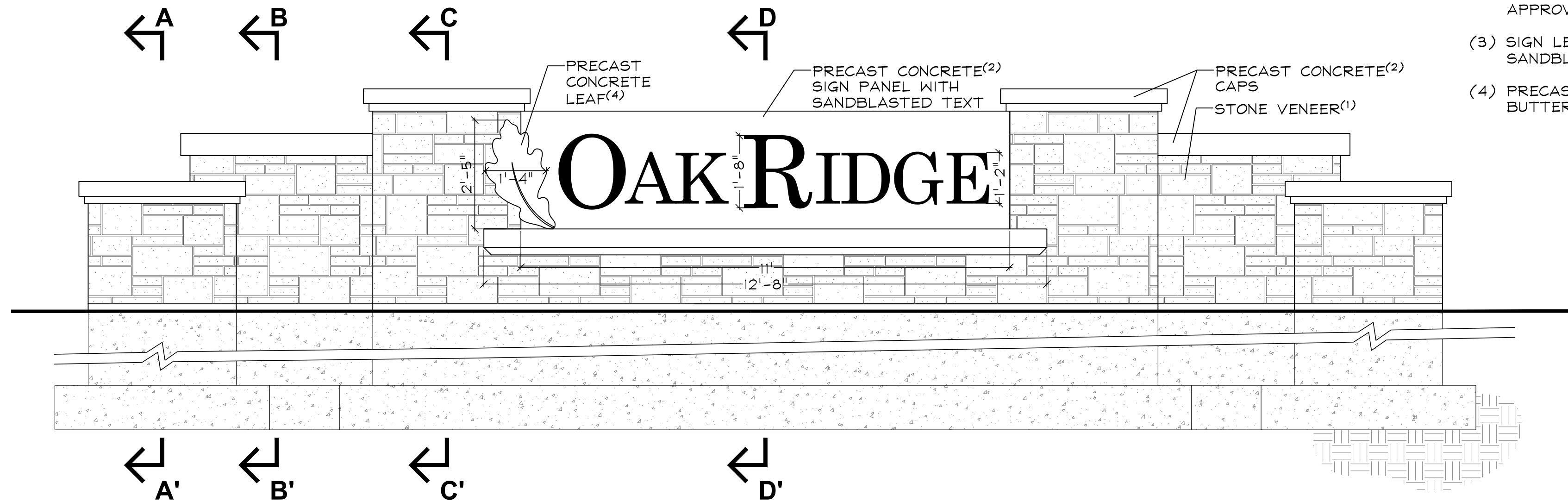
OAK RIDGE
TINLEY PARK, ILLINOIS
KEY LOT FOUNDATION LANDSCAPE PLAN

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4 - FOR	
CONSTRUCTION	3.21.2022
3	2.22.2022
2	11.24.2021
1	10.15.2021

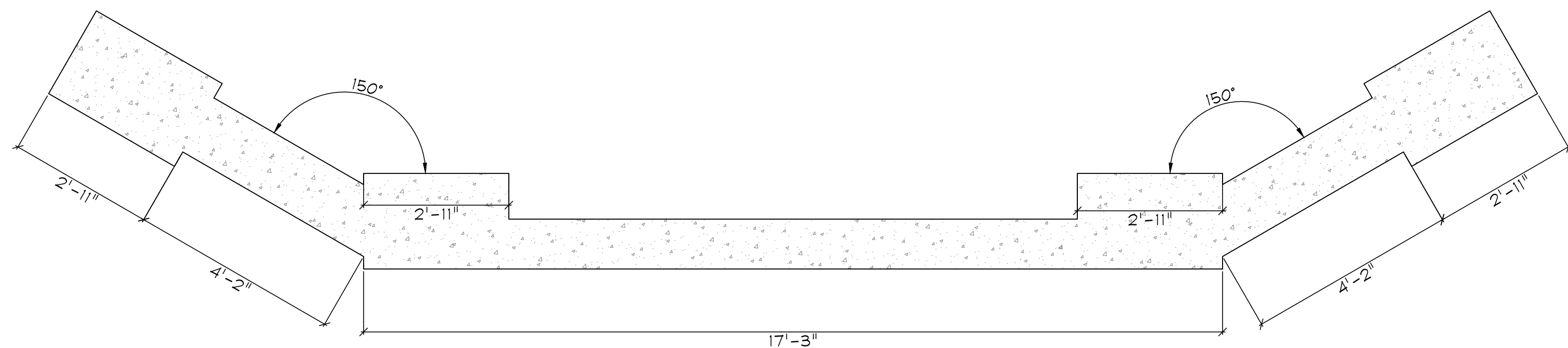
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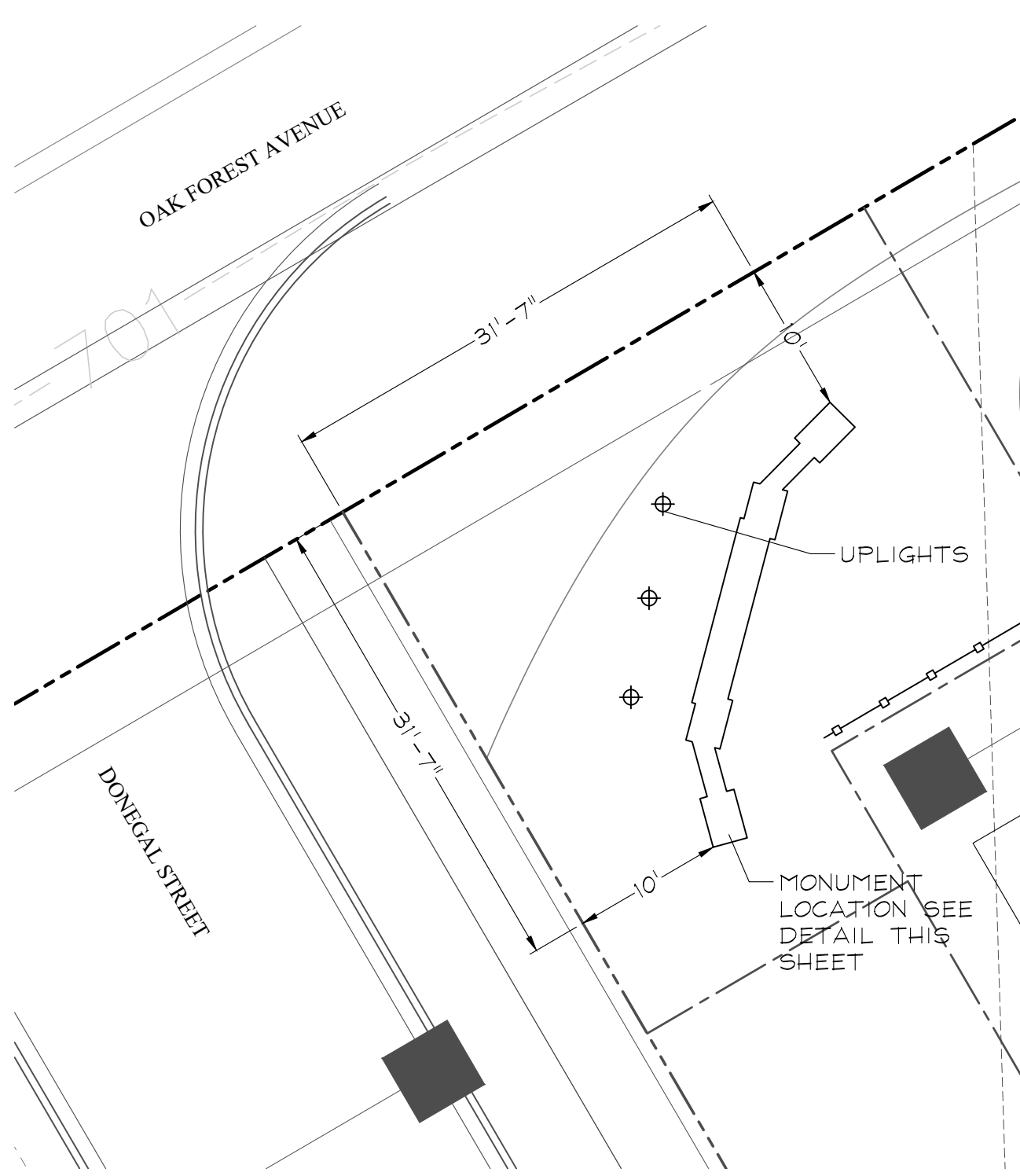
7 OF 9



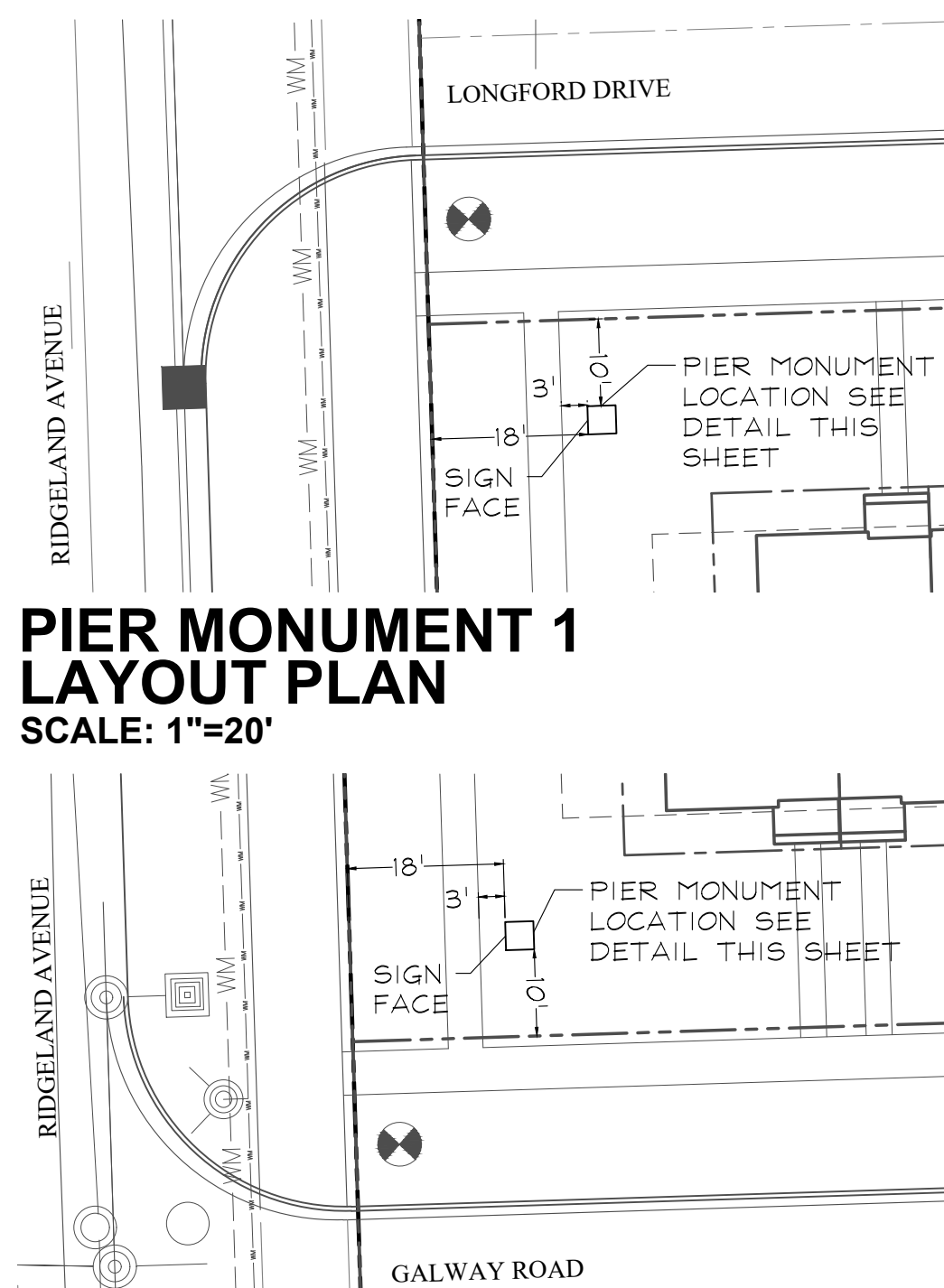
MONUMENT ELEVATION
SCALE: 1/2"=1'



MONUMENT PLAN VIEW
SCALE: 1/2"=1'

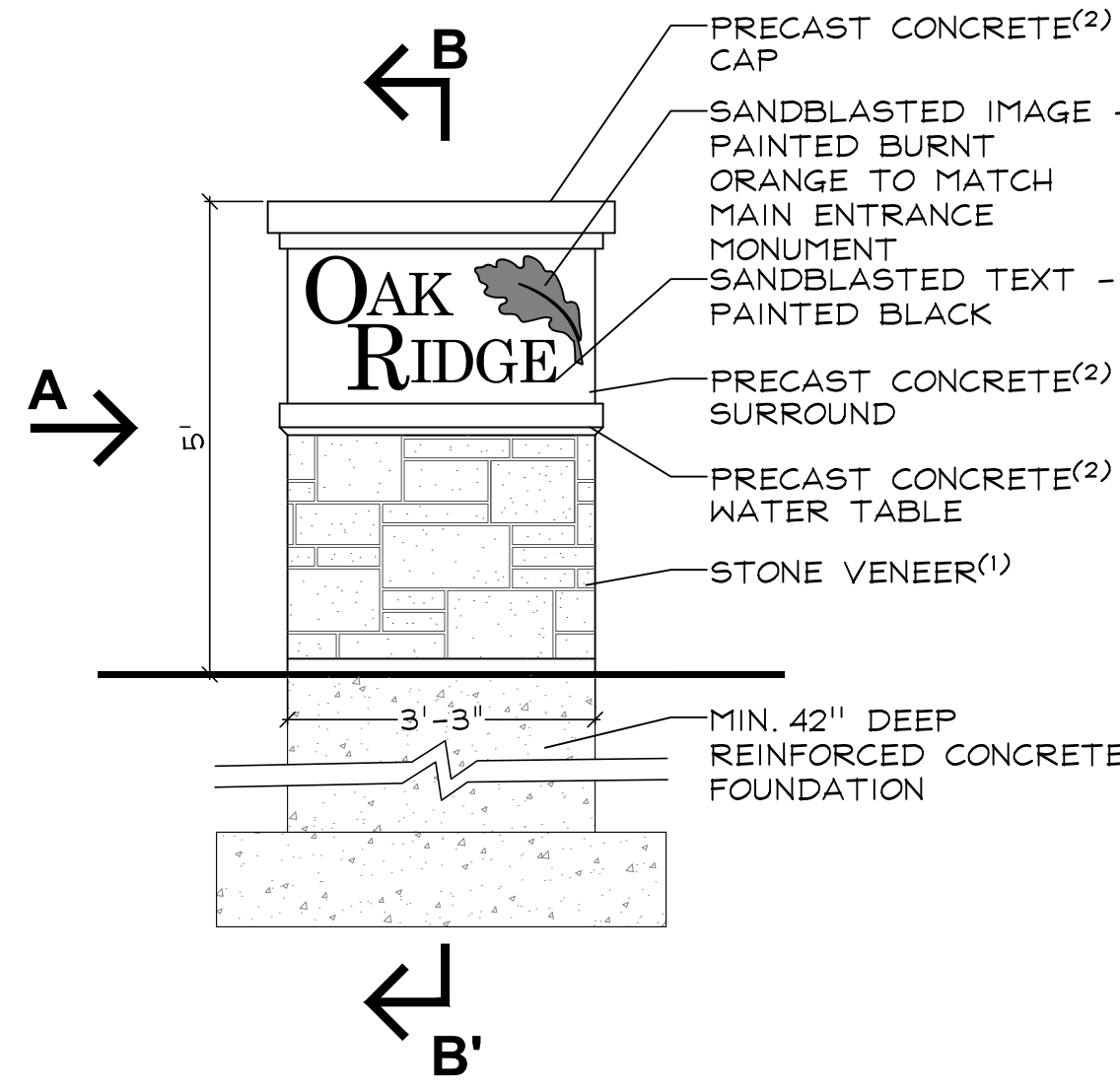


MONUMENT LAYOUT PLAN
SCALE: 1"=10'



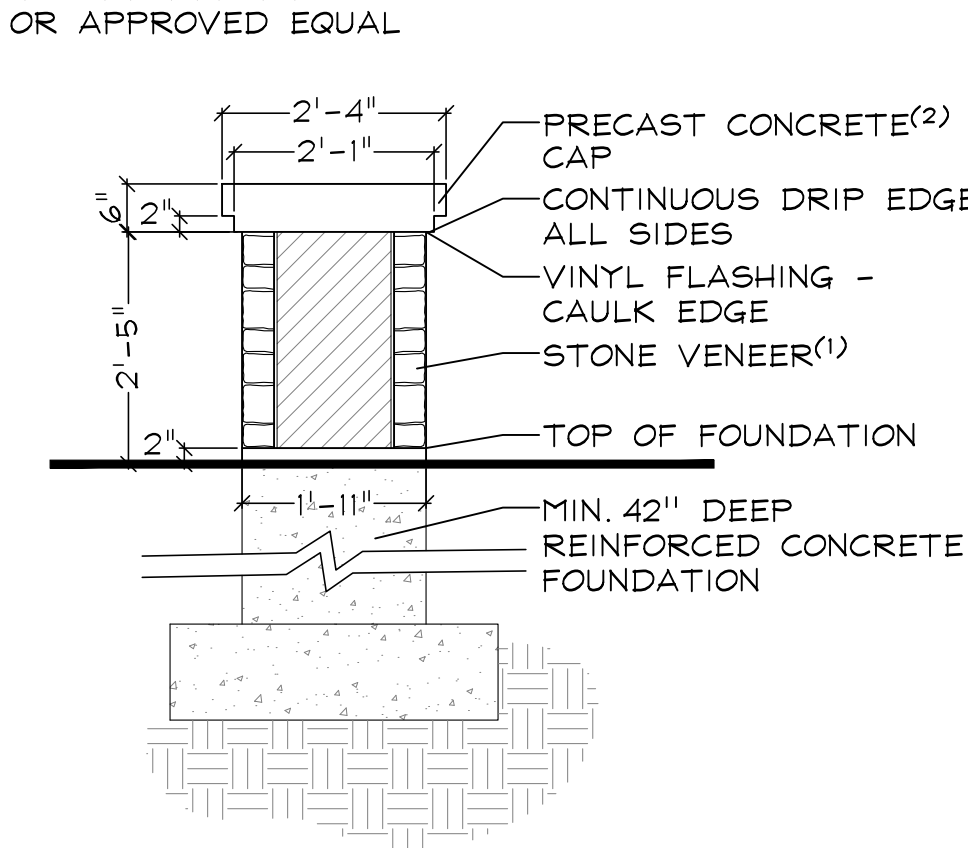
PIER MONUMENT 1 LAYOUT PLAN
SCALE: 1"=20'

PIER MONUMENT 2 LAYOUT PLAN
SCALE: 1"=20'

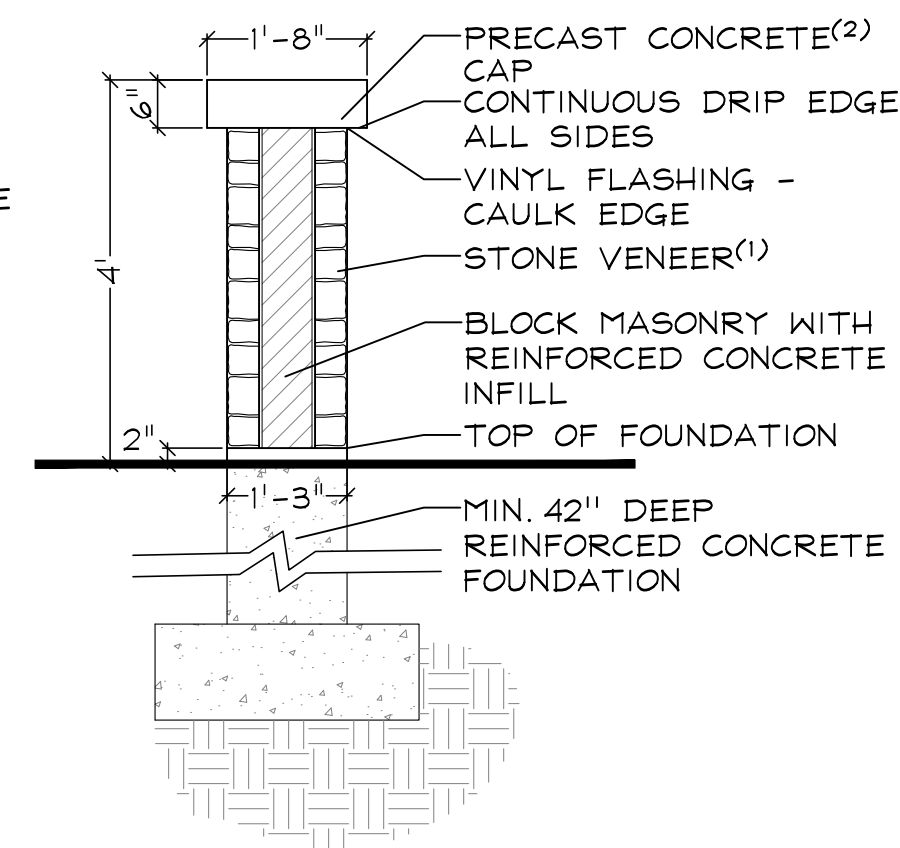


PIER MONUMENT ELEVATION
SCALE: 1/2"=1'

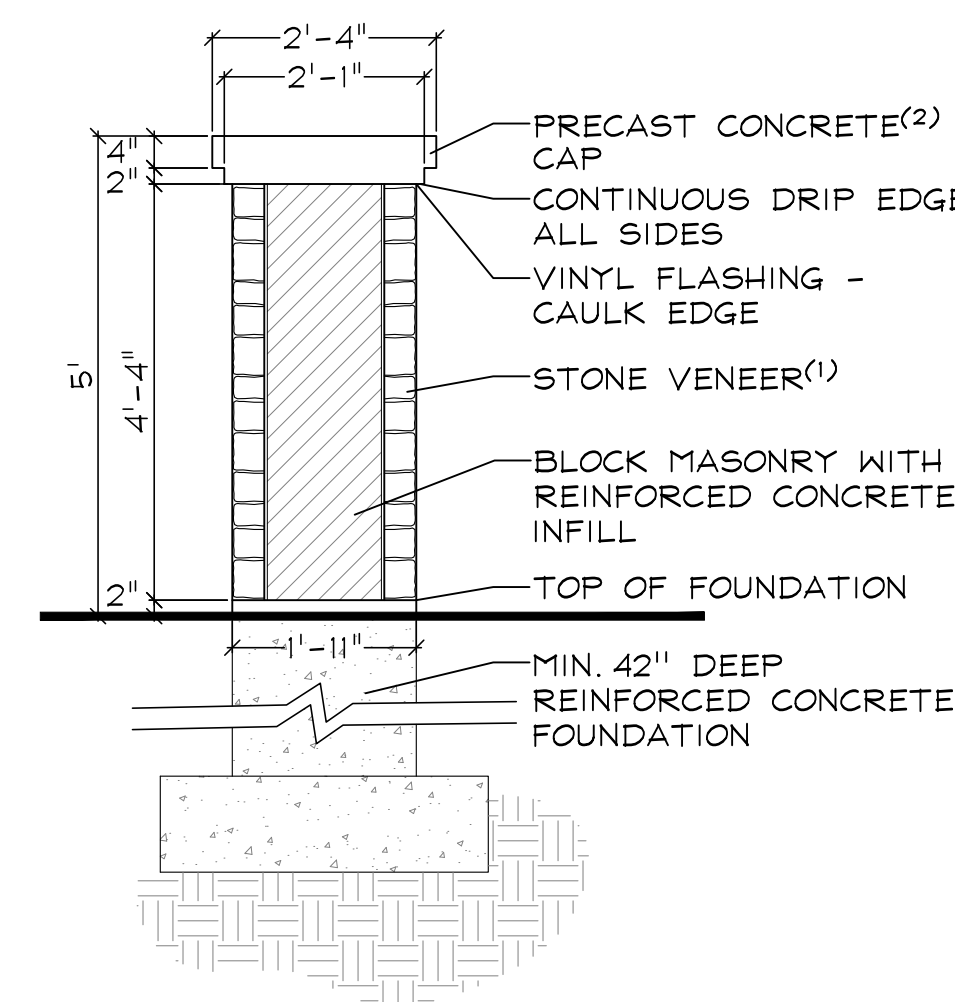
- (1) STONE VENEER: FULL COLOR CASTLE ROCK BY BEUGHEL OR APPROVED EQUAL. SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL.
- (2) PRE-CAST CONCRETE COLOR: NATURAL. SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL.
- (3) SIGN LETTERING FONT: CENTURY SANDBLASTED & PAINTED BLACK.
- (4) PRECAST LEAF - HAMPSHIRE RED BY BUTTERFIELD COLOR OR APPROVED EQUAL.



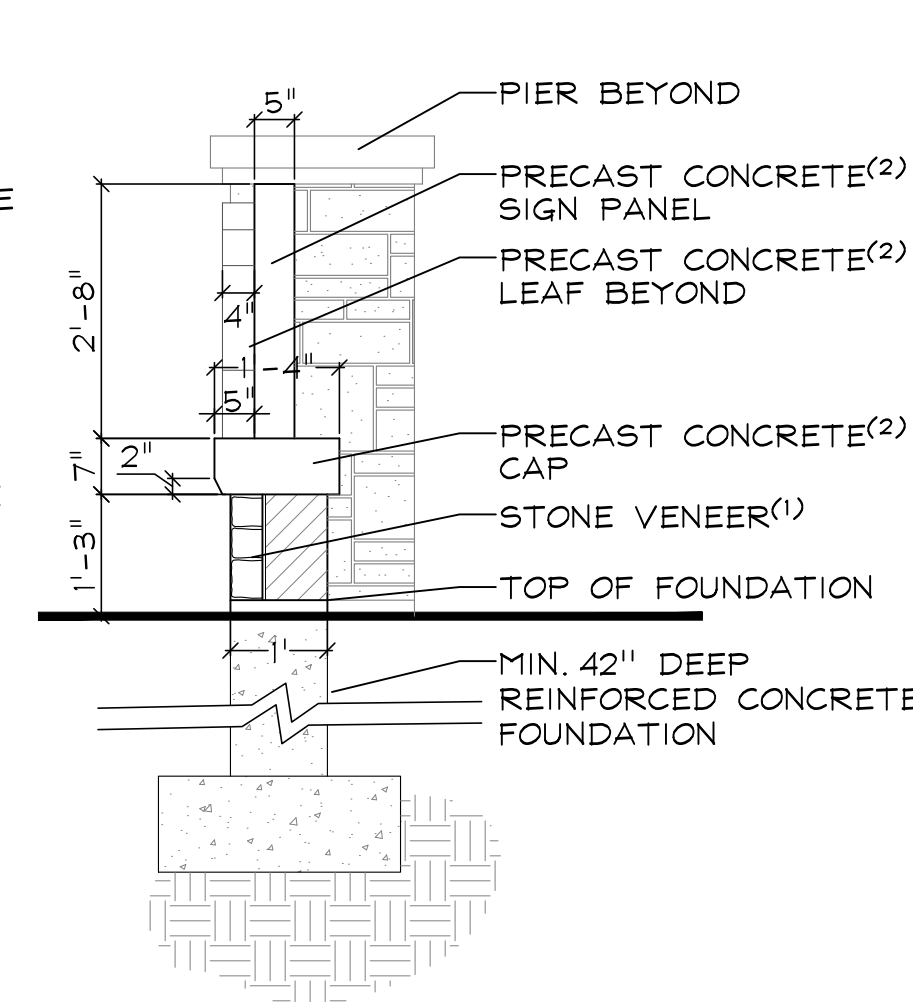
MONUMENT SECTION A-A'
SCALE: 1/2"=1'



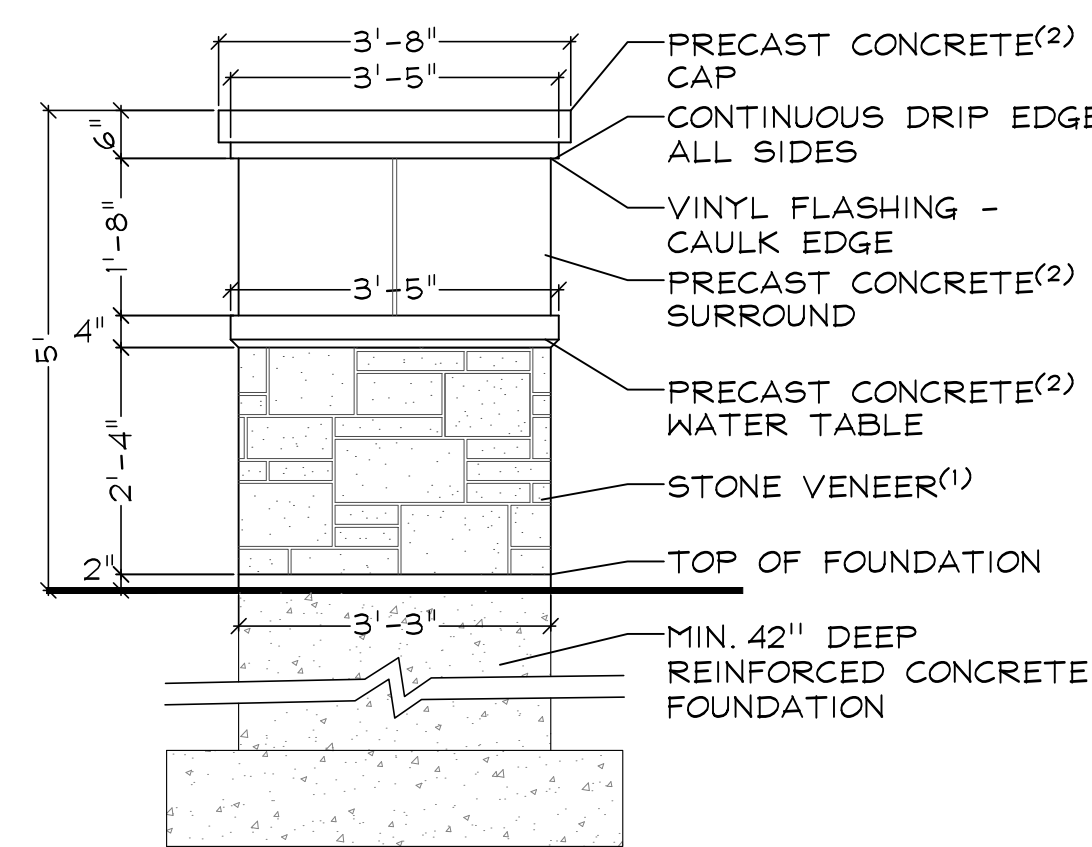
MONUMENT SECTION B-B'
SCALE: 1/2"=1'



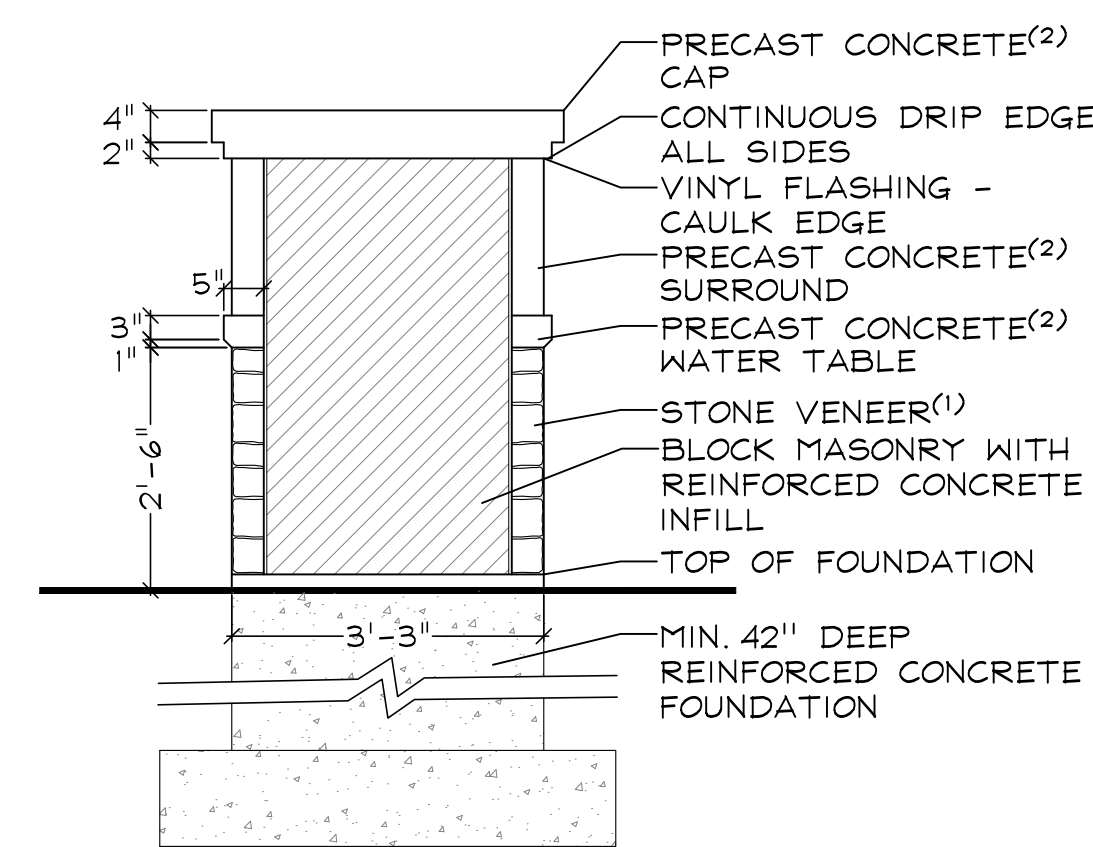
MONUMENT SECTION C-C'
SCALE: 1/2"=1'



MONUMENT SECTION D-D'
SCALE: 1/2"=1'



PIER MONUMENT ELEVATION A
SCALE: 1/2"=1'



PIER MONUMENT SECTION B-B'
SCALE: 1/2"=1'



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OAK RIDGE
TINLEY PARK, ILLINOIS
MONUMENT DETAILS

5	4.18.2022
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DATE
PROJECT NO. DR1704
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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting, and installing all seeds, plants, and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Irrigation, if required, will be subject to a separate contract for design and installation. See Part 4.
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. ~~Do not make substitutions.~~ If specified landscape material is not obtainable, submit to Owner's Representative proof of non-availability and proposal for use of equivalent material. Requests for substitutions must be submitted in writing ahead of the installation, any requests for substitutions post install will not be accepted.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Plan - Landscape Work

Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance.

The plan shall include items outlined in Sections 3.1 and 3.2. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils, and water levels. Observe the conditions under which work is to be performed and notify Owner's Representative of unsatisfactory conditions.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations, and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities on property. Failure to notify the Owner's Representative of damage to existing facilities will be considered acknowledgement that facilities were in acceptable condition prior to the start of work.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify the Owner's Representative before planting.

1.5 GUARANTEES AND PERFORMANCE CRITERIA

A. Guarantee trees, shrubs, groundcover, perennials, and turf areas for a period of one year after date of initial verification against defects including death and unsatisfactory growth, except for defects resulting from abuse, damage by others, or catastrophic events outside of human control.

B. Traditional Landscaping Performance Criteria

1. Turf: Established, dense and uniform area of permanent grasses free from lumps, rocks, and depressions. At the time of acceptance, areas shall consist of a minimum of 98% coverage of acceptable grass species free of weeds. Bare areas, washouts, and rills will be rejected and must be repaired at the Contractor's expense.
2. Sod: Established dense and uniform areas free of signs of disease, seams, weeds, or infestations and free from lumps and depressions. Sod must be deep green in color at the time of acceptance and shall be strongly rooted.
3. Plant Beds: Beds will be of a shape, size, and location as depicted on the landscape plans and shall be free of weeds and debris. Edges shall be smooth and crisp. 2" of shredded hardwood mulch shall be present and cultivated.
4. Perennials/Ornamental Grasses: All plants must be in a live and healthy condition and representative of their species in growth and size. Plants shall be distributed evenly throughout the area specified on the landscape plans.
5. Evergreen & Deciduous Shrubs: All shrubs must be in a live and healthy condition and representative of their species in growth and size. Plants shall have grown symmetrically and in their natural form with only selective pruning of dead branches.
6. Trees: Trees shall be planted plumb in the location specified on the landscape plan. Specimens shall be in a live and healthy condition representative of the species.
 - a. Root System: Roots shall be free of defects including circling, ascending, and stem girdling.
 - b. Crown: The crown shall be full and symmetrical as typical of the age/size and species of the tree. Branching shall be even and well-spaced. A single dominant leader shall be present (unless a multi-stem tree is specified) that is relatively straight to the top of the tree and be free of damage. New growth must be visible on twigs or buds present.
 - c. The tree shall be free of pests and disease.
 - d. Trunk: The trunk shall be straight and free of wounds, scarring or weaknesses.
 - e. Size: The size shall be a minimum of that specified on the landscape plan and measured as follows:
7. Shade tree: Tree trunk diameter shall be measured 6" above the soil.
8. Ornamental Tree (multi-stem). Shrubs: The plant shall be measured from the soil line to the height of all canes meeting the height specification.
9. Evergreen tree: The tree shall be measured from the soil to the midpoint of the uppermost whorl and the tip of the leader.

1.6 PAYMENTS

A. Initial payment of 90% of installation price will be issued upon completion of the submittals outlined in Section 1.3 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.

B. Final retainer amount will be released at the end of the one-year maintenance period, pending the following:

1. Warrantied plant material is replaced per the final punch list.
2. All areas are maintained and in good order.
3. Submittal of long-term maintenance program.
4. Final acceptance by Owner.

C. It shall be the Contractor's responsibility to notify the Owner's Representative once the final punch list work is complete and to schedule the final warranty walk-through.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 2' wide x 5' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed labels to the Owner's Representative for approval prior to planting.

- A. The blended seed mix must contain at least 40% Kentucky Bluegrass.
- B. The blended seed mix shall be applied at no less than 5lbs per 1,000 square feet.
- C. The maximum percentage of weed seed shall be less than .3%.

2.3 GROUNDCOVERS, PERENNIALS, AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs, and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (BBB) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (BBB) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (BBB) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth and/or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual, and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.5.C.

2.6 EROSION CONTROL

A. Erosion Control Blanket: North American Green D575, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Owner's Representative for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation, and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 1"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Sodded areas shall receive an application of commercial fertilizer as needed to meet performance standards per the Contractor's submitted maintenance plan.
4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
5. Water sod thoroughly with a fine spray immediately after planting. Landscape contractor shall assure watering is repeated as frequently as required to prevent drying of the surface. Watering shall continue through the first 45 days following initial installation. Any additional watering needed through the 1 year warranty period shall be coordinated with the Owner. It shall be the Contractor's responsibility to assess when supplemental watering is necessary through final acceptance.

B. Seeding New Lawns

1. Remove existing grass, vegetation, and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Contractor shall provide weed suppressant as needed. Contractor to provide a unit cost under the pay line item "Weed Suppressant"; Till to a depth and apply soil amendments. Soil amendments shall consist of blended organic mulch or mushroom compost.
3. Remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots, and other extraneous matter. Dispose of such material legally off-site.
4. Seeded lawn areas shall receive an application of commercial fertilizer at the rate specified in the Contractor's Maintenance plan.
5. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
6. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
7. Rake lawn seed lightly into top 1" of soil, roll lightly, and water with a fine spray. It shall be the contractor's responsibility to determine and implement whatever procedures are deemed necessary to establish turf. Reseed bare areas and provide erosion control as necessary until complete establishment performance standards are achieved.

Sow not less than specified rate.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 6" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

3. Set balled and burlapped (BBB) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
4. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
5. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
6. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
7. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
8. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.2 INITIAL MAINTENANCE

A. The Contractor is responsible for trees, landscape beds, and turf seeded and sodded areas for the first 45 days following installation. This time period shall be referred to as the "Initial Maintenance Period" throughout this document.

B. Begin the initial maintenance period immediately after the initial verification of planting is completed by the Owner's Representative. The initial maintenance period shall continue for the first 45 days following initial verification and shall include the following:

1. Weed, edge, and cultivate mulch beds as needed to meet performance criteria.
 2. Remove any debris within landscape beds and turf areas.
 3. Edge and trim sidewalks, driveways, foundations, and utility structures adjacent to turf as needed to maintain appearance. Clear adjacent paved areas of landscape debris following each trimming.
 4. Prune evergreens and shrubs as needed to remove dead or broken branches. Shrubs to be maintained in their natural form.
 5. Trees to be straight and plumb following the initial maintenance period.
 6. The Contractor is responsible for watering the landscape installation as needed to meet the Guarantees and Performance Criteria outlined in section 1.5. Contractor is responsible for locating a water source. Watering during the 45 day initial maintenance period shall be included under the pay item "Supplemental Watering".
- C. The Contractor shall mow the lawn area as soon as top growth reaches a height of 3 inches. Cut back to 2 inch height. No more than 40% of the grass leaf shall be removed at any single mowing. Turf area to be cleared of debris prior to mowing.

3.3 1-YEAR MAINTENANCE PERIOD

A. Begin the 1 year maintenance period from the end of the 45 day Initial Maintenance Period to the end of 1-year warranty. The 1 year maintenance period shall follow the approved maintenance plan submitted by the Contractor and shall include the following:

1. Fertilizer as needed to meet the Guarantees and Performance Criteria outlined in Section 1.5.
2. Turn, mulch, and spade edge beds twice per year.
3. Trim and weed beds as need to provide a neat and weed free appearance. This shall occur no less than once a month, weekly if required.
4. A spring and fall clean up.
5. First fall shut down and first spring roll through of the irrigation system if applicable.

B. The Contractor shall cut and remove any dead trees from the site. The Contractor shall notify the Owner's Representative and provide a replacement schedule within 3 days of the tree's removal.

C. Additional watering shall be included in the 1 year maintenance period under the pay item "Supplemental Watering". It shall be the Contractor's responsibility to notify the Owner's Representative when additional watering is necessary.

3.4 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Owner's Representative.

C. Landscape dumping to occur in locations approved by site superintendent.

3.5 INSPECTION AND ACCEPTANCE

A. Once a section of work is one hundred percent completed and ready for the initial verification; the contractor will request that the Owner's Representative verify that the work complies with the landscape plan and specifications. If seasonal or site-specific delays occur, the contractor may request that a partial installation be verified.

B. After initial verification, the contractor will provide the Owner's Representative with a payment request for their approval. The payment requests will be signed and submitted by the Owner's Representative to Owner for payment.

C. The Owner's Representative reserves the right to inspect seeds, plants, trees, and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality, and mix proportion.

D. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source upon request.

E. Following the 1-year warranty and maintenance period the Contractor shall notify the Owner's Representative to schedule a final inspection for acceptance and turn over to the Home Owner's Association.

LANDSCAPE WORK PART 4 - IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system covering the area indicated on the Landscape Plan. The system shall include all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code, and electrical wiring needed. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and planting beds.

4.2 QUALITY ASSURANCE

A. All materials shall be new, first class, especially designed for intended use.

B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.

C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.

B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.

C. Provide detailed specification sheets of all material proposed to be used.

D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing, and fabrication from this subcontractor.

E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

Contractor shall submit the following for review and approval:

- A. Design drawings as described above.
- B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.
- C. Operation and maintenance manuals - three (3) sets.

4.5 BID

Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

4.6 GUARANTEE

Furnish written manufacturers and subcontractors one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.



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

CLIENT

D-R-HORTON
America's Builder
1750 E GOLF ROAD, STE 925
SCHAUMBURG, IL 60173
OWNER
MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

OAK RIDGE
TINLEY PARK, ILLINOIS

SPECIFICATIONS

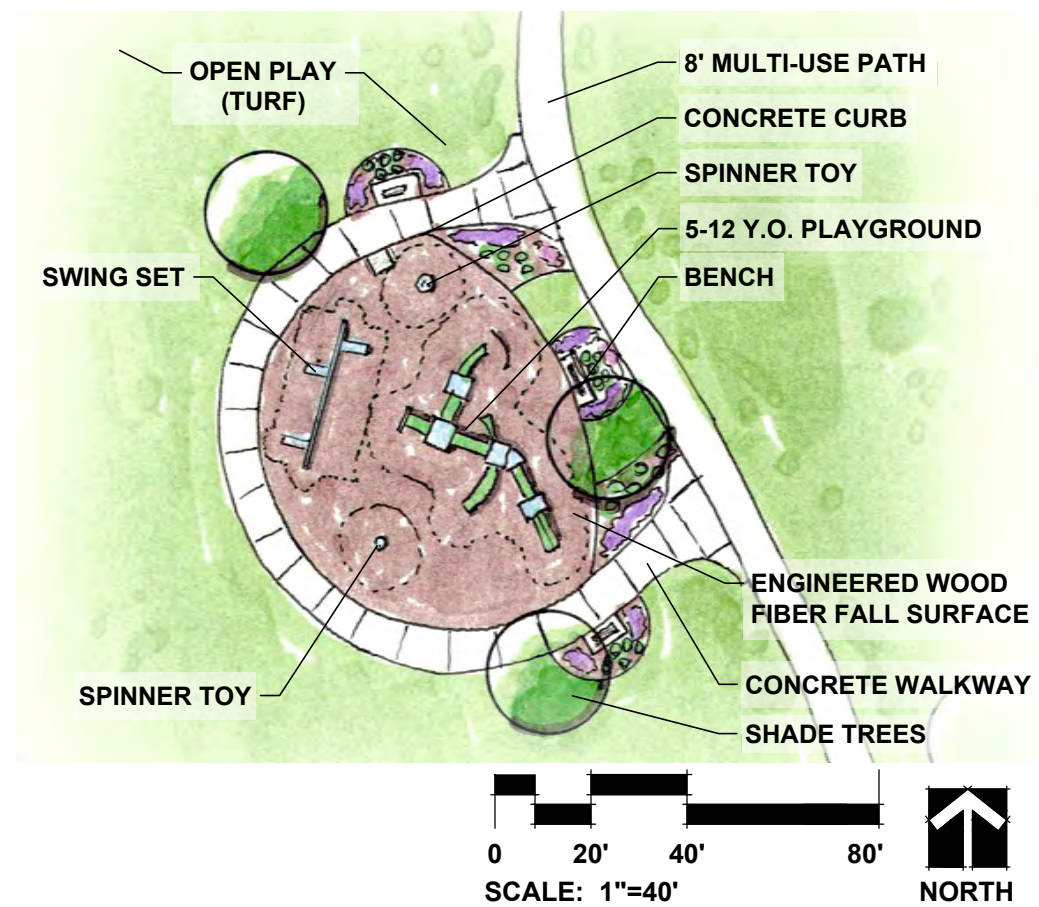
5	4.18.2022
4 - FOR	
CONSTRUCTION	3.21.2022
3	2.22.2022
2	11.24.2021
1	10.15.2021

REVISIONS

DATE	
PROJECT NO.	DR1704
DRAWN	CLE
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SHEET NO.	

9 OF 9





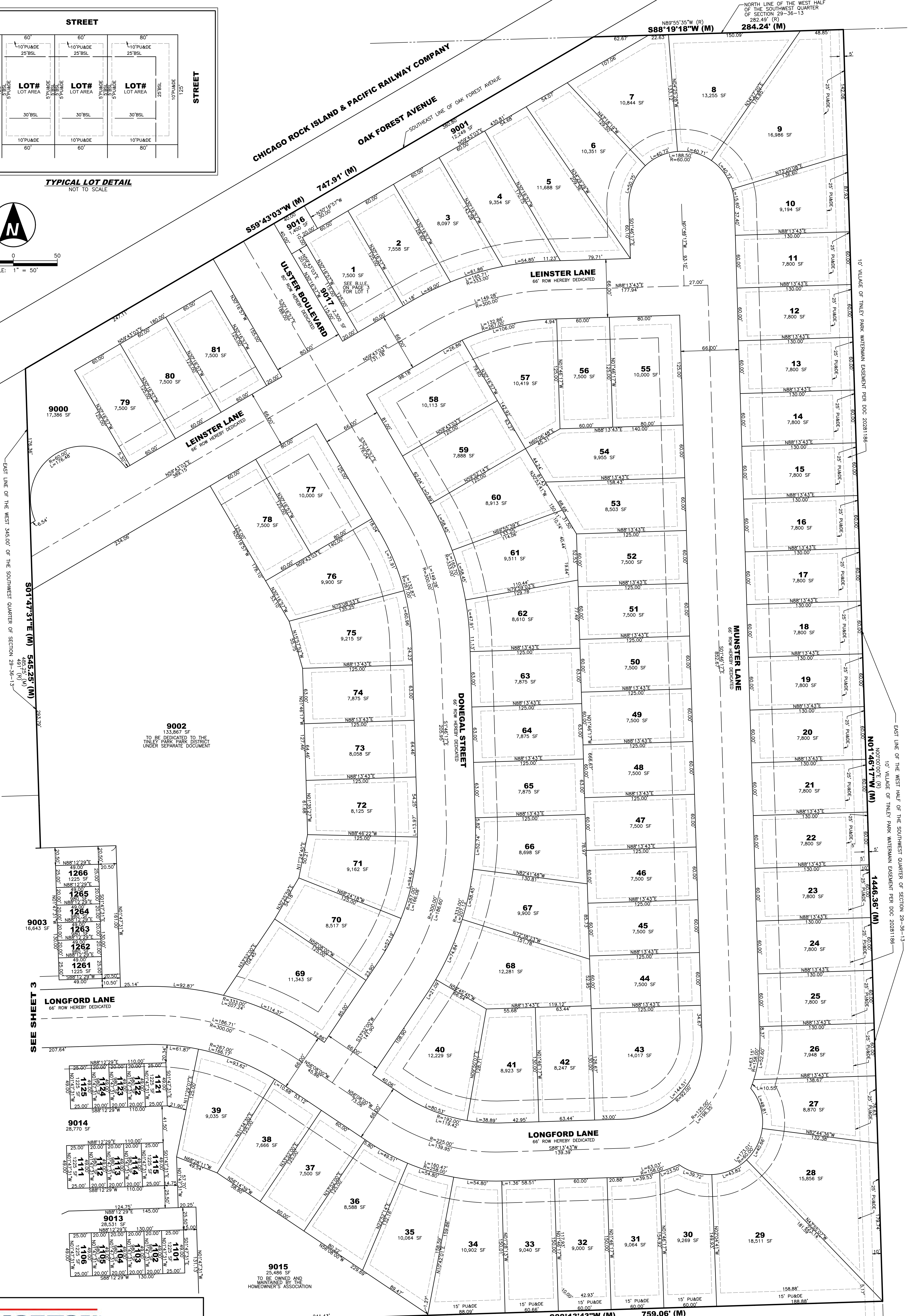
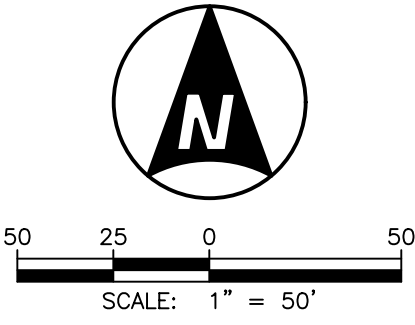
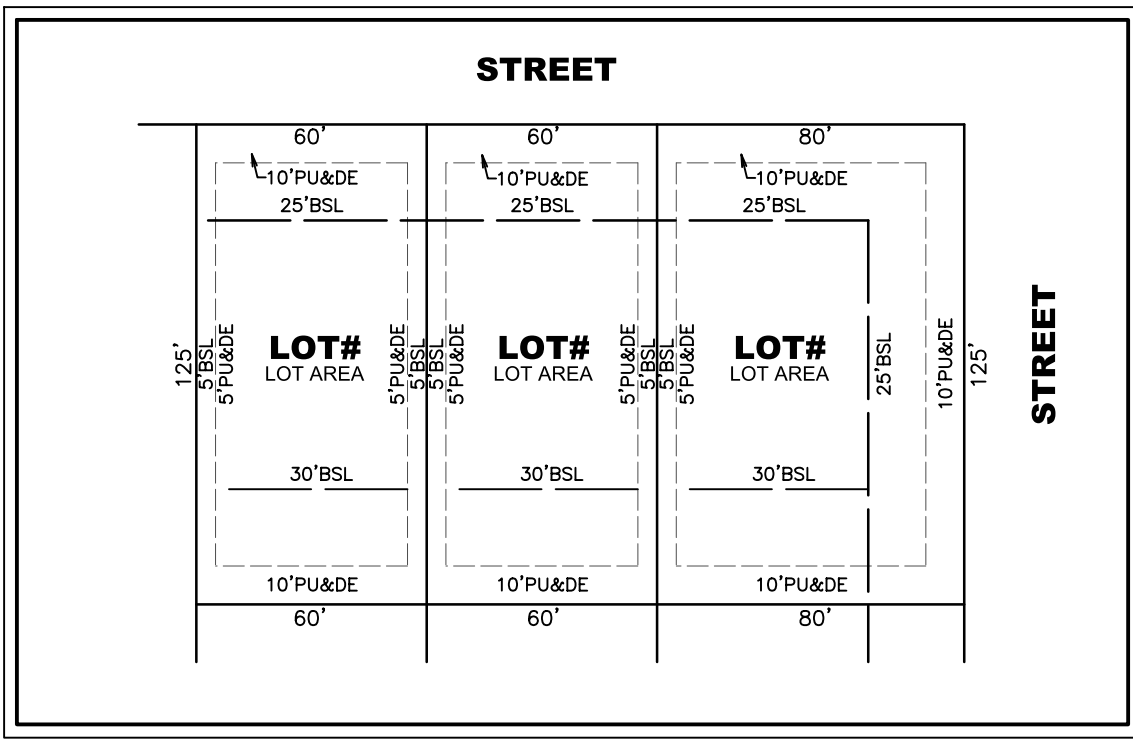
BENCH



5-12 Y.O. PLAYGROUND SET

FINAL PLAT OF
OAK RIDGE SUBDIVISION

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



CLIENT:
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America's Builder
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SUITE 925
SCHAUMBURG,
ILLINOIS 60173

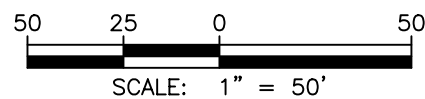


Mackie Consultants, LLC
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www.mackieconsult.com

	DESIGNED	KJM
	DRAWN	MRD
	APPROVED	RPO
	DATE	02/18/22
04/15/22	REVISED PER VILLAGE COMMENTS	MRD
DATE	DESCRIPTION OF REVISION	BY

PLAT OF SUBDIVISION
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS

SHEET	2 OF 3
PROJECT NUMBER:	3603
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BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

[illegible]

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS AND SANITARY SEWERS, WITHIN THE AREAS SHOWN ON THE PLAT AS "DRAINAGE AND UTILITY EASEMENT" TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON THE EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "DRAINAGE AND UTILITY EASEMENT" WITHOUT INTERFERE WITH THE EASEMENT, AND THE RIGHT TO RECONSTRUCT, REPAIR, REMOVE OR REPLACE, MAINTAIN, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES ADJACENT THERETO, PERMANENTLY LOCATED IN, UPON OR OVER ANY AREAS DESIGNATED AS "DRAINAGE AND UTILITY EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES PROVIDED THAT SUCH USES DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENTS HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER AS NOT TO AFFECT OR INTERFERE WITH THE CROSSING AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND USE THEREOF BY ANY ENTITY SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ACROSS ANY OF THE EASEMENTS. THE CROSSING OF THE EASEMENTS BEING CROSSED OR RECROSSED, NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER AS TO CHANGE OR IMPAIR THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF TINY PARK IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OF CURBS, GUTTERS, TREES, LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ALL TRENCHES CREATED SO AS TO RETAIN SUITABLE DRAINAGE TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, REMOVE ALL EXCESS DEBRIS AND SPILLAGE AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

[illegible]

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T CORPORATION, COMCAST, COMMONWEALTH EDISON, COMPTON, NORTHERN CALIFORNIA TELEPHONE, SOUTHERN CALIFORNIA GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN AND ACROSS, OVER, UNDER AND THROUGH LOT 1, EXCEPTING THEREFROM ALL PLANS AND RECORDS, THE ENTIRE INTEREST OF THE SAID LOT 1, IN THE CONSTRUCTION AS SHOWN ON THE APPROVED ENGINEERING PLAN LABELED AS "BLANKET UTILITY EASEMENT" (B.U.E.) TO INSTALL, MAINTAIN, REPAIR, REPLACE, REMOVE, RELOCATE, RECONSTRUCT, CONDUITS AND CABLES, SEWERS AND WATER MAINS WITH NECESSARY MANHOLES, VALVES, AND OTHER EQUIPMENT NECESSARY TO THE PROPER OPERATION OF THE SAID UTILITY SYSTEMS WITH TELEPHONE, ELECTRIC, SEWER, GAS, CABLE TELEVISION AND WATER SERVICE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES OF THE SAID UTILITY EASEMENT; AND TO USE THE SAID EASEMENT AREAS, SAID CONDUITS, CABLES, MANHOLES, VALVES, AND OTHER EQUIPMENT; AND FINALLY, THE RIGHT IS HEREBY GRANTED TO THE SAID UTILITY COMPANIES TO CUT, REMOVE OR ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT. THE SAID UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE SAID UTILITY EQUIPMENT. NOTWITHSTANDING THE FOREGOING, THE SAID UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE SAID UTILITY EQUIPMENT. NOTWITHSTANDING THE FOREGOING, IT IS FURTHER UNDERSTOOD THAT THE ABOVE EASEMENT SHALL BE NON-EXCLUSIVE.

NO PERMANENT BUILDINGS, ACCESSORY BUILDINGS, SHEDS OR OTHER STRUCTURES, SHALL BE PLACED ON THE SAID EASEMENT AREAS, EXCEPT AS SHOWN ON THE APPROVED ENGINEERING PLAN, BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE SAID EASEMENT AREAS TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

[illegible]

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT" CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AN APPORTIONMENT TO TWO OR MORE PERSONS, FOR COMMON USE WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH ARE OTHERWISE DESIGNATED BY THE PLAT BY TERMS SUCH AS "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACES," "GREEN AREAS," "LANDSCAPING AREAS," "PARKS," AND "COMMON AREAS." THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED VIA INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES ROADS, SIDEWALKS, BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST
GRANTOR/LOT OWNER UPON WRITTEN REQUEST

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTIES WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

[illegible]

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 705 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE DEVELOPMENT, FOR THE COMMON USE OF ALL AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS ARE NOT DESIGNATED BY THE PLAN BY TERMS SUCH AS "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREAS," "COMMON GROUND," "PARKING AREA," "COMMON AREA," "COMMON AREAS," OR "COMMON AREAS." THE "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE, BUSINESS DISTRICT, OR OTHER STRUCTURE, SUCH AS A POOL, OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST GRANTOR/LOT OWNER UPON WRITTEN REQUEST

NO NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOME OWNERS ASSOCIATION AS MAY BE FURTHER DEFINED IN THE BY-LAWS OF THE HOME OWNERS ASSOCIATION, TO THE EXTENT OF THE RIGHTS OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREA SO DESIGNATED ON THE PLAT AND MARKED LANDSCAPE EASEMENTS (LE) TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENHANCE, AND MAINTAIN TREES, SHRUBS, PLANTINGS AND STRUCTURES AS DEPICTED ON THE SUBDIVISION PLAT, AND TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENHANCE AND MAINTAIN THE LANDSCAPE EASEMENT INCLUDING WITHOUT LIMITATION ALL NECESSARY FACILITIES APPURTENANT THERETO TOGETHER WITH THE RIGHT OF ACCESS TO THE SAME FOR THE PURPOSES OF THE SAME. THE RIGHT IS NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, NOW OR IN THE FUTURE, AND SHALL REMAIN IN FULL FORCE AND EFFECT AND SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT THAT ARE NOT SHOWN ON THE PLANS. NO SHALL THE HOME OWNERS ASSOCIATION BE RESPONSIBLE FOR THE REMOVAL OF ANY VEGETATION WITH LIKE SPECIES WITHIN SAID EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE LANDSCAPE EASEMENT. THE HOME OWNERS ASSOCIATION VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME TO MAINTAIN, REPAIR, REPLACE, IMPROVE, ENHANCE AND MAINTAIN THE LANDSCAPING FACILITIES LOCATED WITHIN SAID EASEMENT IF THE HOME OWNERS ASSOCIATION VILLAGE DETERMINES THAT THE HOME OWNERS ASSOCIATION VILLAGE HAS BEEN GIVEN NOTICE FROM THE VILLAGE OF SAID FAILURE THE OWNER FAILS TO MAKE THE REQUIRED REPAIRS. THE HOME OWNERS ASSOCIATION VILLAGE MAY MAKE THE REQUIRED REPAIRS AT THE HOME OWNERS ASSOCIATION VILLAGE'S EXPENSE AND REIMBURSE THE HOME OWNERS ASSOCIATION VILLAGE FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REQUIRED REPAIRS.

[illegible]

CLIENT:

D·R·HORTON® 1750 E. GOLF ROAD,
SUITE 925
SCHAUMBURG,
ILLINOIS 60173

America's Builder



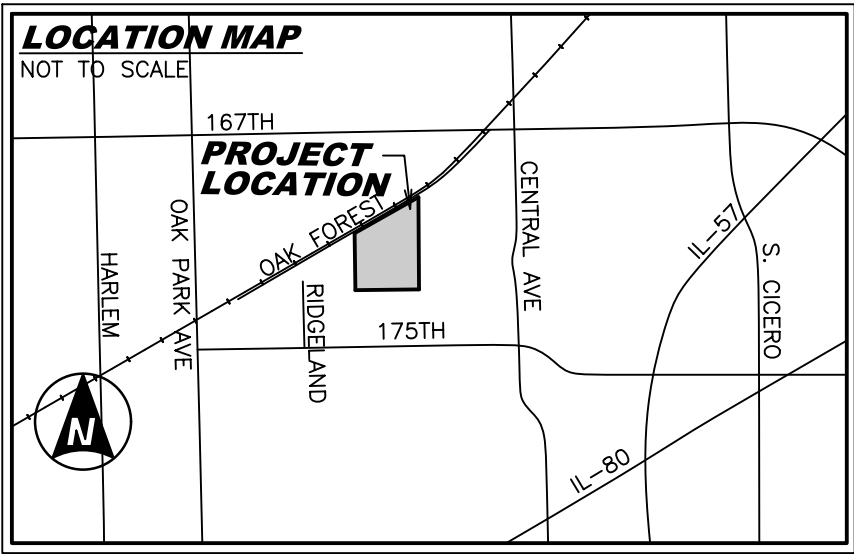
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DESIGNED	KJM
DRAWN	MRD
APPROVED	RPO
DATE	02/18/22
SCALE	1"=50'

PLAT OF SUBDIVISION OAK RIDGE SUBDIVISION TINLEY PARK, ILLINOIS

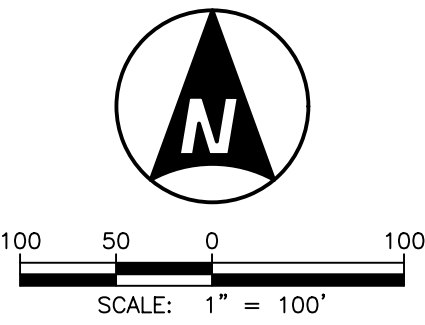
3 OF **3**

PROJECT NUMBER:	3603
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ILLINOIS FIRM LICENSE 184-002694	



OAK RIDGE SUBDIVISION EASEMENT EXHIBIT

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



LEGEND:

- INGRESS/EGRESS & PUBLIC UTILITY EASEMENT PER DOCUMENT 2172152
- PROPERTY BENEFITTING FROM INGRESS/EGRESS & PUBLIC UTILITY EASEMENT PER DOCUMENT 2172152



DEVELOPER

D.R. HORTON, INC. - MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
PHONE: 847.362.9100

SURVEYOR

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

NOTES:

- THIS EXHIBIT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 18005620LFE WITH AN EFFECTIVE DATE OF APRIL 23, 2018, AND 2103468005SLP WITH A COMMITMENT DATE OF FEBRUARY 26, 2021 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

CLIENT:

D.R. HORTON
America's Builder

1750 E. GOLF ROAD,
SUITE 925
SCHAUMBURG,
ILLINOIS 60173



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DESIGNED	KJM
DRAWN	MRD
APPROVED	RPO
DATE	02/16/22
SCALE	1"=100'

EASEMENT EXHIBIT OAK RIDGE SUBDIVISION TINLEY PARK, ILLINOIS








SHEET

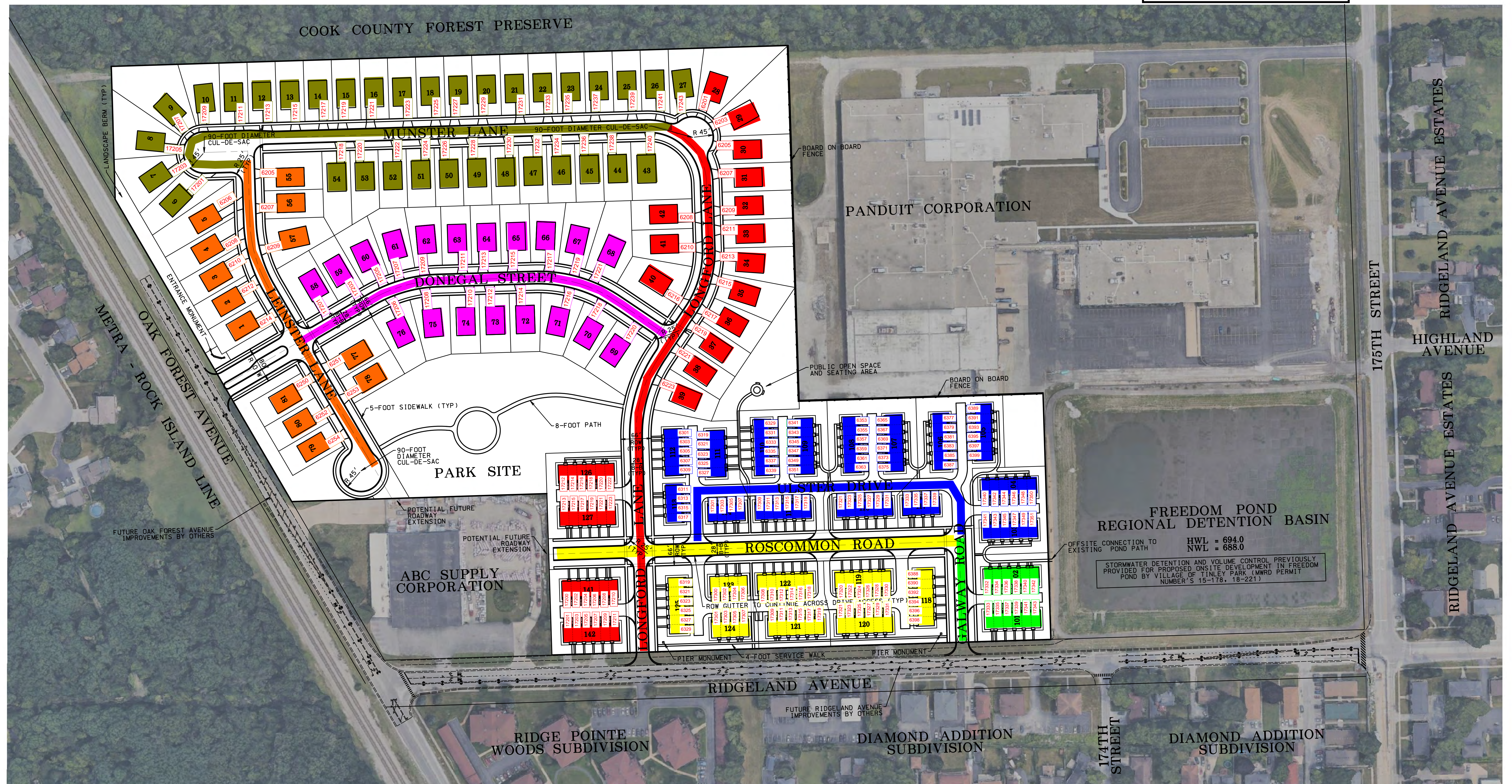
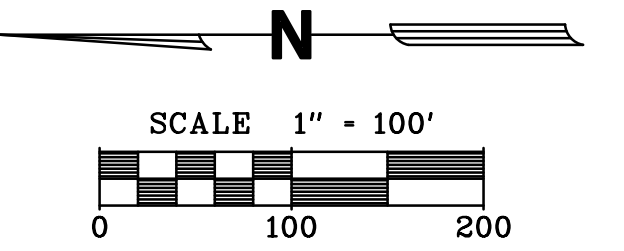
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ADDRESS EXHIBIT

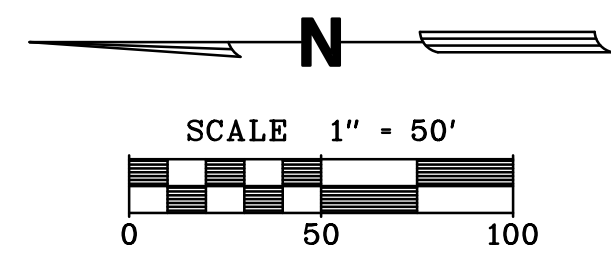
04-15-2022

ROADWAY NAMES	
ULSTER DRIVE	
GALWAY ROAD	
ROSCOMMON ROAD	
LONGFORD LANE	
MUNSTER LANE	
LEINSTER LANE	
DONEGAL STREET	



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STREET LIGHTING PLAN GENERAL NOTES

1. ONLY STREETLIGHTS ASSOCIATED WITH THE OAK RIDGE RESIDENTIAL DEVELOPMENT HAVE BEEN MODELED AS A PART OF THIS PHOTOMETRIC PLAN.
2. REFER TO THE VILLAGE OF TINLEY PARK STREET LIGHTING CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR POLE PROTECTION, POLE FOUNDATION, CONTROLLER SCHEDULE, AND ELECTRICAL CABLE TRENCH DETAILS.
3. INDIVIDUAL UNIT AND GARAGE LIGHTING NOT INCLUDED IN PHOTOMETRIC ANALYSIS.

REFER TO SHEET 2
FOR LUMINAIRE COUNT
AND MODEL DETAILS



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America's Builder

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

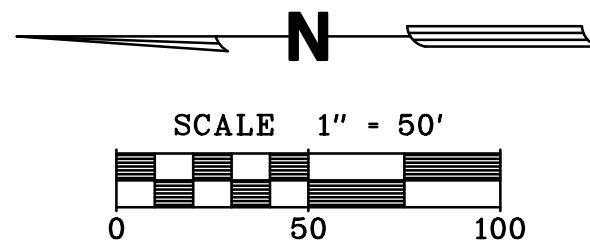
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		DRAWN	SGS
		APPROVED	KJM
		DATE	02/18/2022
04/18/2022	REVISED PER VILLAGE COMMENTS	AA	SCALE 1" = 50'
DATE	DESCRIPTION OF REVISION	BY	

**PHOTOMETRIC EXHIBIT - EAST
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS**

SHEET

1 OF **2**

PROJECT NUMBER: 3603
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ILLINOIS FIRM LICENSE 184-002694



EXTERIOR LIGHTING FIXTURE SCHEDULE								
	STREET CLASSIFICATION	QUANTITY	TYPE	MANUFACTURER	MODEL NUMBER	MOUNTING HEIGHT	ARM LENGTH	IES FILE
⊞	MINOR STREET LUMINAIRE	14	LED	GENERAL ELECTRIC	111-ERLH013B340AGREY	23'	6'	ERLH_13B340.IES
⊞	INTERSECTION LUMINAIRE	8	LED	GENERAL ELECTRIC	120-ERL2016B340AGREY	23'	6'	ERL2_16B340.IES
⊞	REAR GARAGE LIGHT	133	INCANDESCENT	MAXIM LIGHTING	BUILDER CAST 1025BK	8'	N/A	1024.IES
⊞	FRONT EXTERIOR LIGHT	162	INCANDESCENT	MAXIM LIGHTING	WESTLAKE 1002BK	8'	N/A	1024.IES

NOTE THAT MAST ARM LENGTH WAS NOT SPECIFIED IN THE TINLEY PARK STANDARD DETAILS OR SUBDIVISION ORDINANCE.

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Mackie Consultants, LLC
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CLIENT:



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

		DESIGNED	SGS
		DRAWN	SGS
		APPROVED	KJM
		DATE	02/18/2022
		SCALE	1" = 50'
04/18/2022	REVISD PER VILLAGE COMMENTS	AA	
DATE	DESCRIPTION OF REVISION	BY	

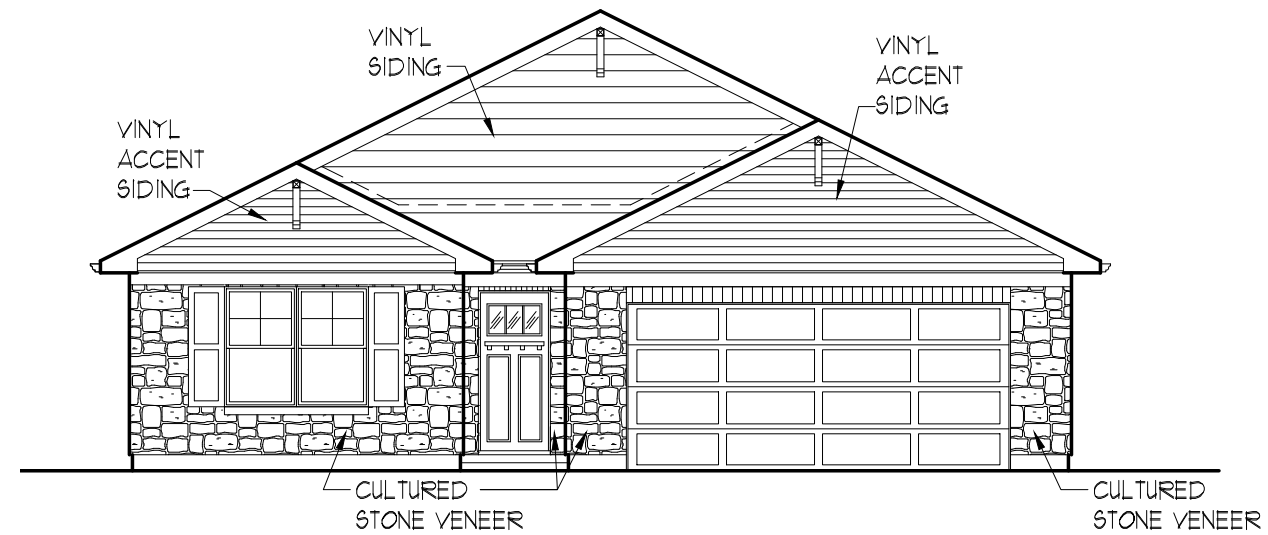
**PHOTOMETRIC EXHIBIT - WEST
OAK RIDGE SUBDIVISION
TINLEY PARK, ILLINOIS**

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

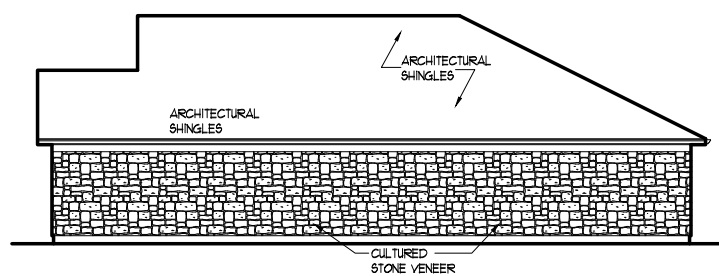




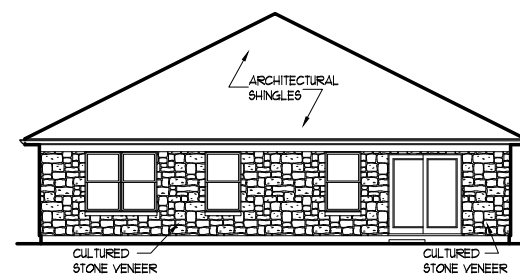




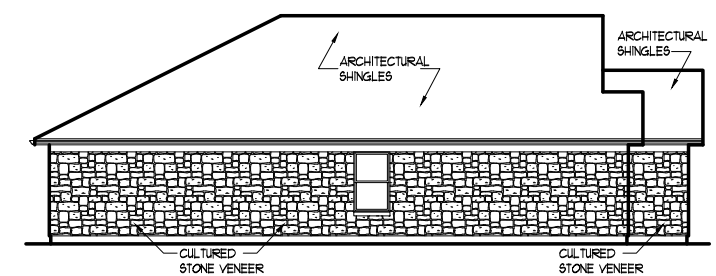
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

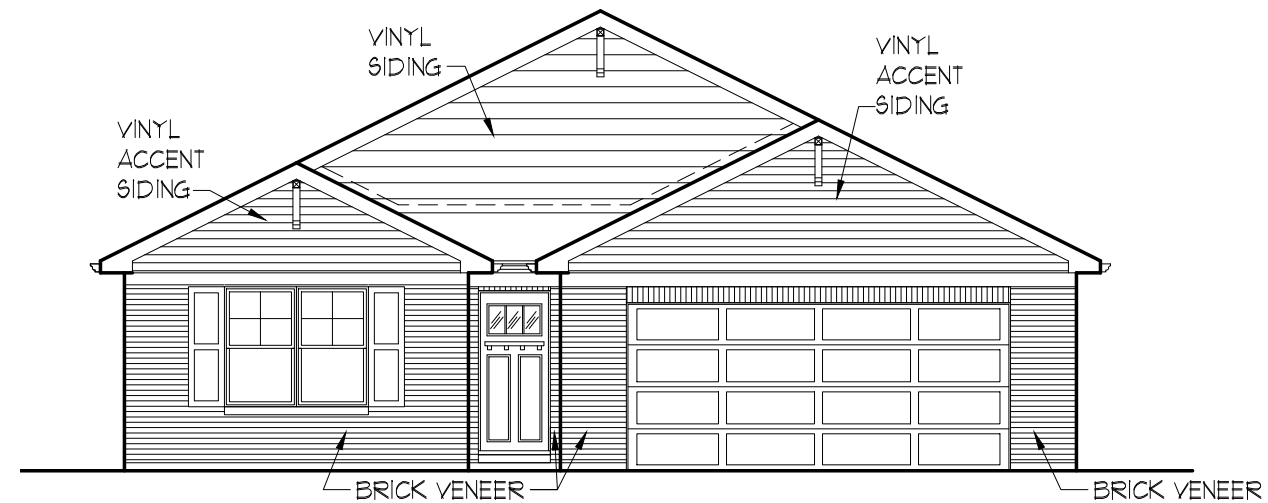


TYPICAL LEFT ELEVATION

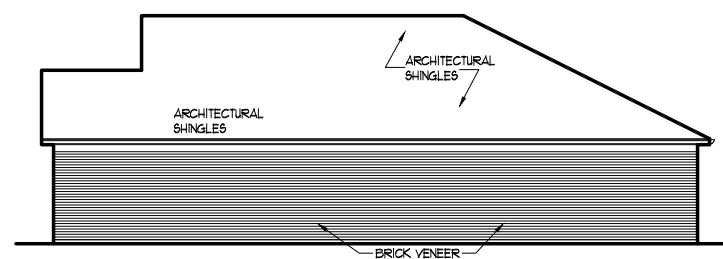
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X-SERIES

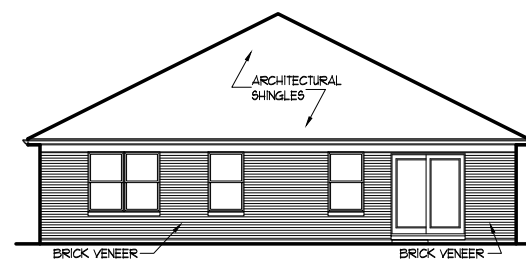
OAK RIDGE
TINLEY PARK, IL



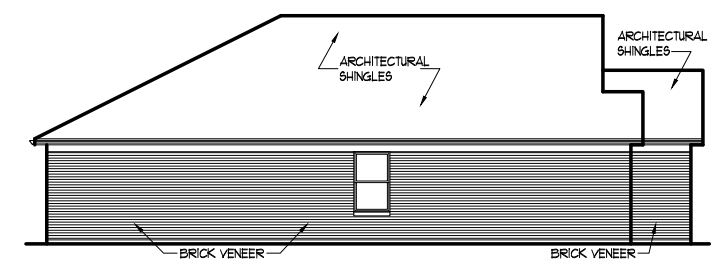
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

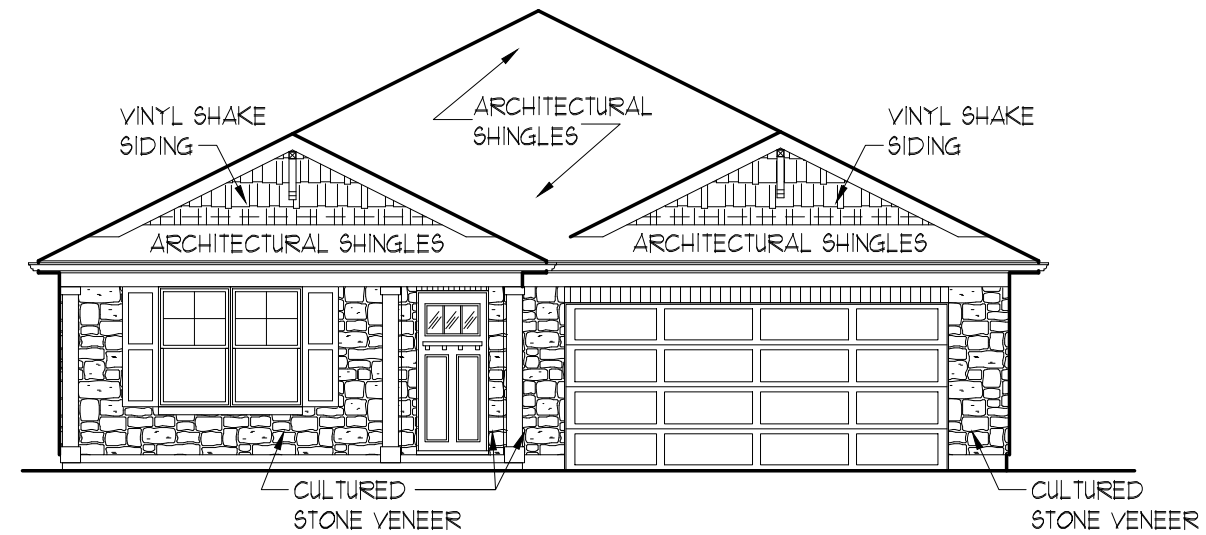


TYPICAL LEFT ELEVATION

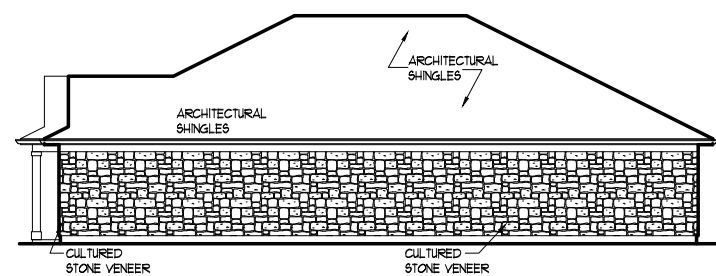
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X-SERIES

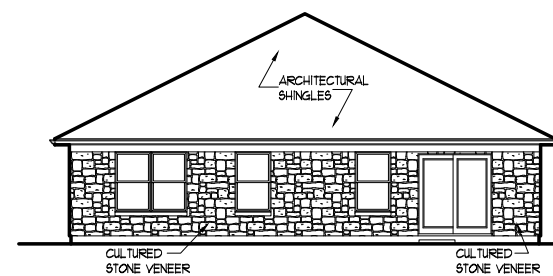
OAK RIDGE
TINLEY PARK, IL



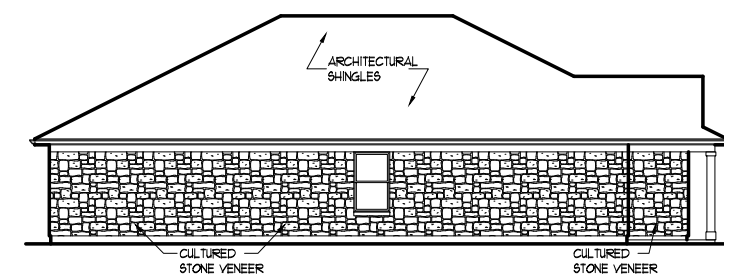
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

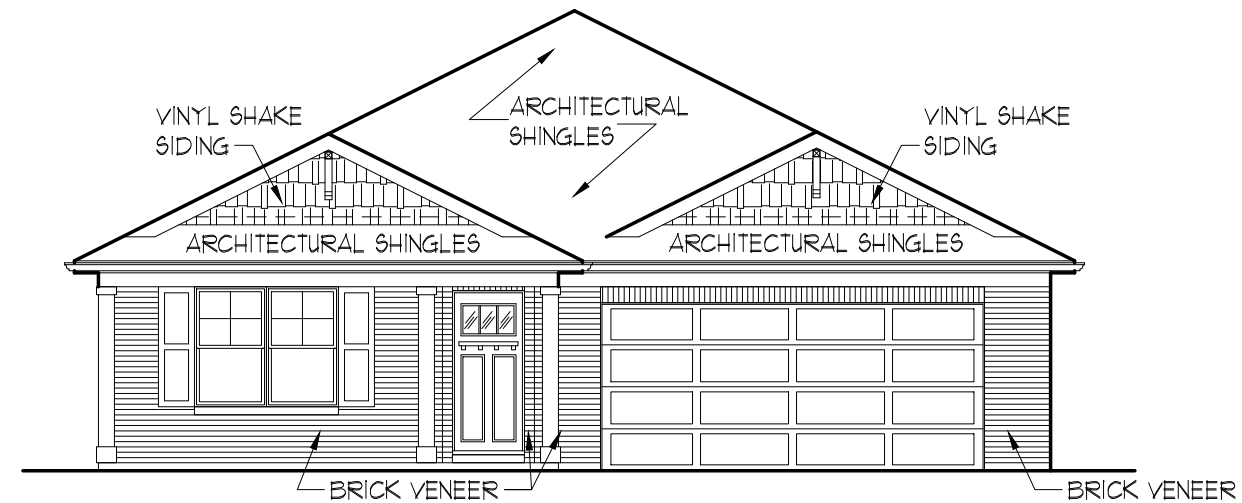


TYPICAL LEFT ELEVATION

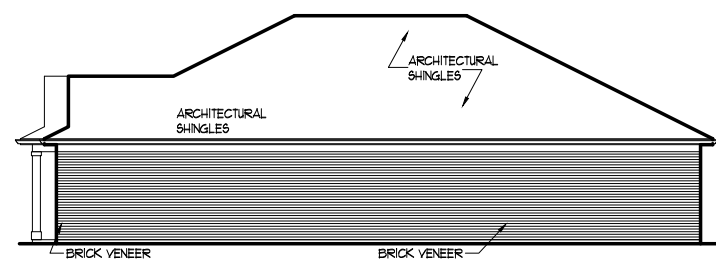
X421 ELEVATION "B5"

X-SERIES

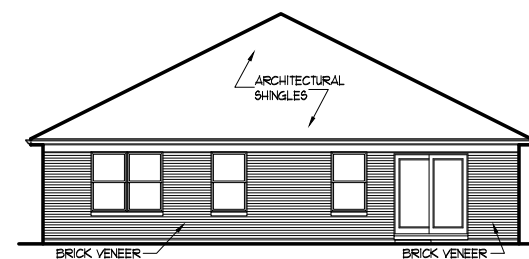
OAK RIDGE
TINLEY PARK, IL



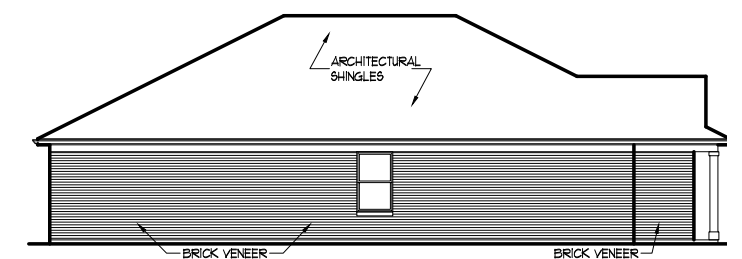
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

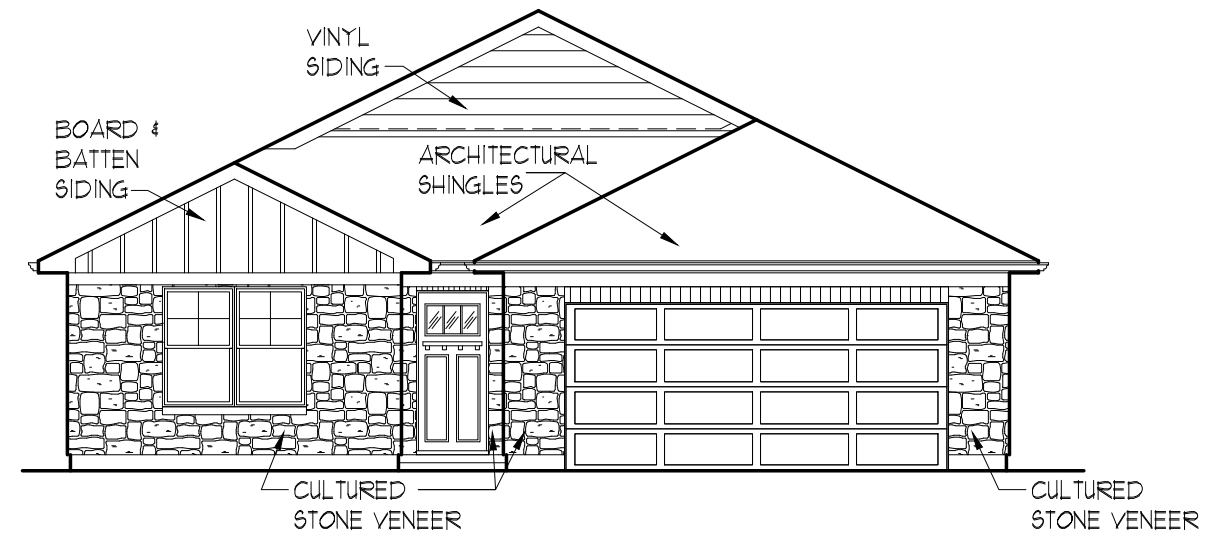


TYPICAL LEFT ELEVATION

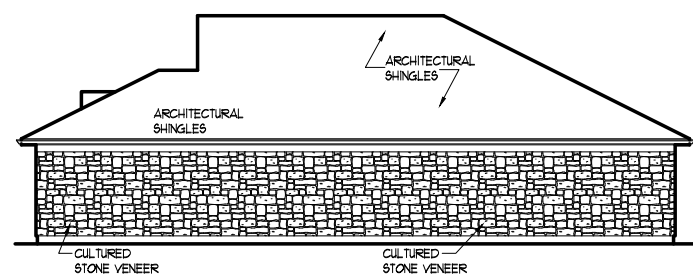
X421 ELEVATION "B6"

X-SERIES

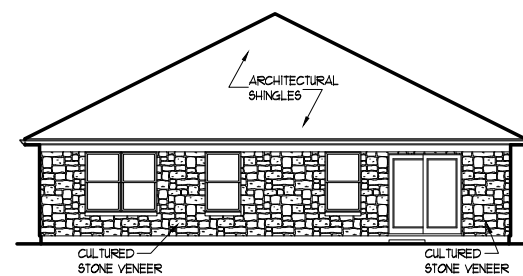
OAK RIDGE
TINLEY PARK, IL



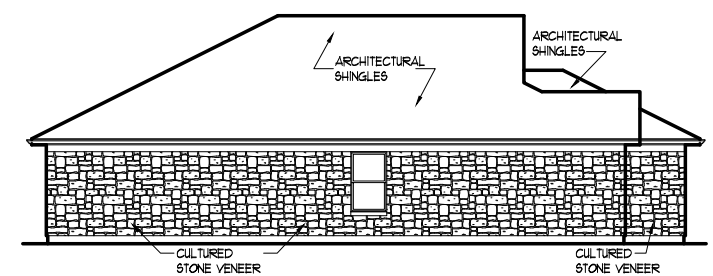
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

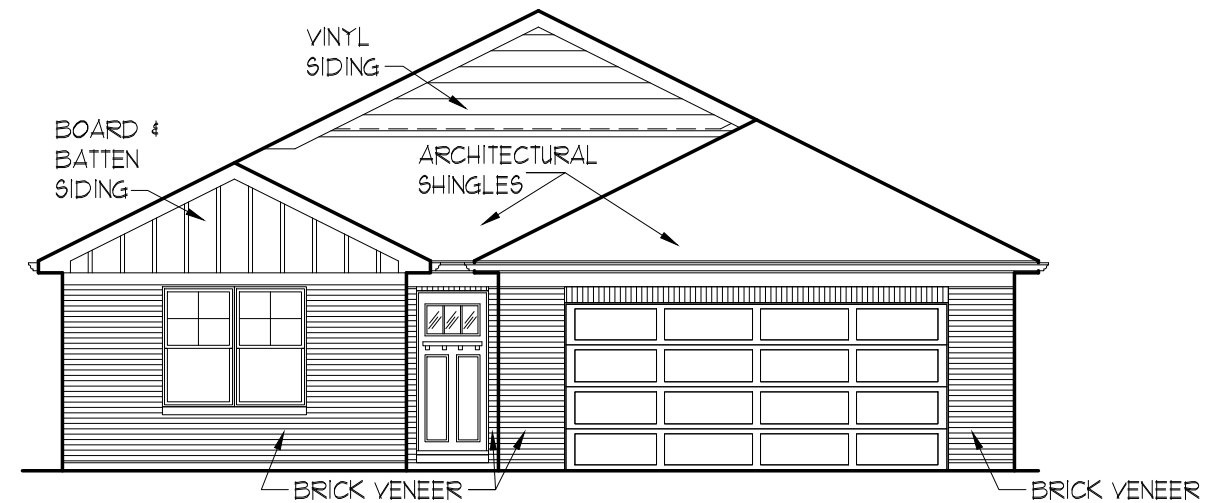


TYPICAL LEFT ELEVATION

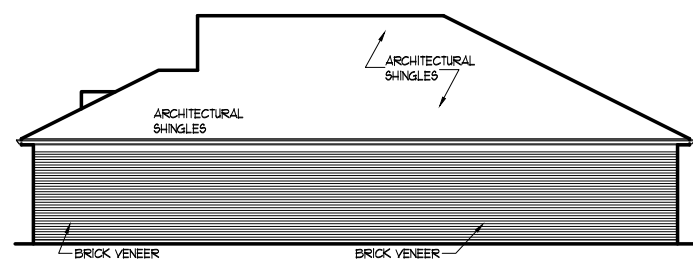
X421 ELEVATION "C5"

X-SERIES

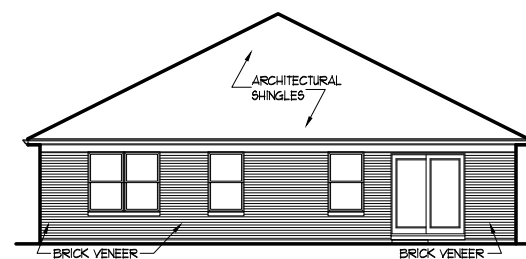
OAK RIDGE
TINLEY PARK, IL



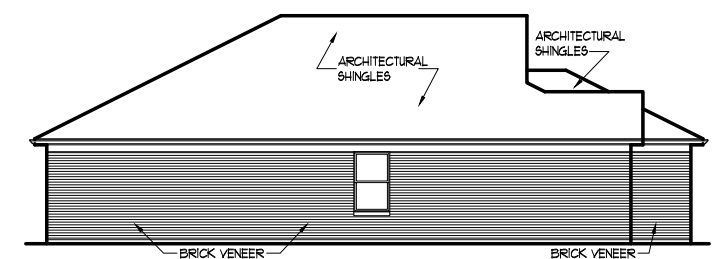
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

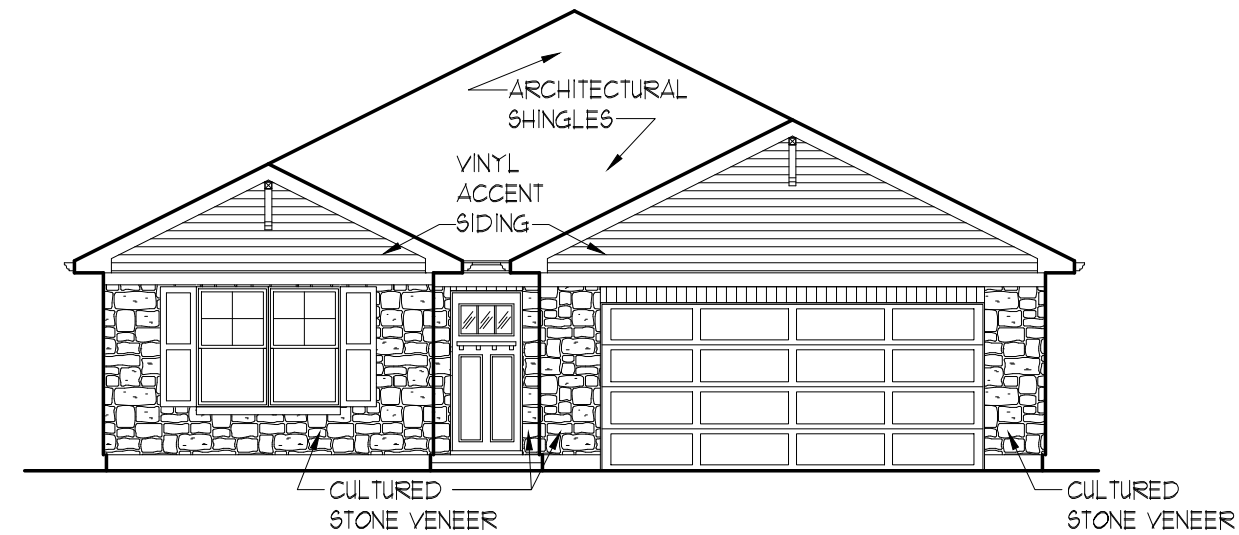


TYPICAL LEFT ELEVATION

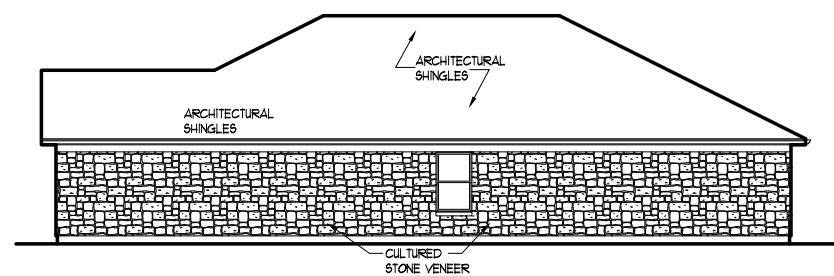
X421 ELEVATION "C6"

X-SERIES

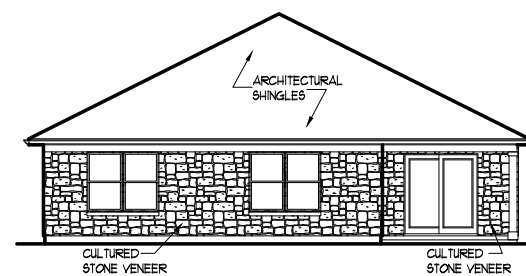
OAK RIDGE
TINLEY PARK, IL



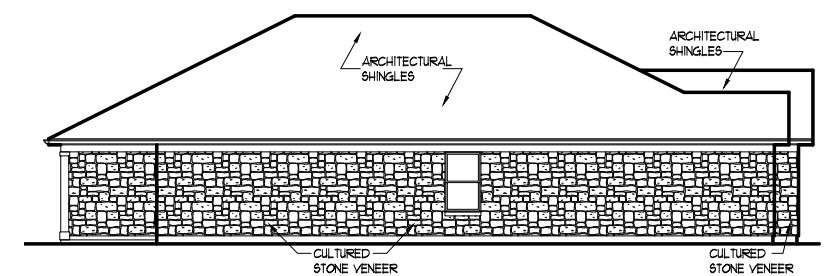
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

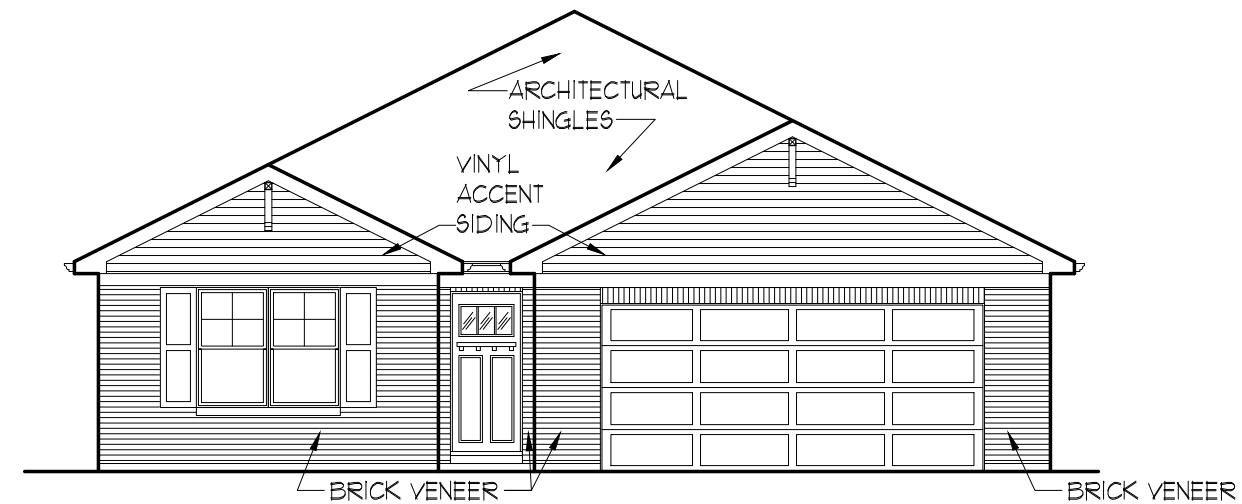


TYPICAL LEFT ELEVATION

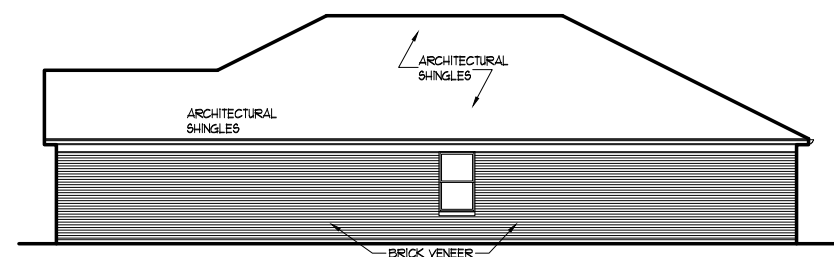
x422 ELEVATION "A5"

X-SERIES

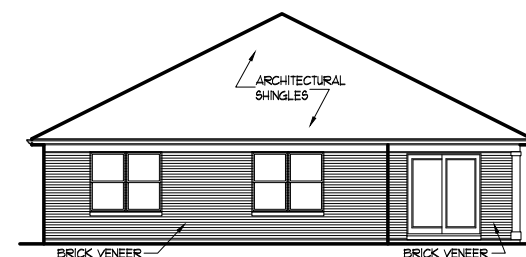
OAK RIDGE
TINLEY PARK, IL



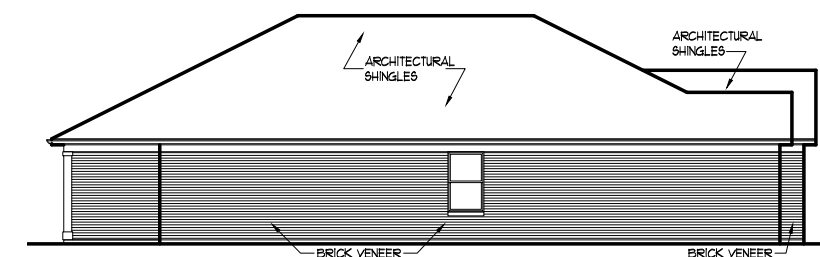
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

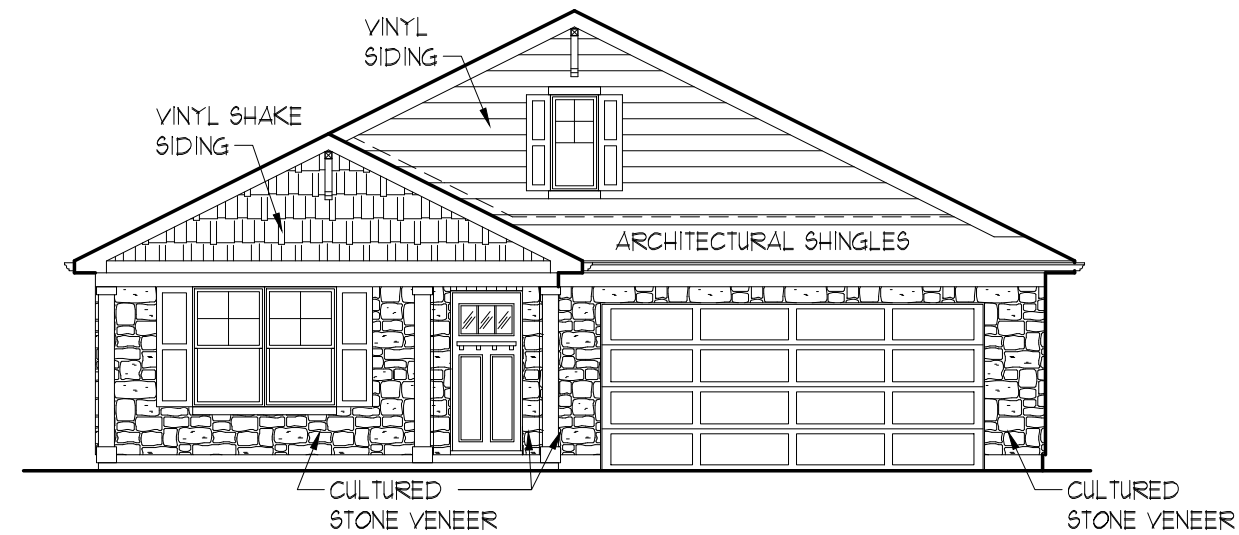


TYPICAL LEFT ELEVATION

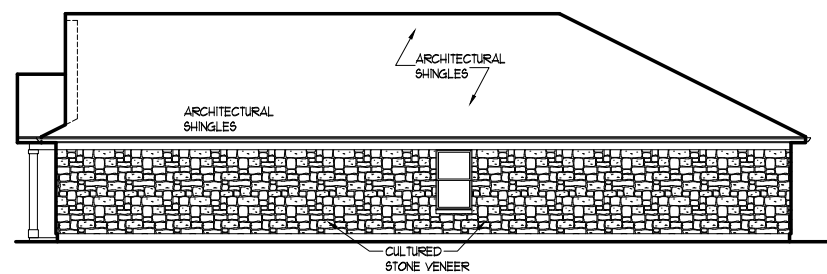
X422 ELEVATION "A6"

X-SERIES

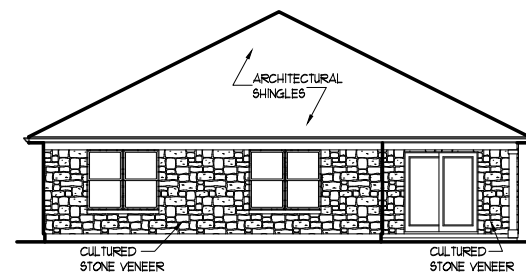
OAK RIDGE
TINLEY PARK, IL



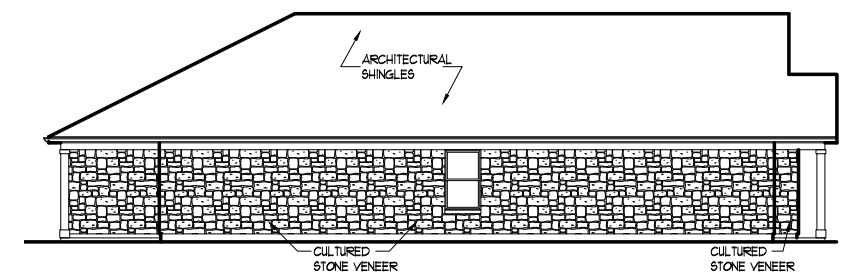
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

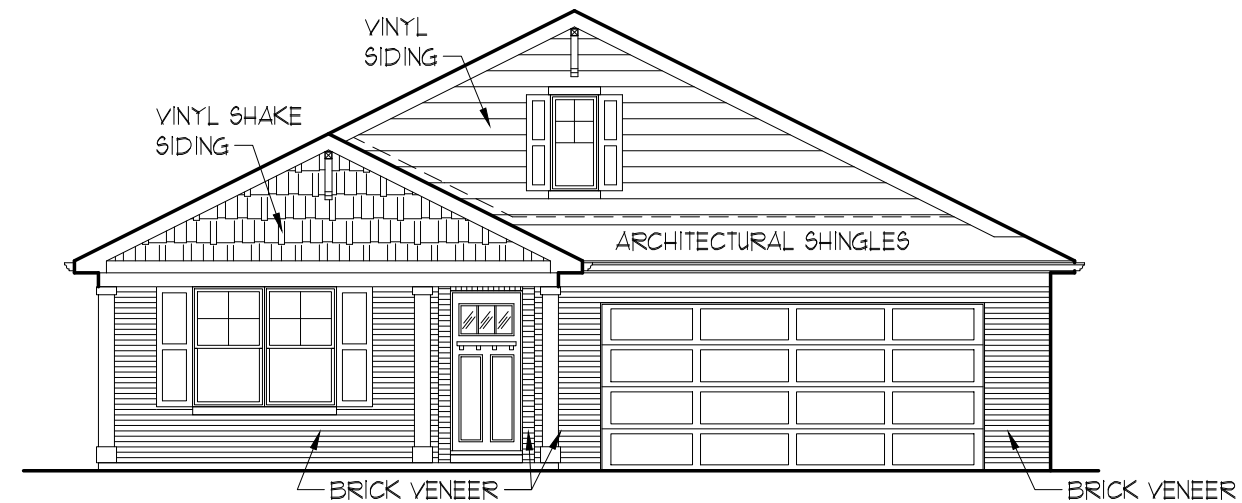


TYPICAL LEFT ELEVATION

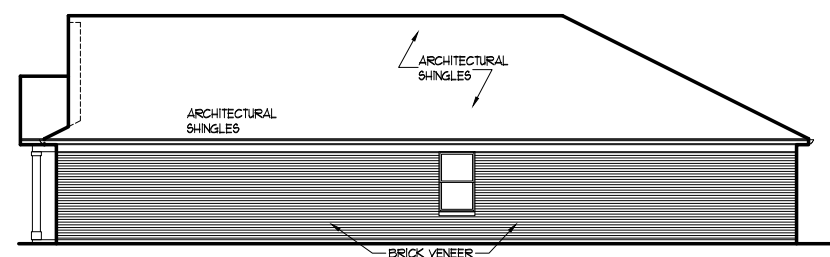
X422 ELEVATION "B5"

X-SERIES

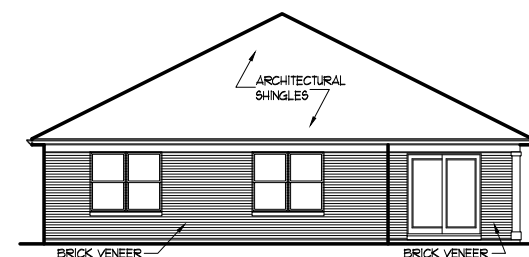
OAK RIDGE
TINLEY PARK, IL



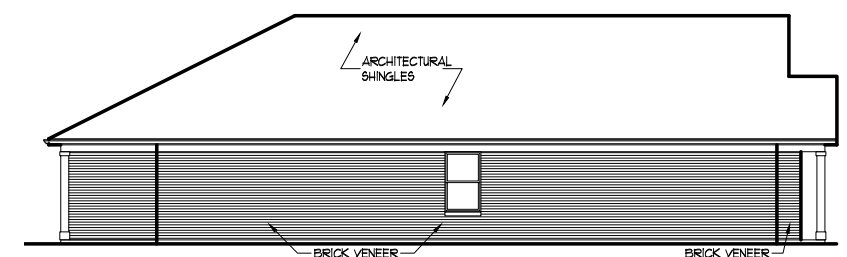
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

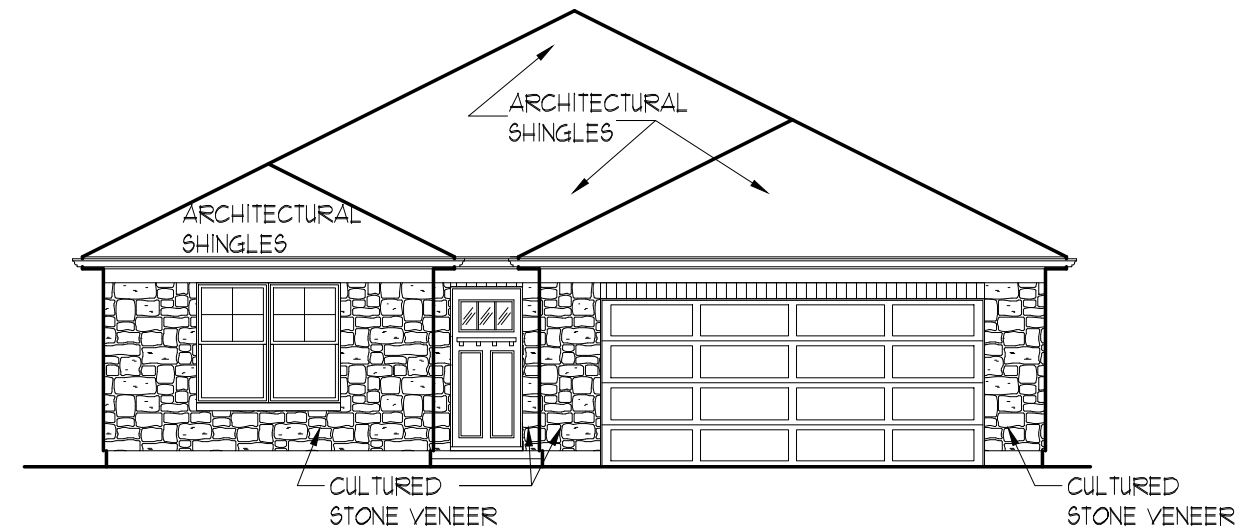


TYPICAL LEFT ELEVATION

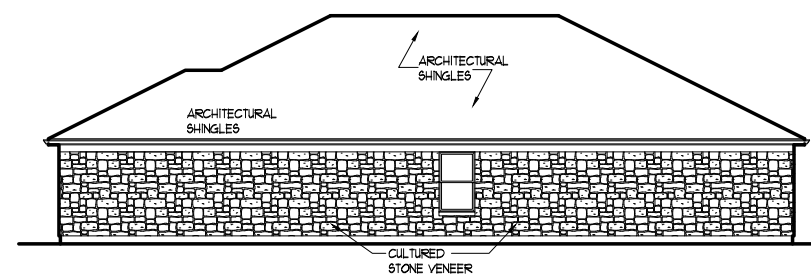
X422 ELEVATION "B6"

X-SERIES

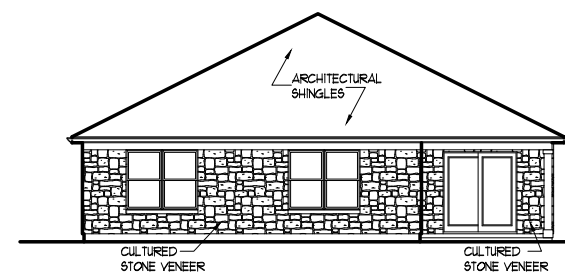
OAK RIDGE
TINLEY PARK, IL



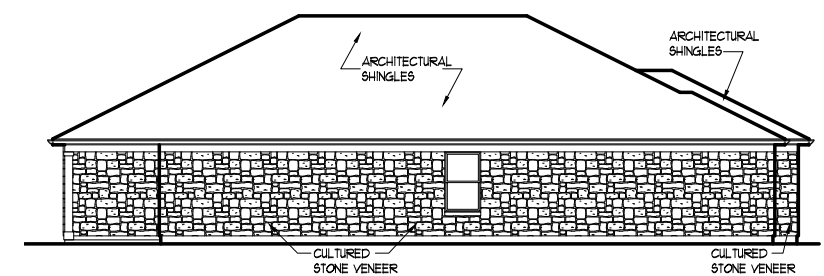
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

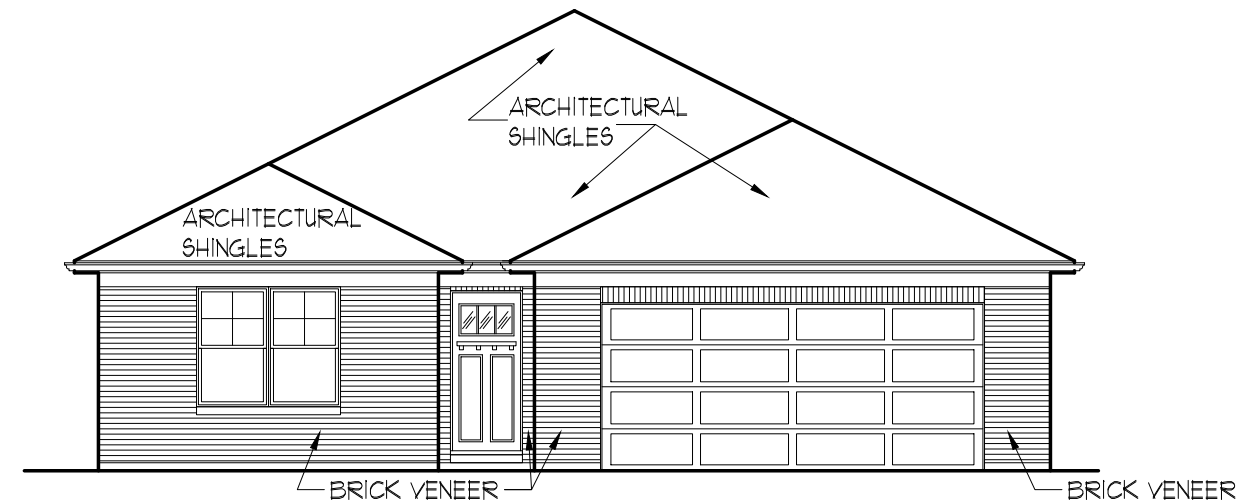


TYPICAL LEFT ELEVATION

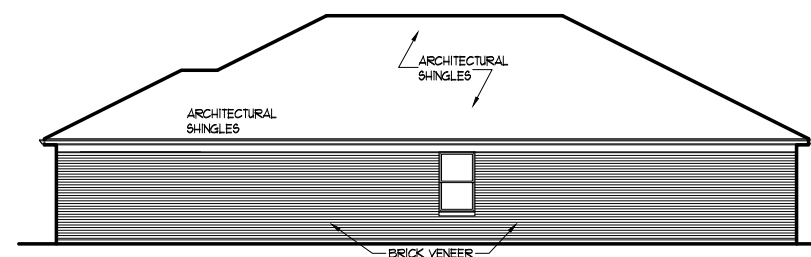
x422 ELEVATION "C5"

X-SERIES

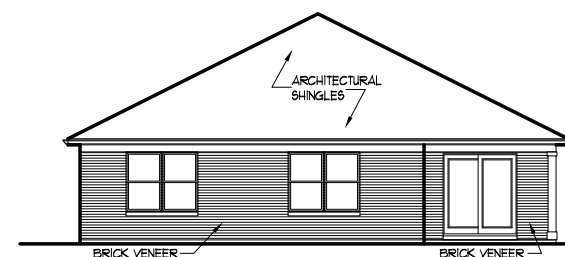
OAK RIDGE
TINLEY PARK, IL



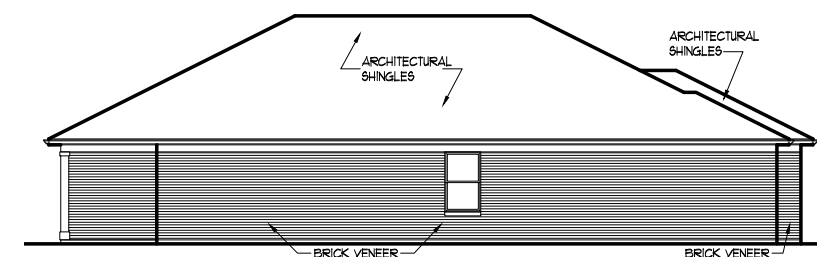
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

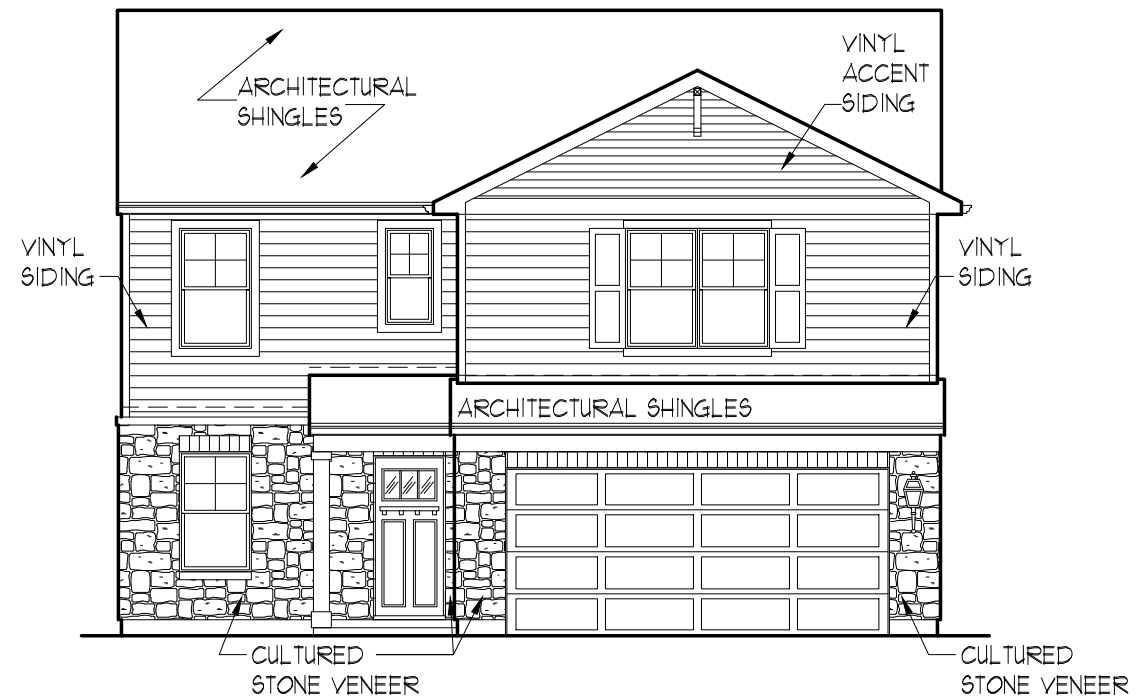


TYPICAL LEFT ELEVATION

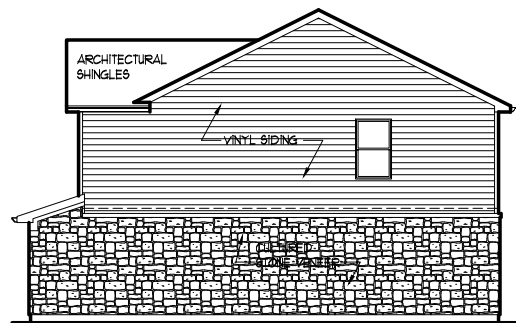
X422 ELEVATION "C6"

X-SERIES

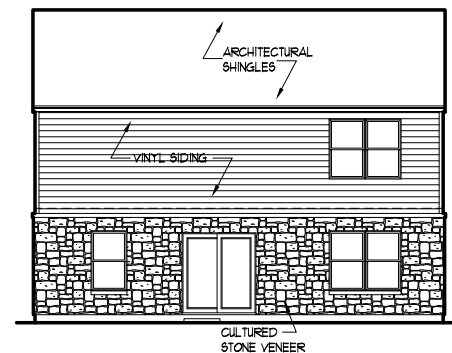
OAK RIDGE
TINLEY PARK, IL



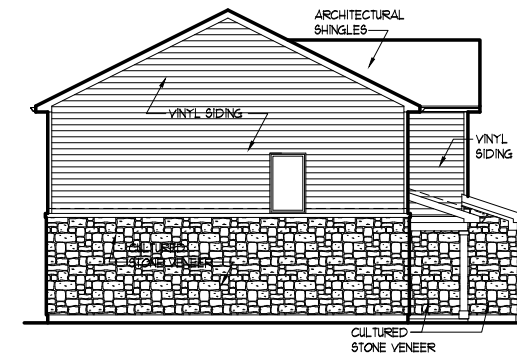
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

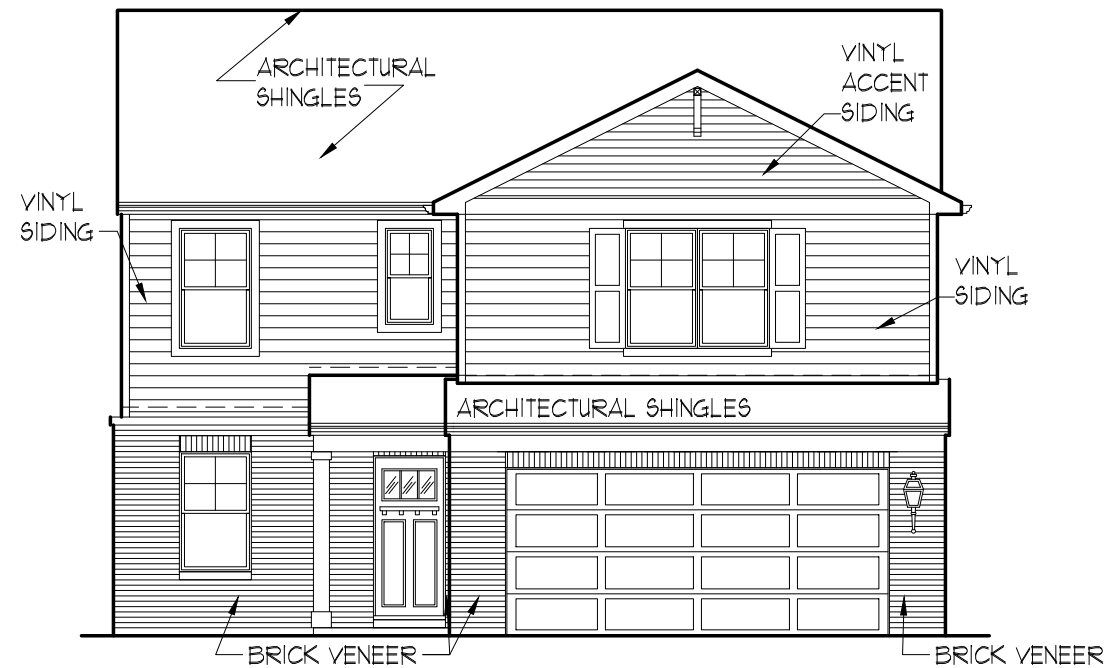


TYPICAL LEFT ELEVATION

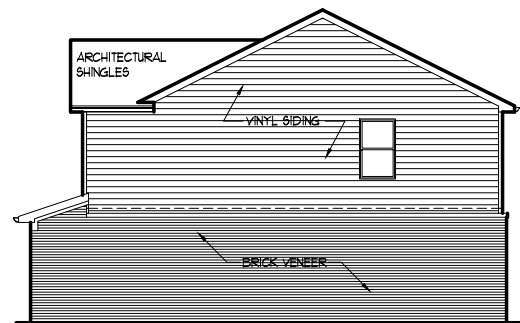
x423 ELEVATION "A5"

X-SERIES

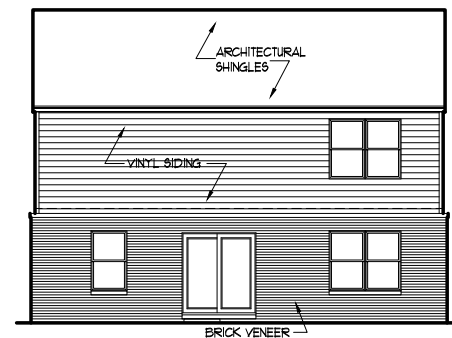
OAK RIDGE
TINLEY PARK, IL



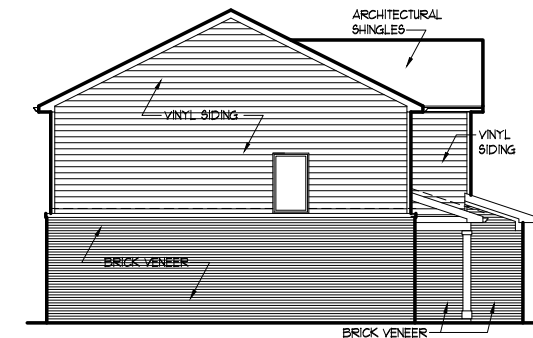
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

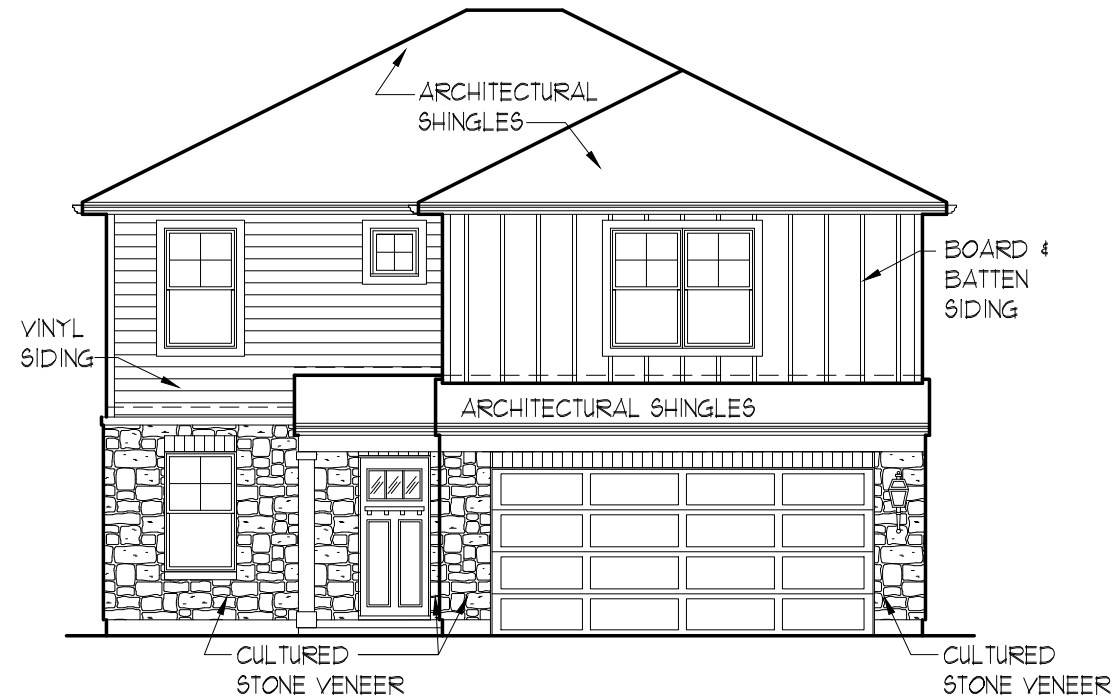


TYPICAL LEFT ELEVATION

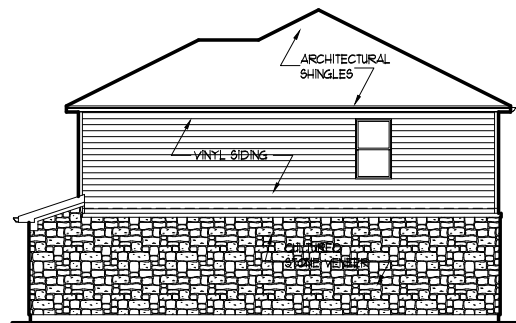
X423 ELEVATION "A6"

X-SERIES

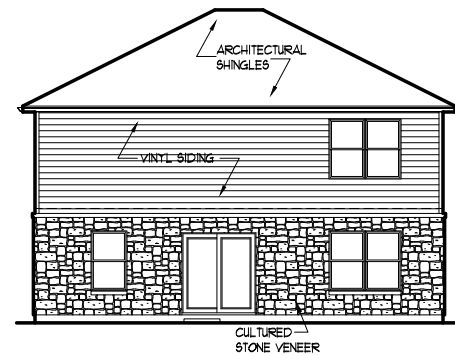
OAK RIDGE
TINLEY PARK, IL



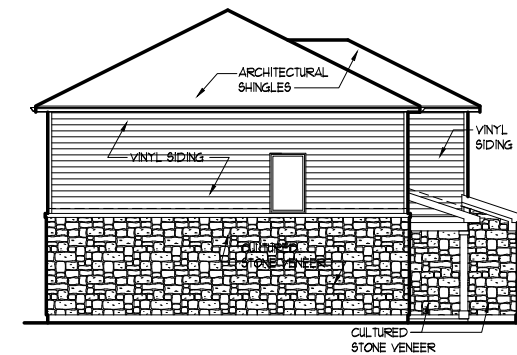
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

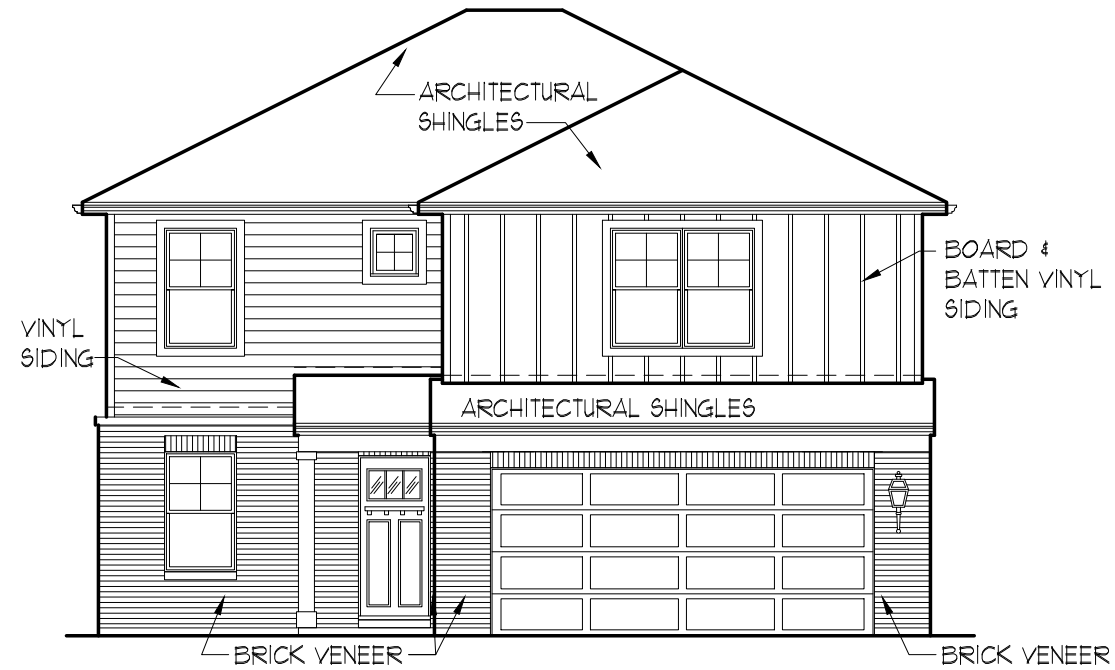


TYPICAL LEFT ELEVATION

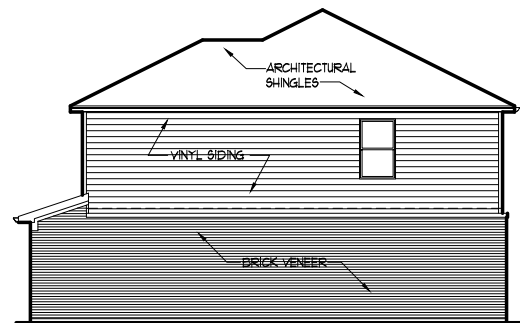
x423 ELEVATION "C5"

X-SERIES

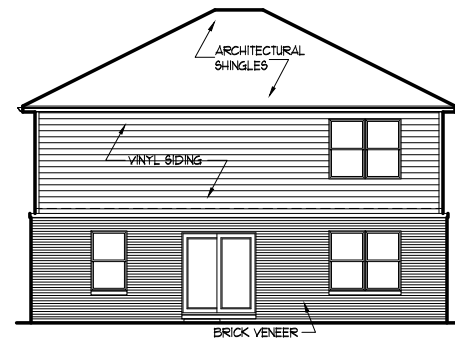
OAK RIDGE
TINLEY PARK, IL



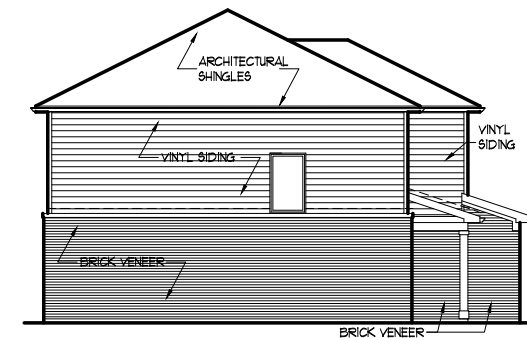
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

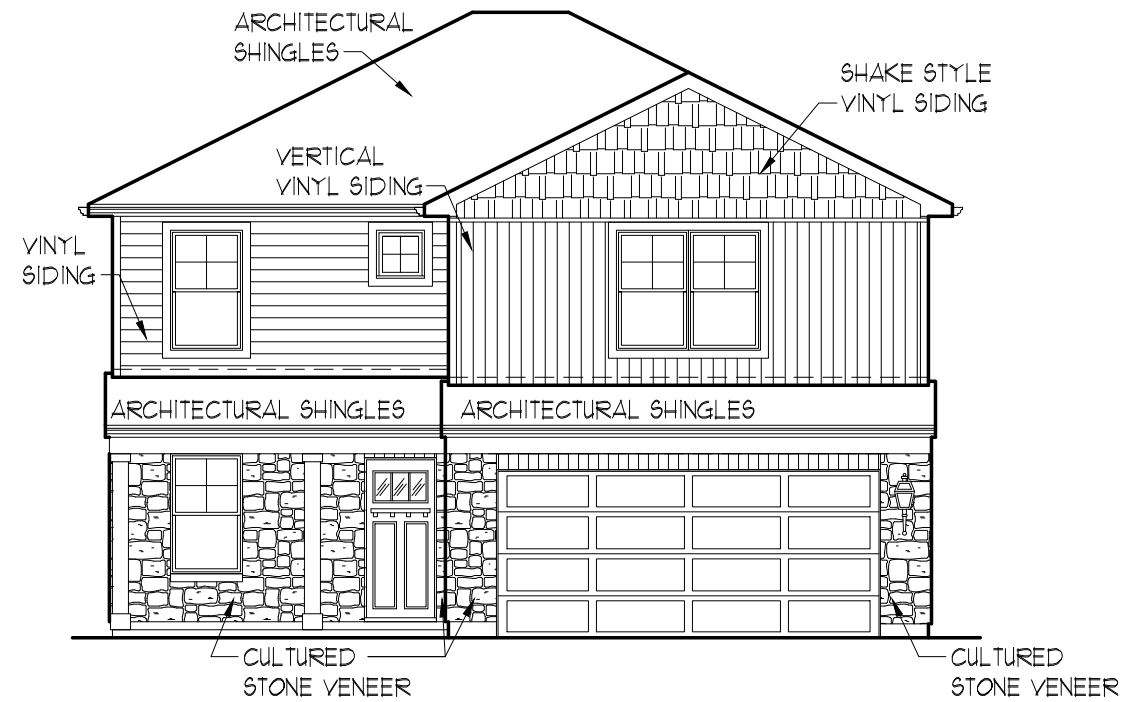


TYPICAL LEFT ELEVATION

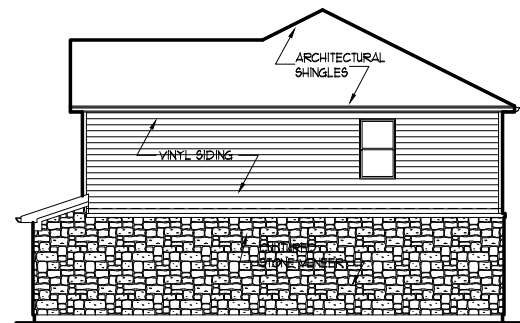
X423 ELEVATION "C6"

X-SERIES

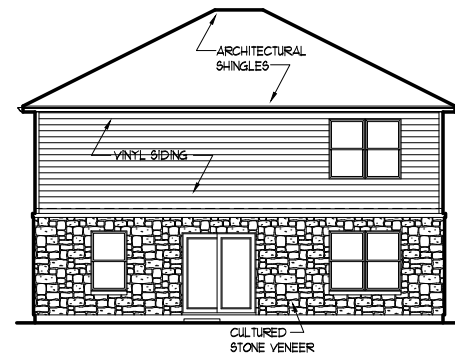
OAK RIDGE
TINLEY PARK, IL



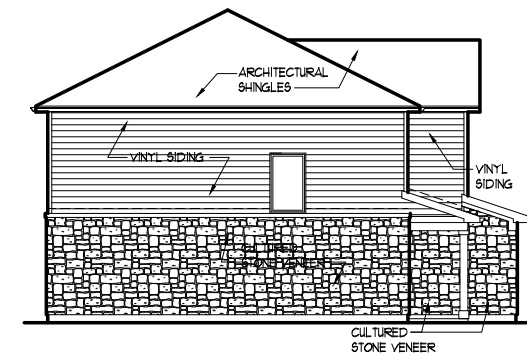
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

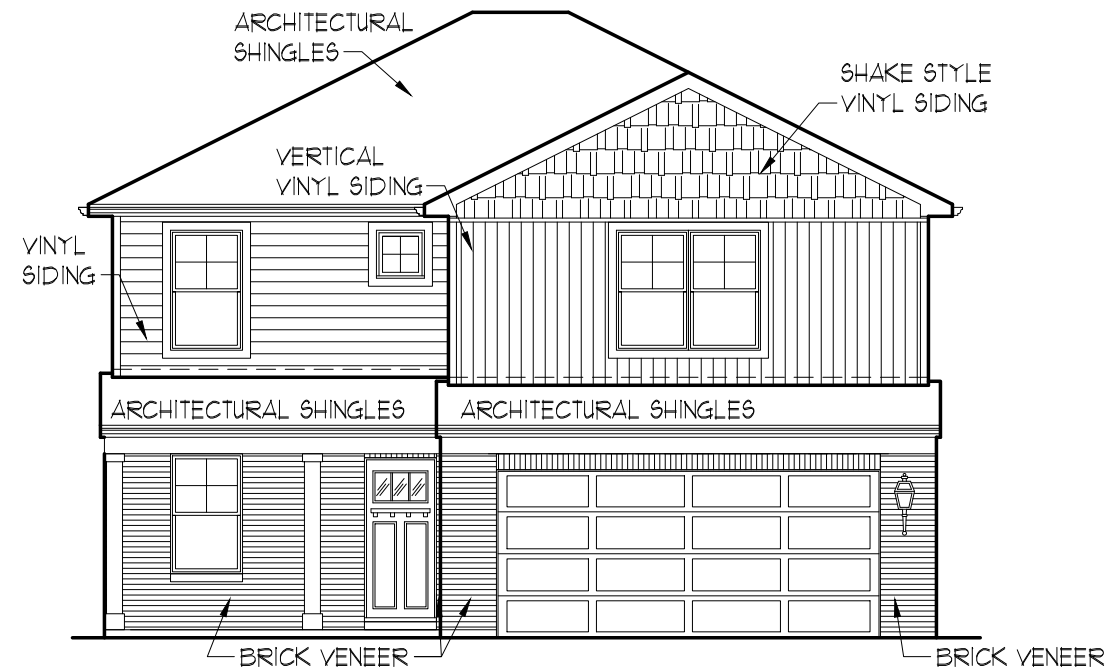


TYPICAL LEFT ELEVATION

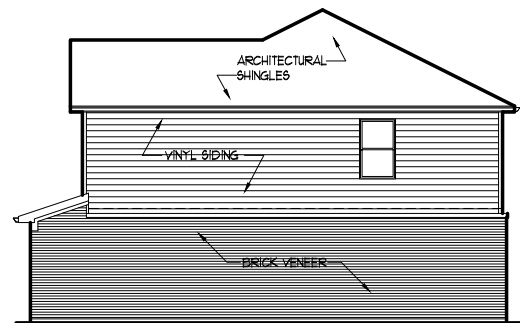
x423 ELEVATION "D5"

X-SERIES

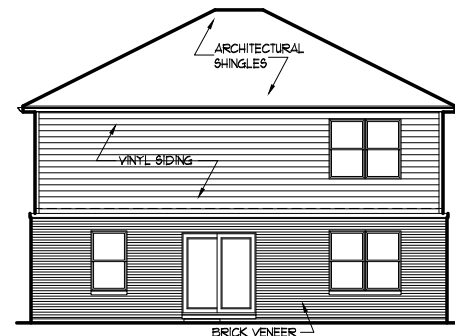
OAK RIDGE
TINLEY PARK, IL



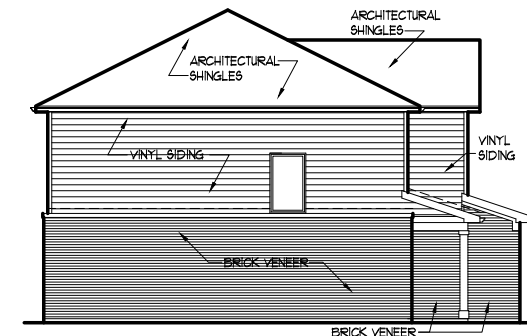
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

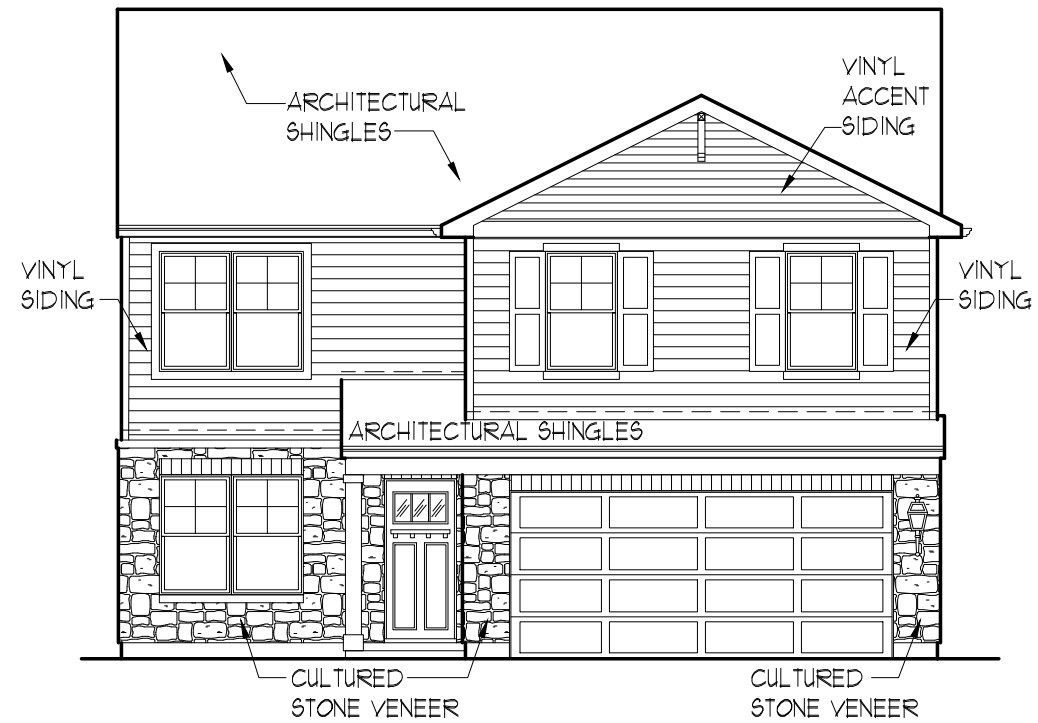


TYPICAL LEFT ELEVATION

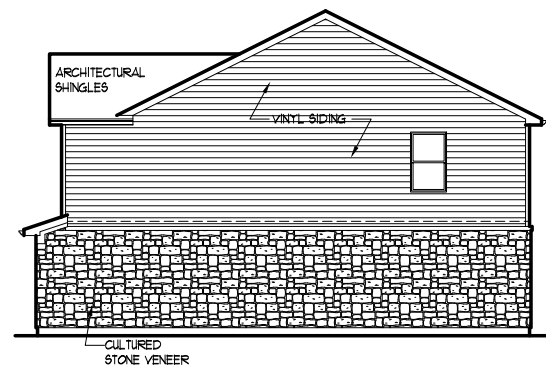
x423 ELEVATION "D6"

X-SERIES

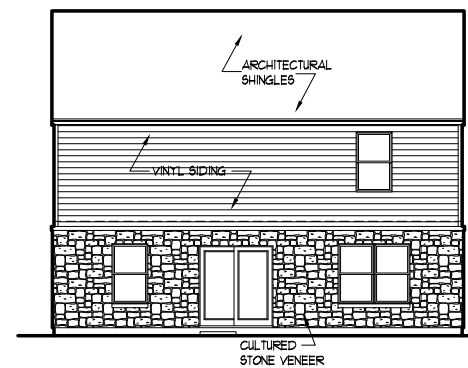
OAK RIDGE
TINLEY PARK, IL



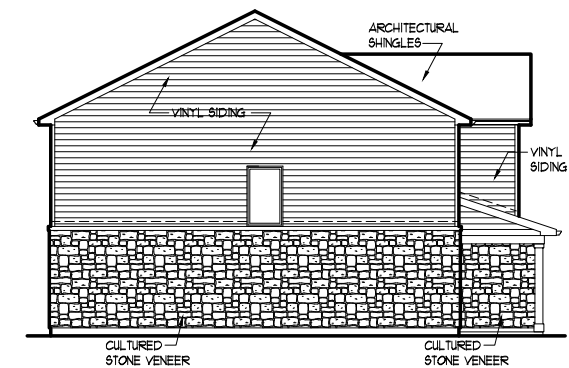
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

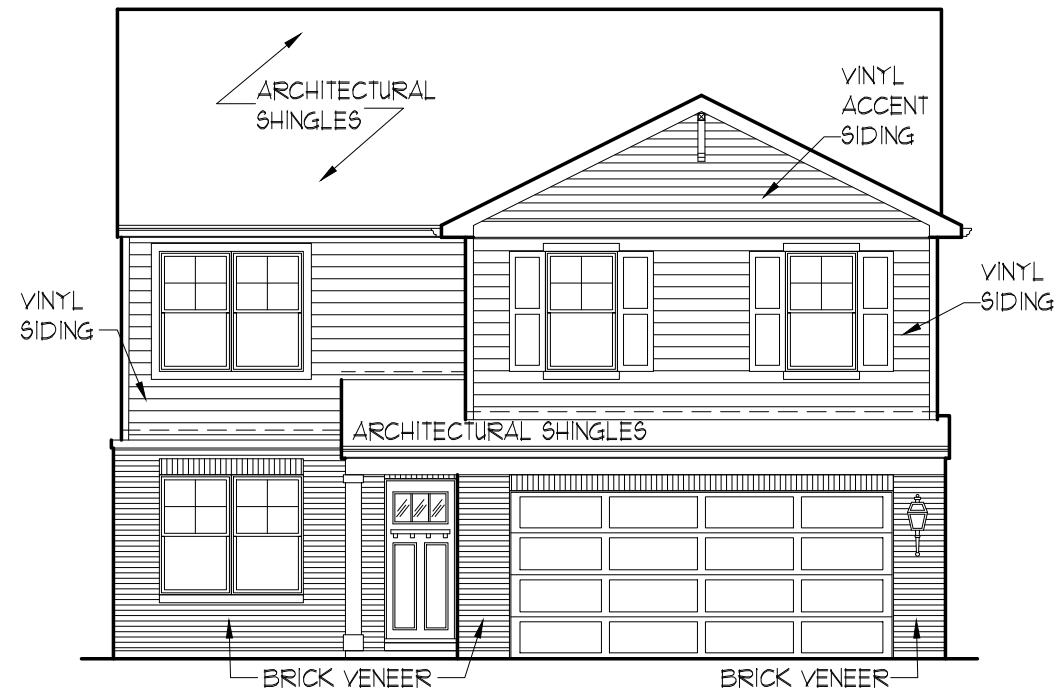


TYPICAL LEFT ELEVATION

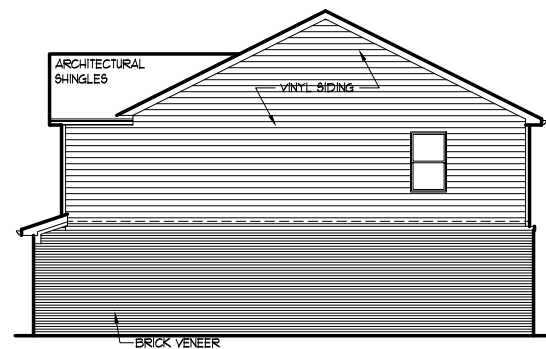
X424 ELEVATION "A5"

X-SERIES

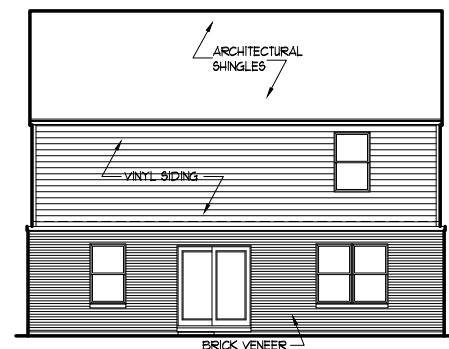
OAK RIDGE
TINLEY PARK, IL



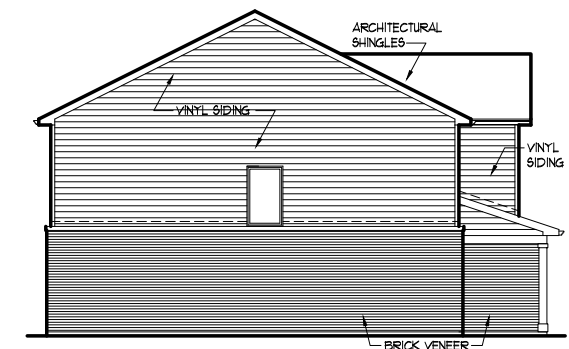
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

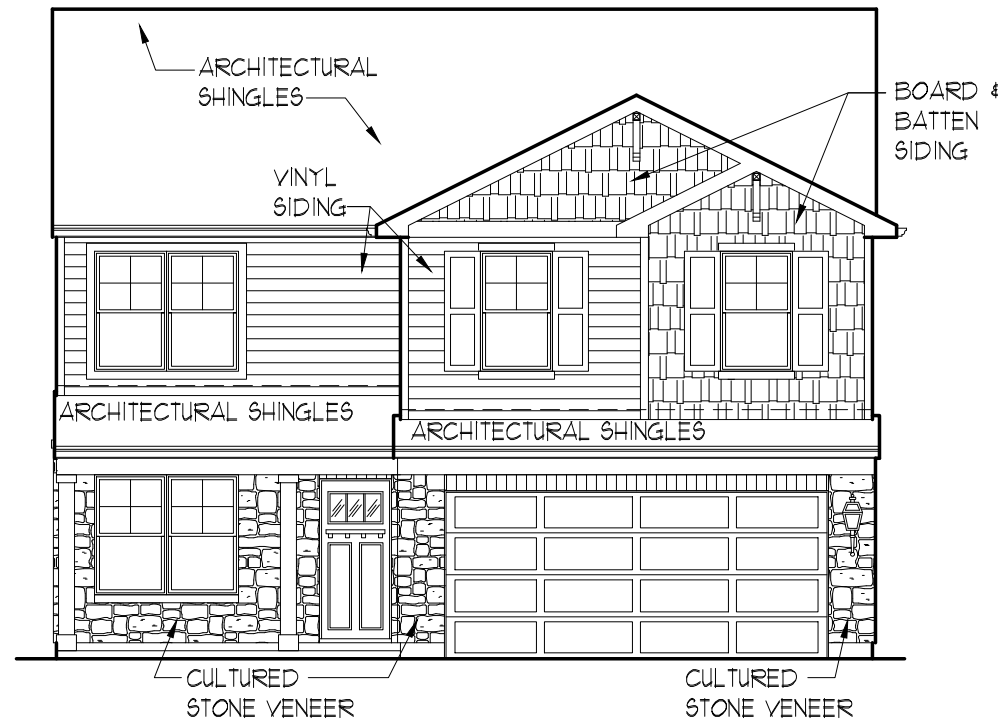


TYPICAL LEFT ELEVATION

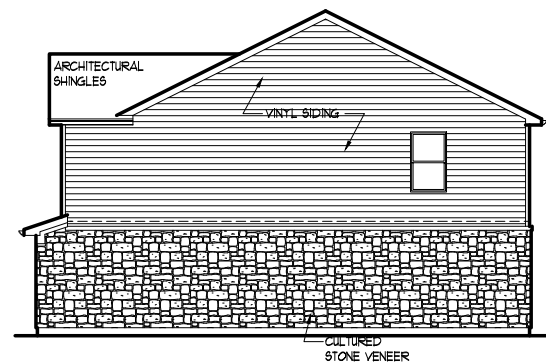
X424 ELEVATION "A6"

X-SERIES

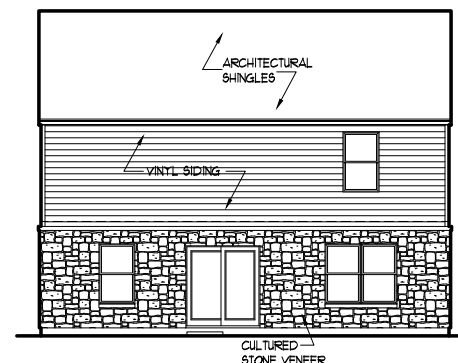
OAK RIDGE
TINLEY PARK, IL



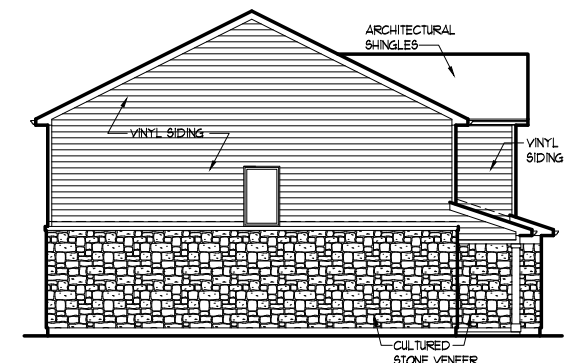
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

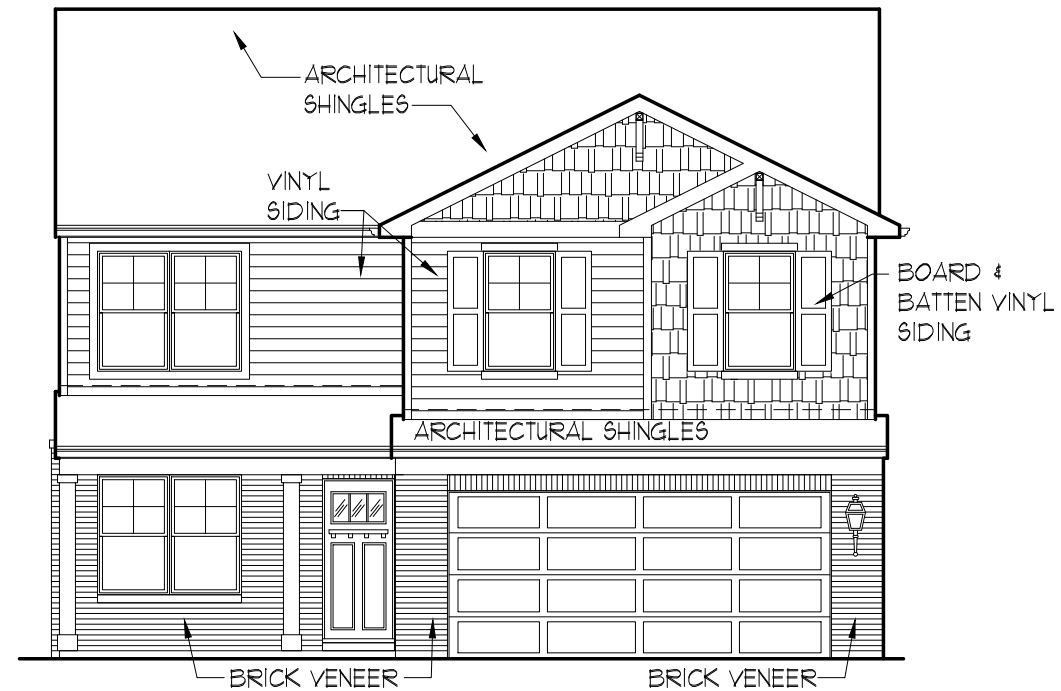


TYPICAL LEFT ELEVATION

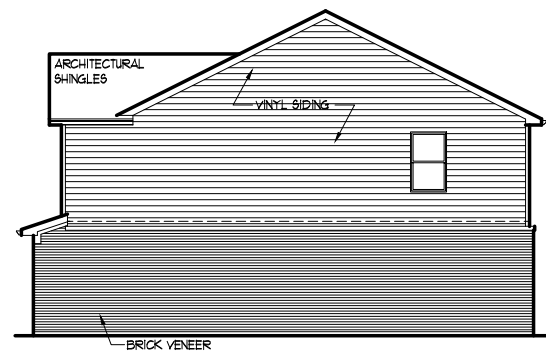
X424 ELEVATION "B5"

X-SERIES

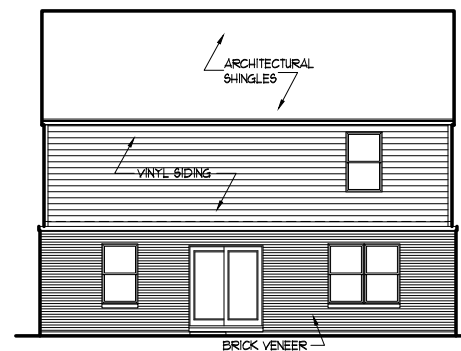
OAK RIDGE
TINLEY PARK, IL



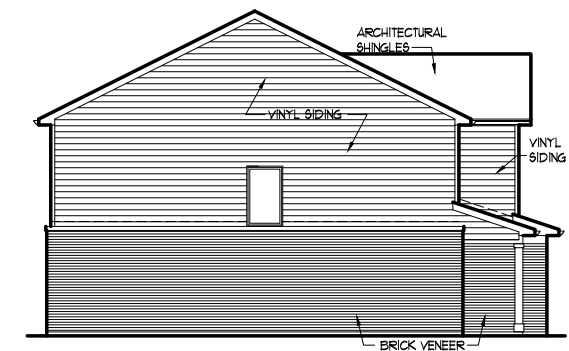
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

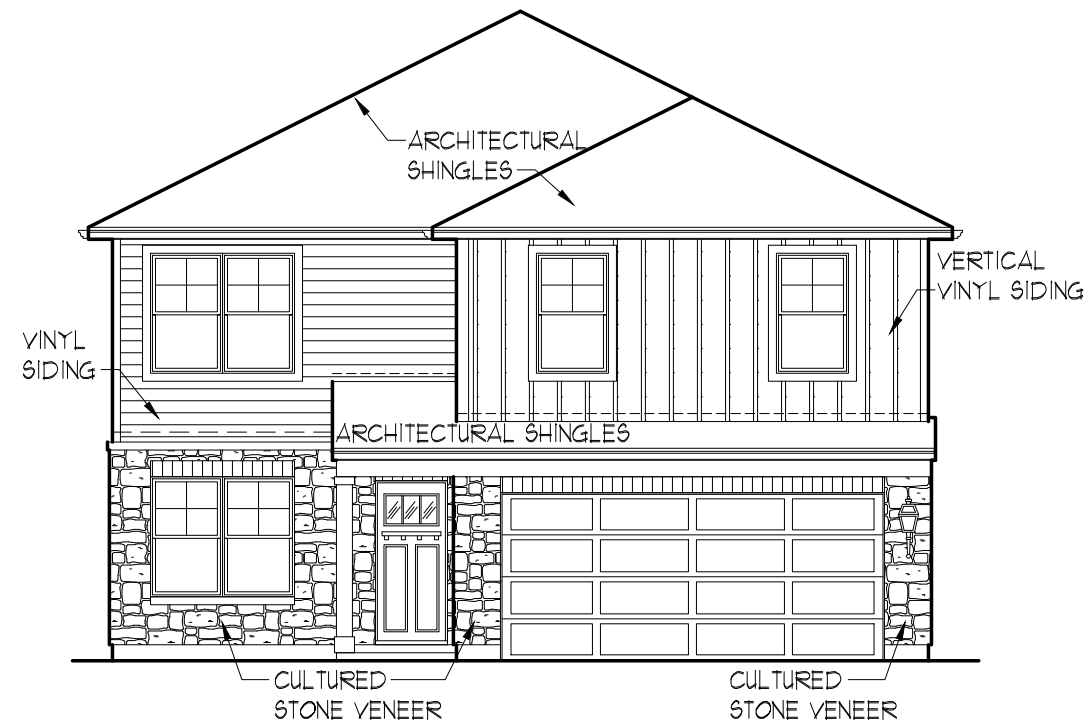


TYPICAL LEFT ELEVATION

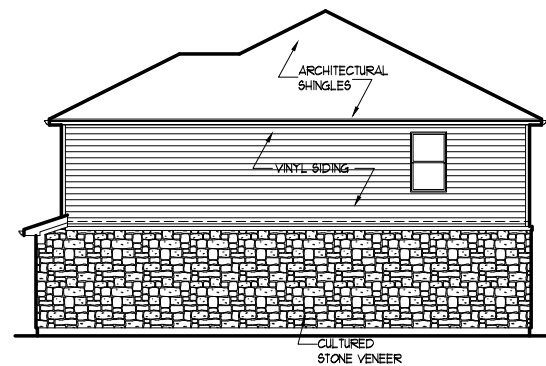
X424 ELEVATION "B6"

X-SERIES

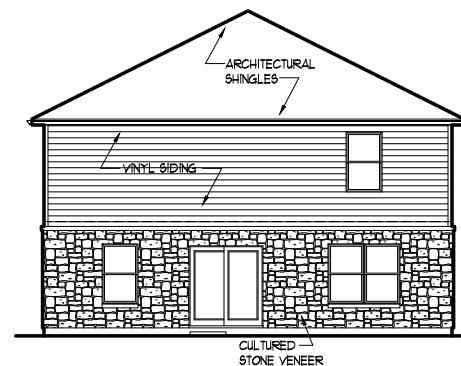
OAK RIDGE
TINLEY PARK, IL



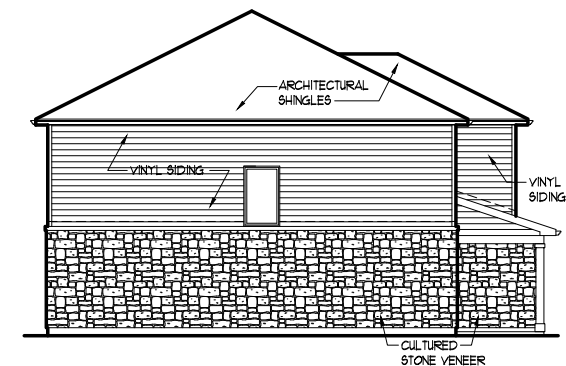
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

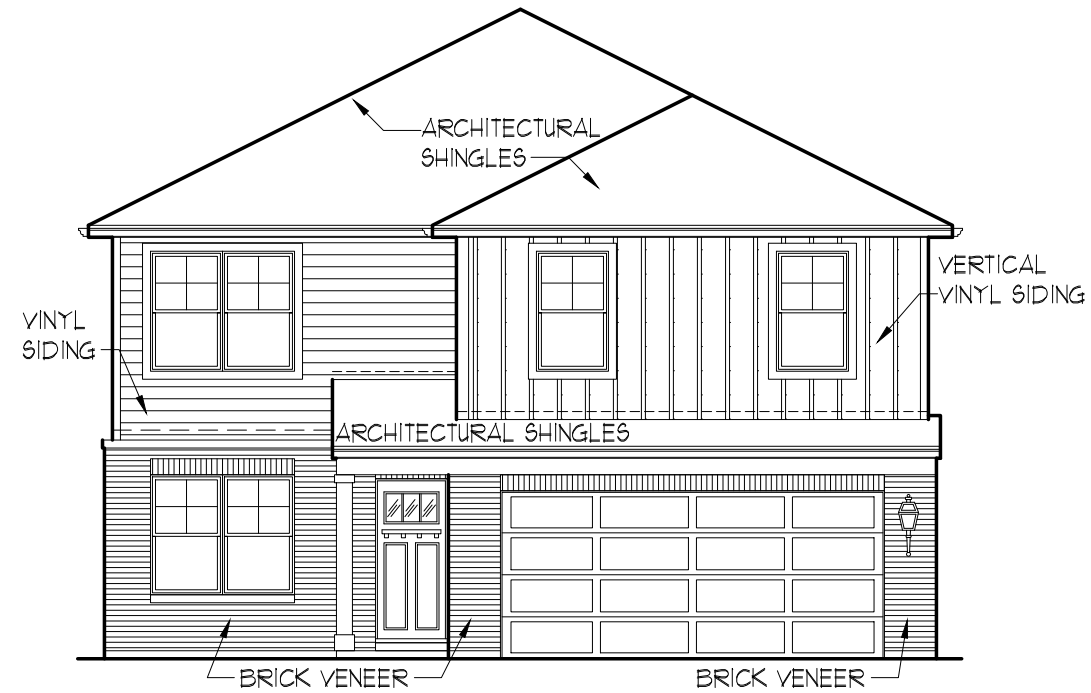


TYPICAL LEFT ELEVATION

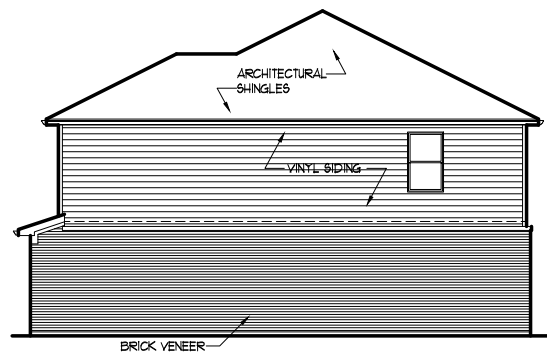
x424 ELEVATION "C5"

X-SERIES

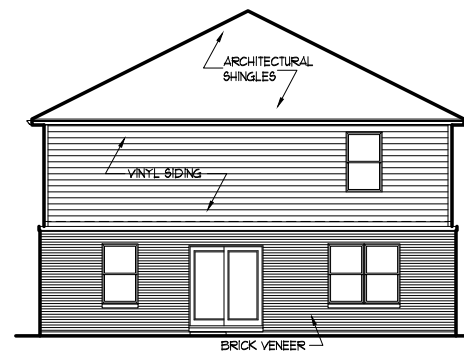
OAK RIDGE
TINLEY PARK, IL



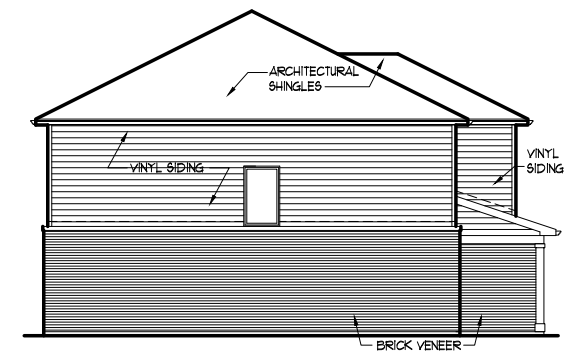
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

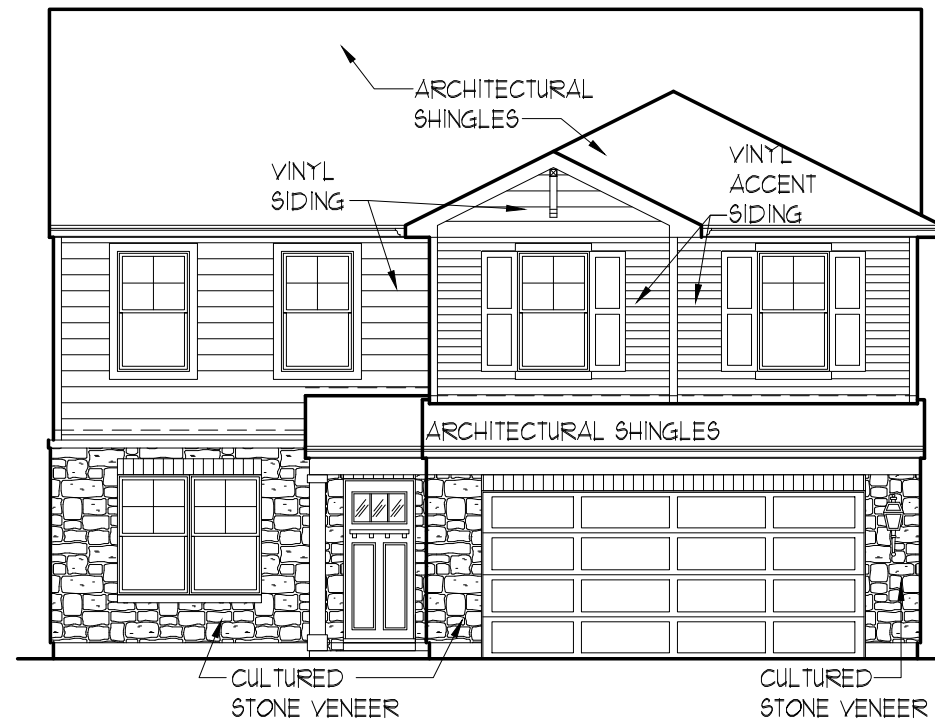


TYPICAL LEFT ELEVATION

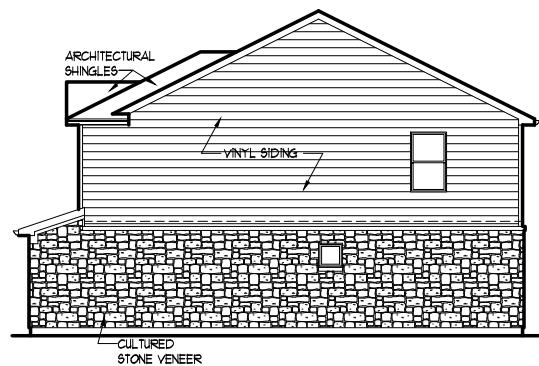
X424 ELEVATION "C6"

X-SERIES

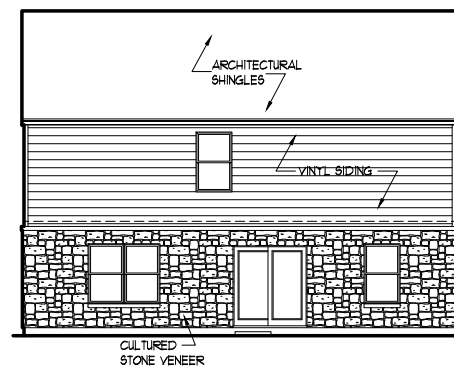
OAK RIDGE
TINLEY PARK, IL



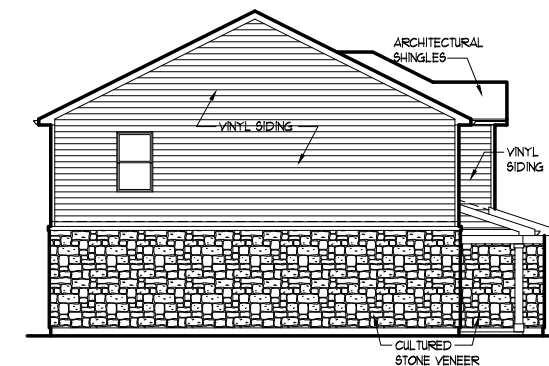
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

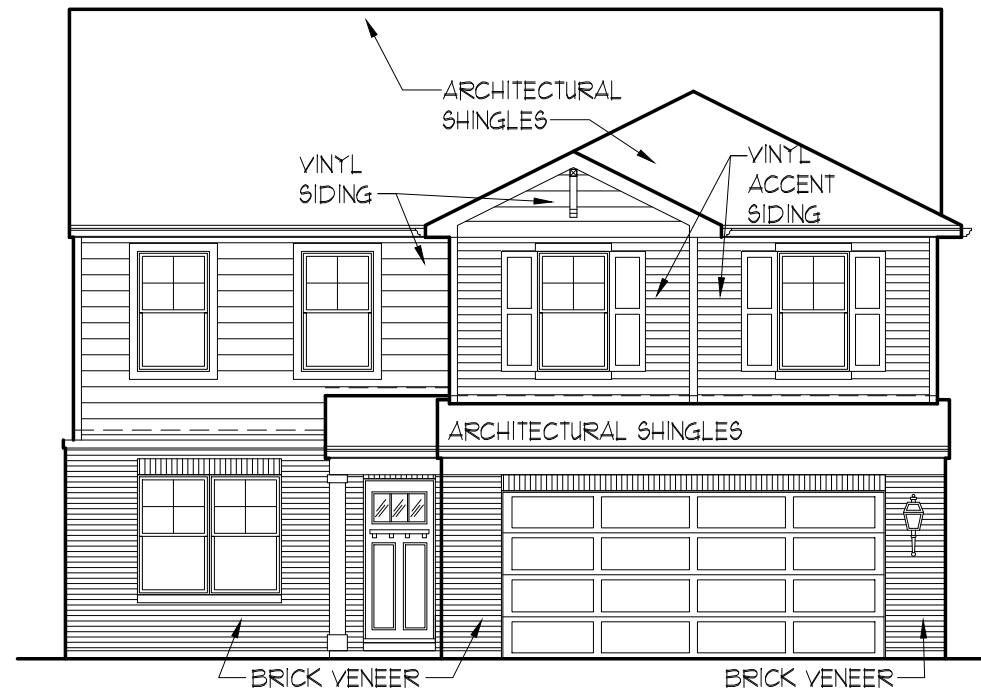


TYPICAL LEFT ELEVATION

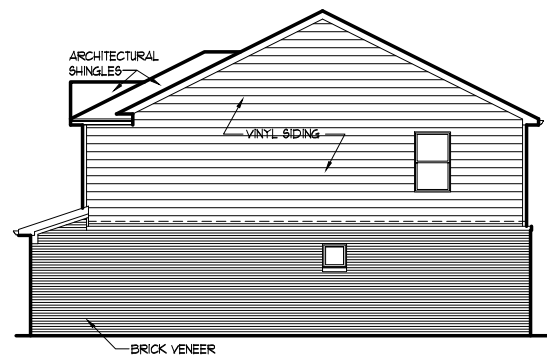
x426 ELEVATION "A5"

X-SERIES

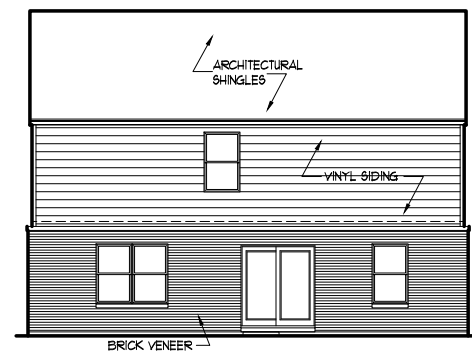
OAK RIDGE
TINLEY PARK, IL



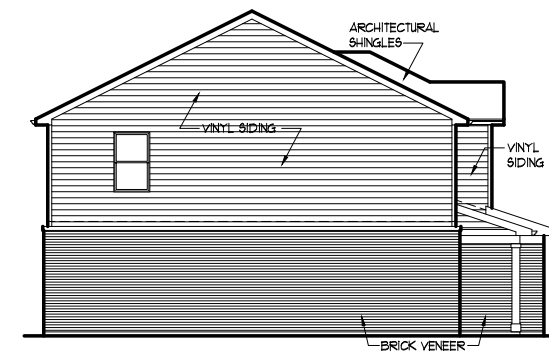
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

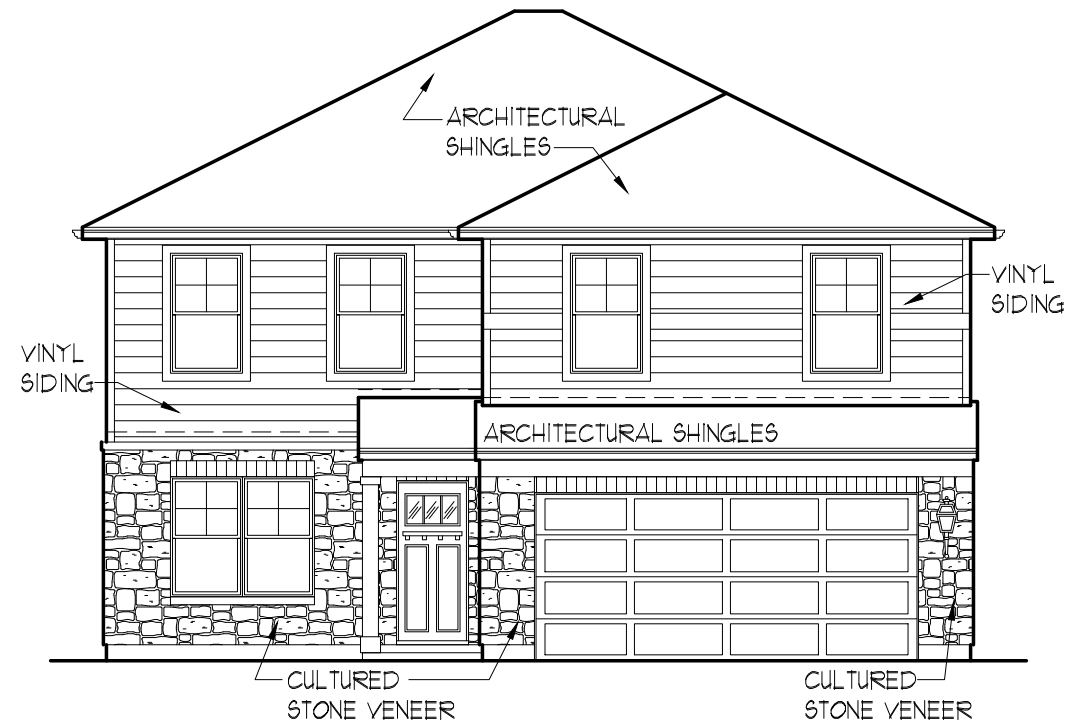


TYPICAL LEFT ELEVATION

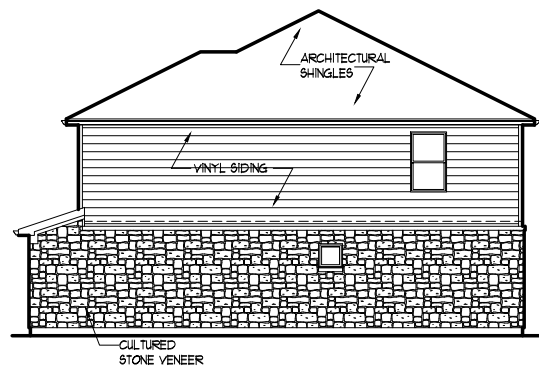
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X-SERIES

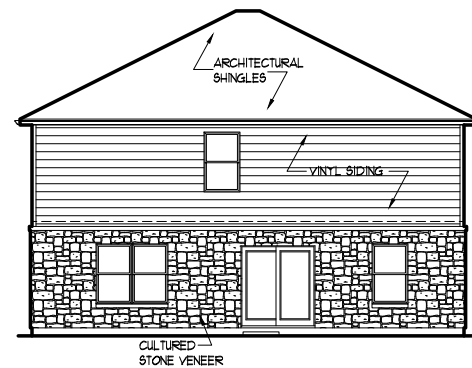
OAK RIDGE
TINLEY PARK, IL



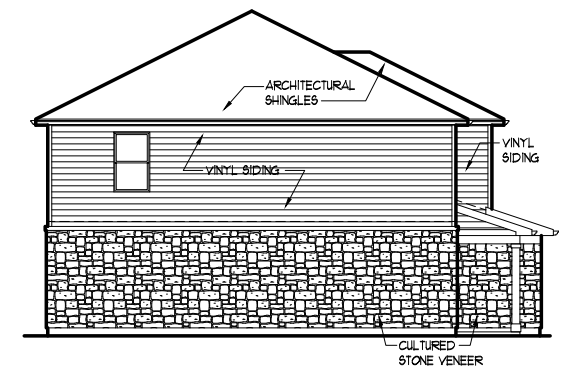
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

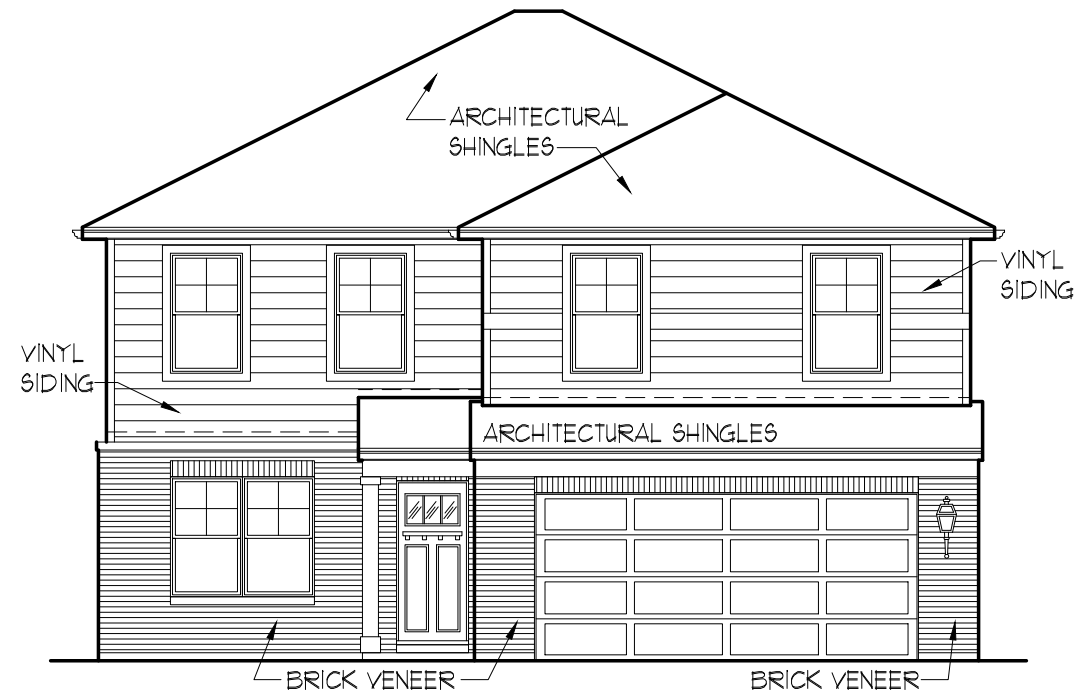


TYPICAL LEFT ELEVATION

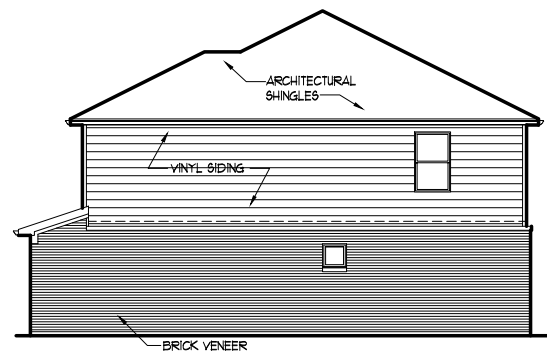
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X-SERIES

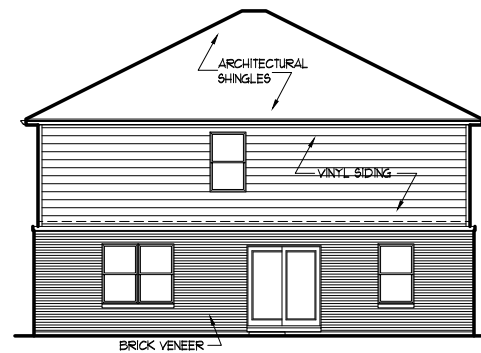
OAK RIDGE
TINLEY PARK, IL



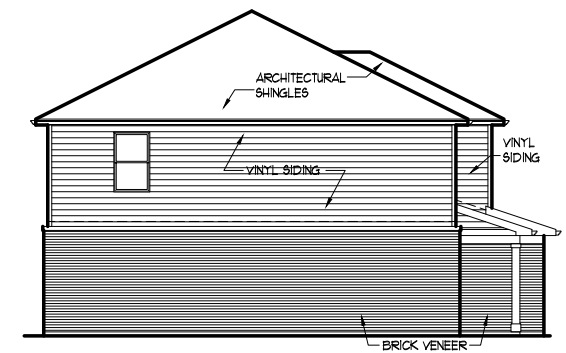
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

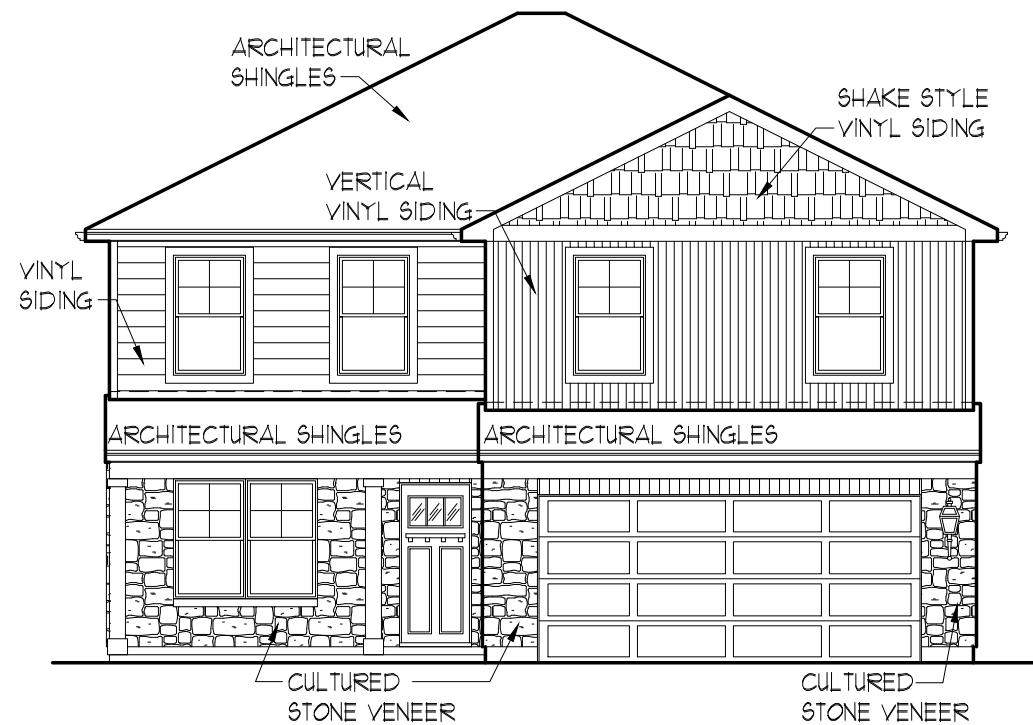


TYPICAL LEFT ELEVATION

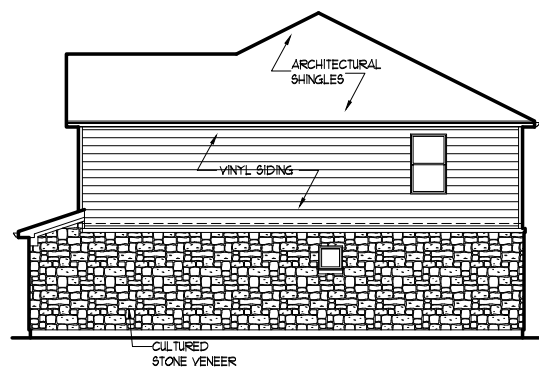
x426 ELEVATION "C6"

X-SERIES

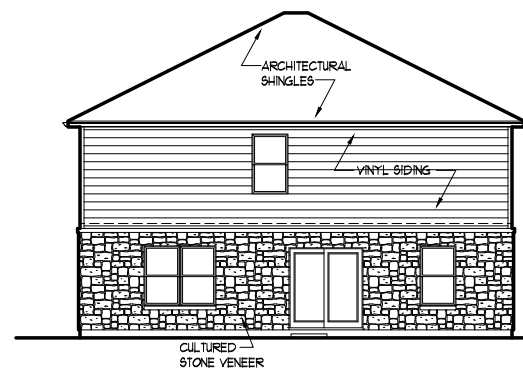
OAK RIDGE
TINLEY PARK, IL



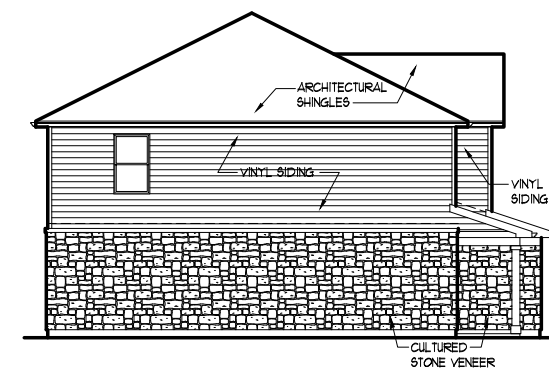
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

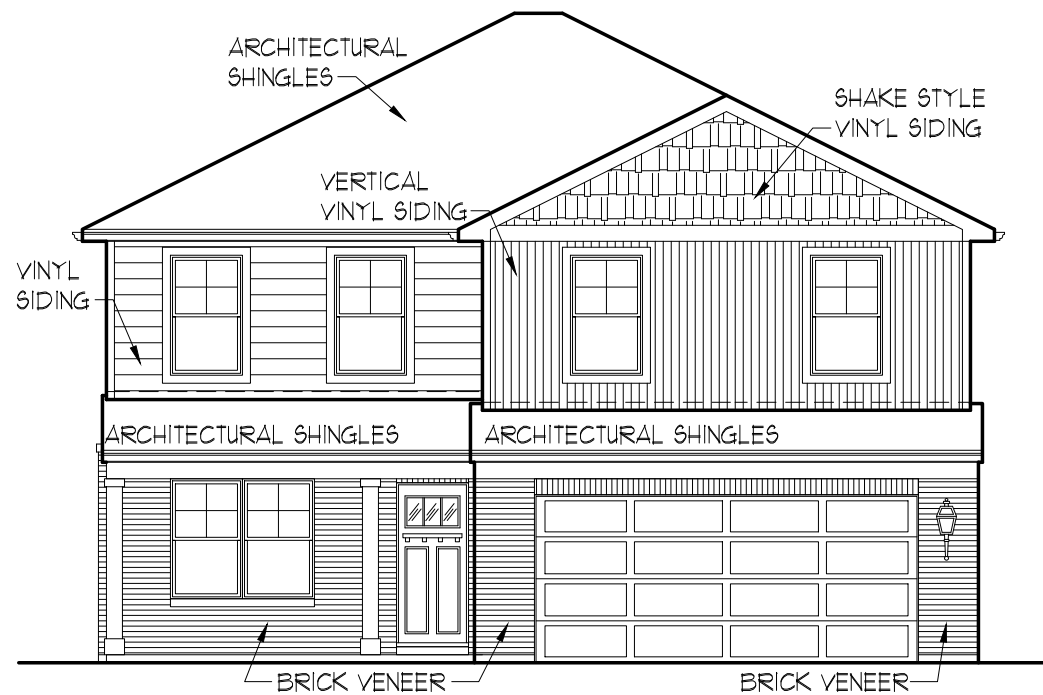


TYPICAL LEFT ELEVATION

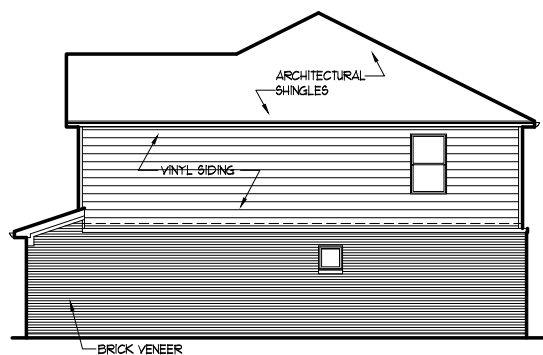
x426 ELEVATION "D5"

X-SERIES

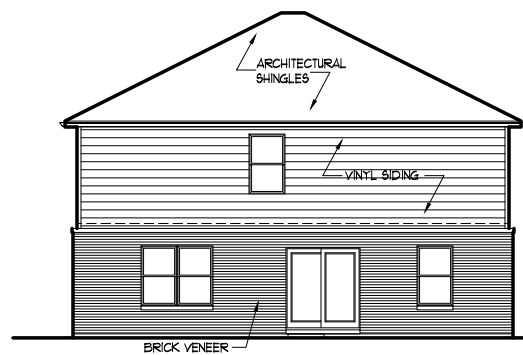
OAK RIDGE
TINLEY PARK, IL



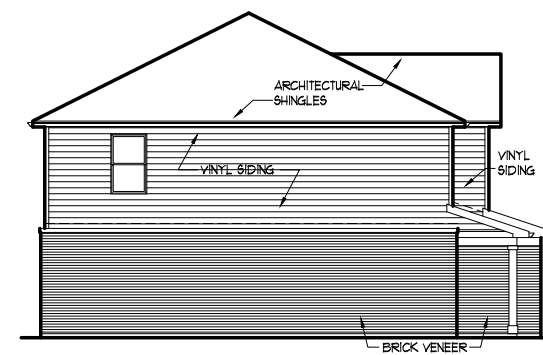
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

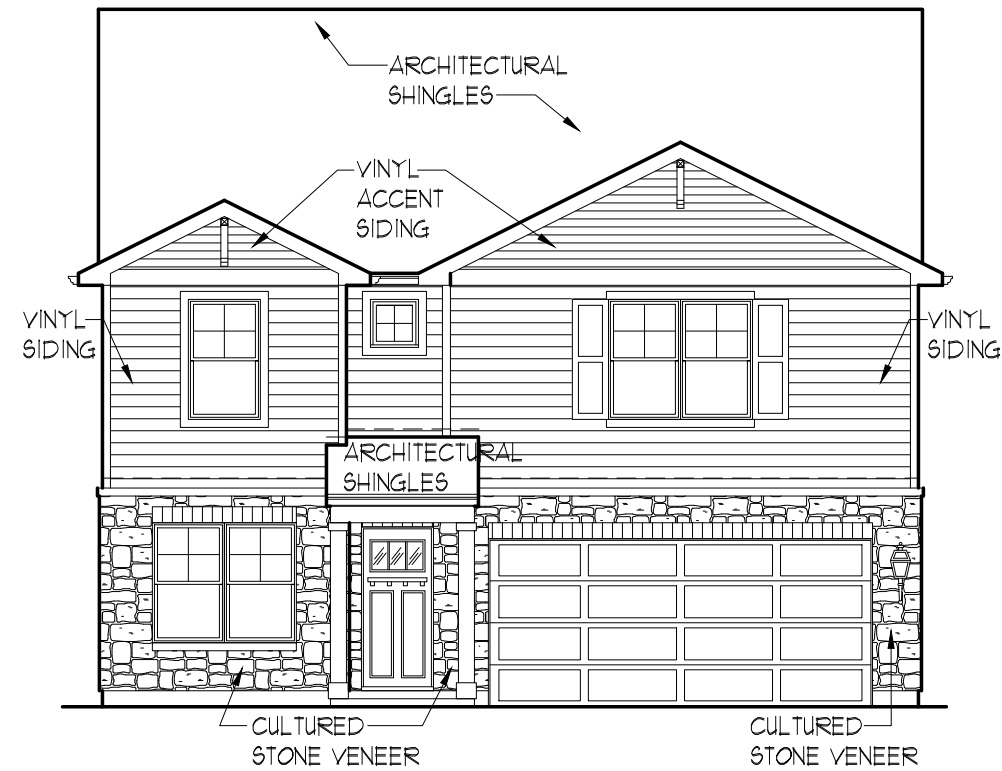


TYPICAL LEFT ELEVATION

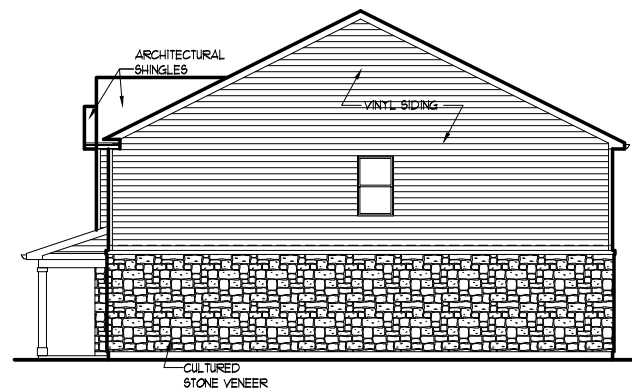
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X-SERIES

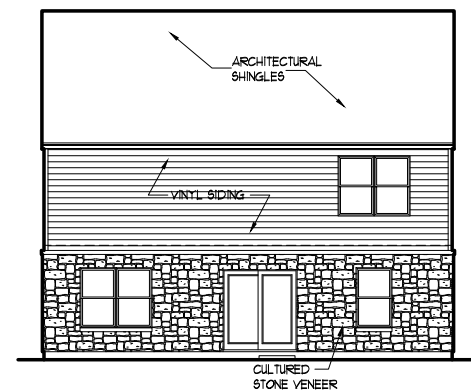
OAK RIDGE
TINLEY PARK, IL



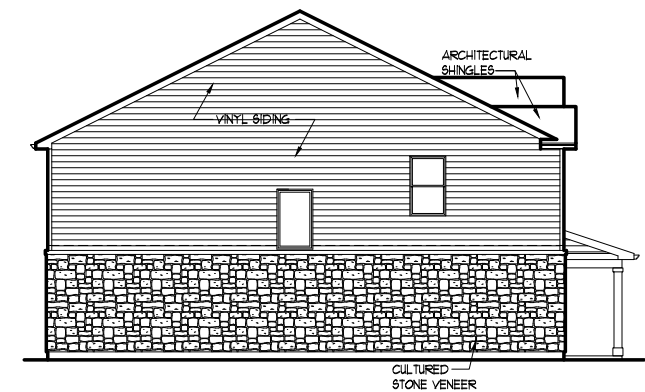
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

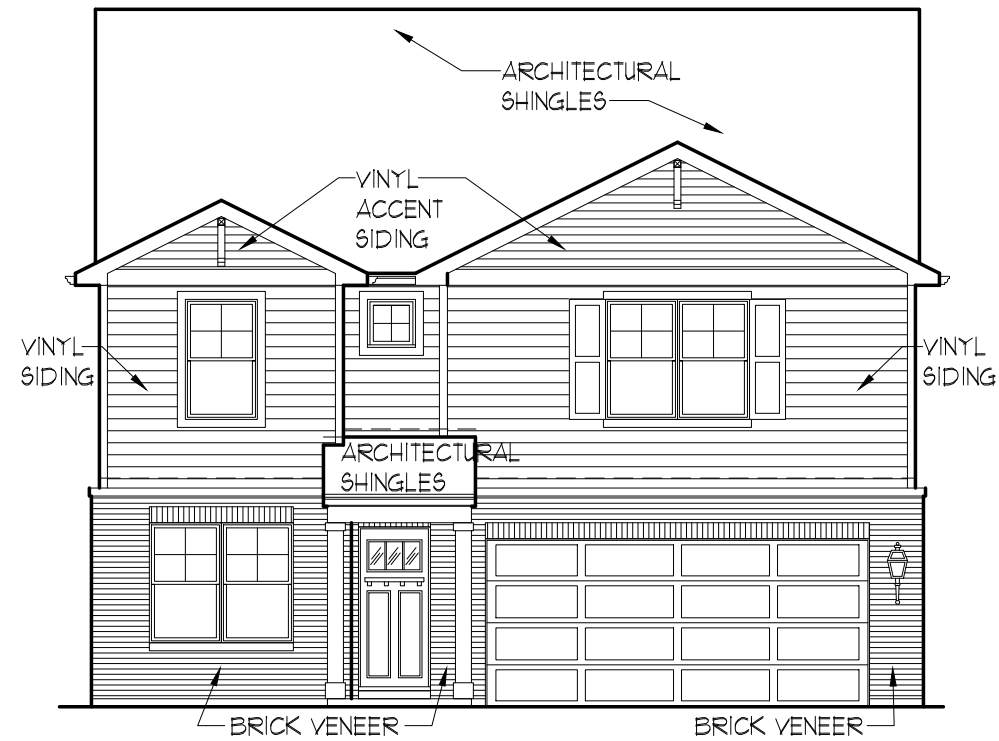


TYPICAL LEFT ELEVATION

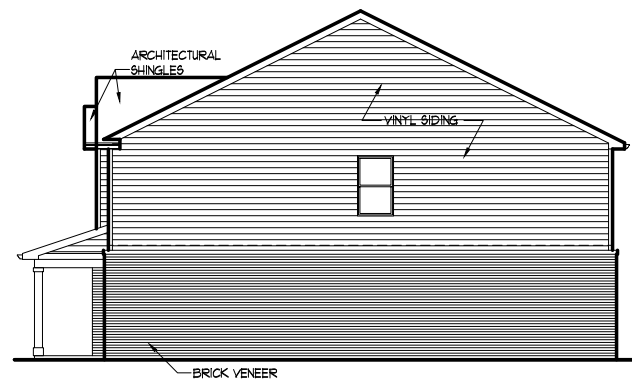
X427 ELEVATION "A5"

X-SERIES

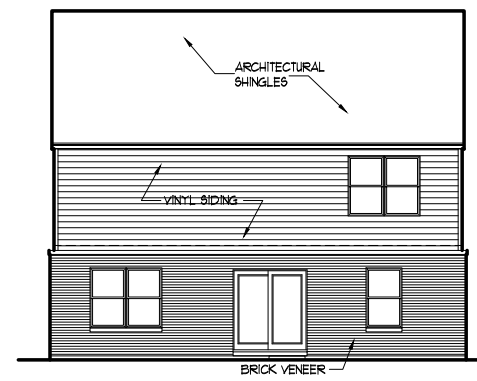
OAK RIDGE
TINLEY PARK, IL



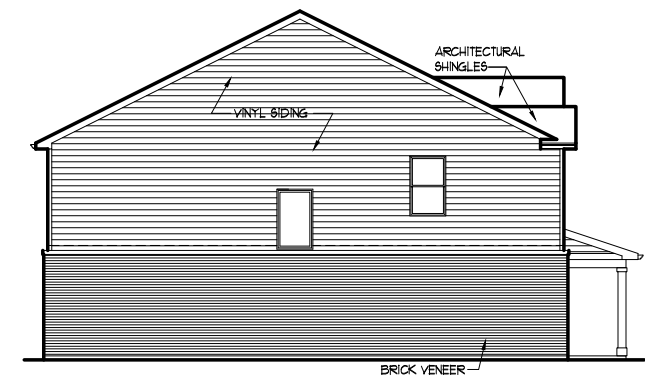
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

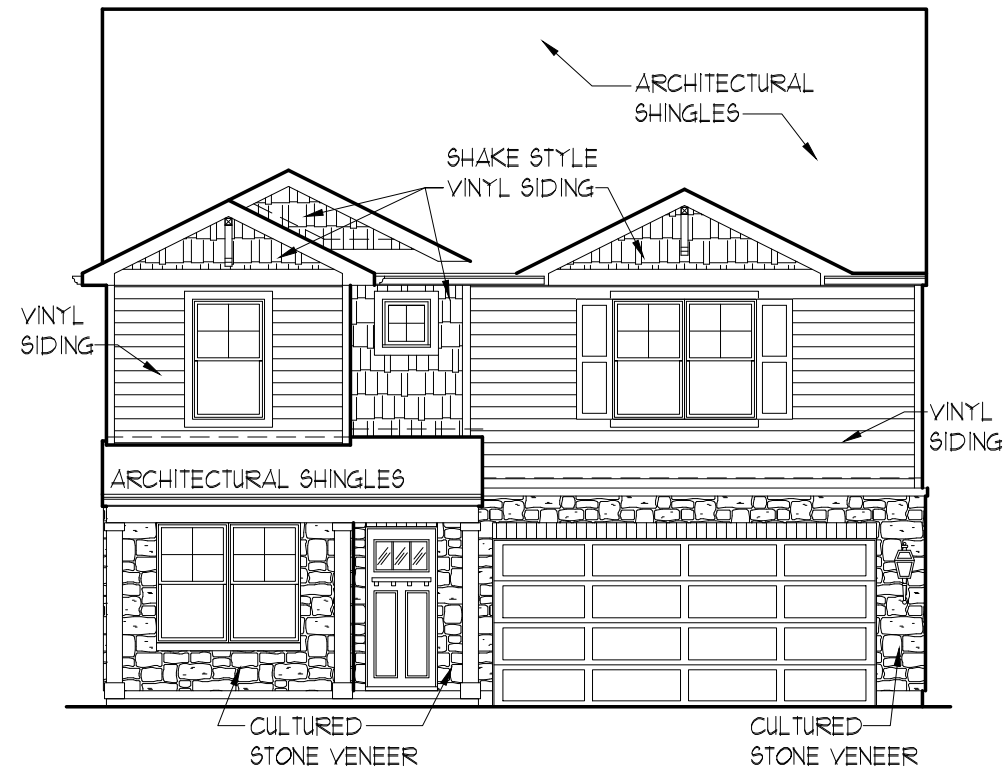


TYPICAL LEFT ELEVATION

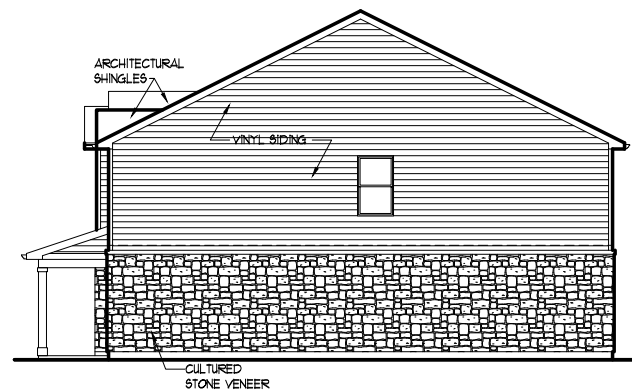
X427 ELEVATION "A6"

X-SERIES

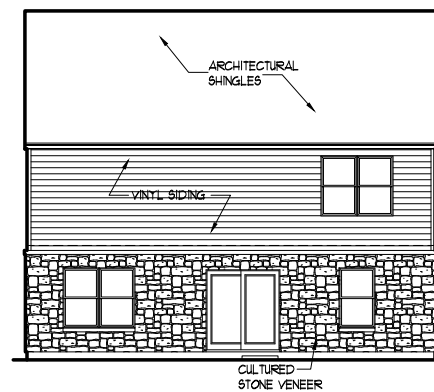
OAK RIDGE
TINLEY PARK, IL



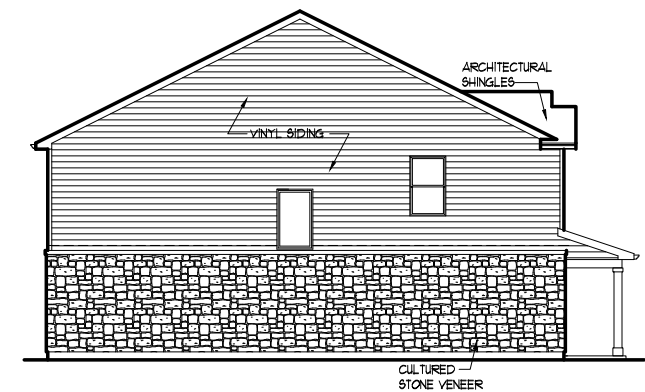
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

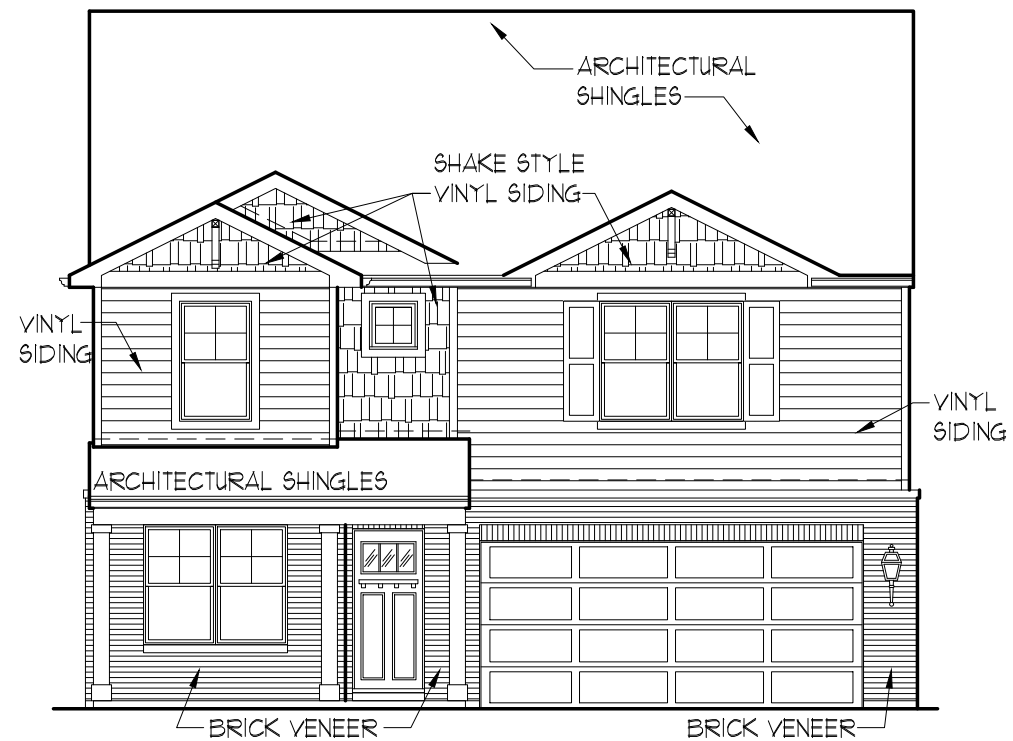


TYPICAL LEFT ELEVATION

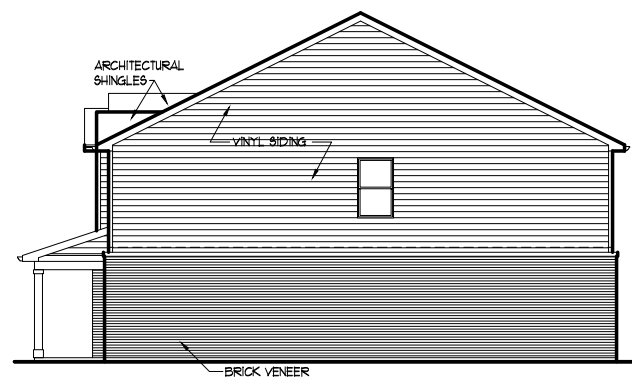
X427 ELEVATION "B5"

X-SERIES

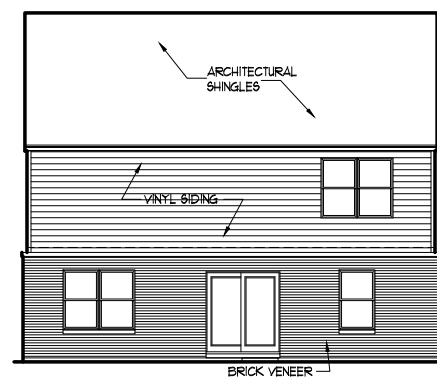
OAK RIDGE
TINLEY PARK, IL



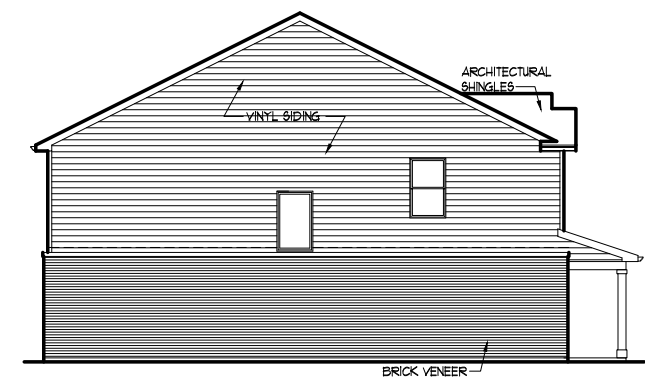
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

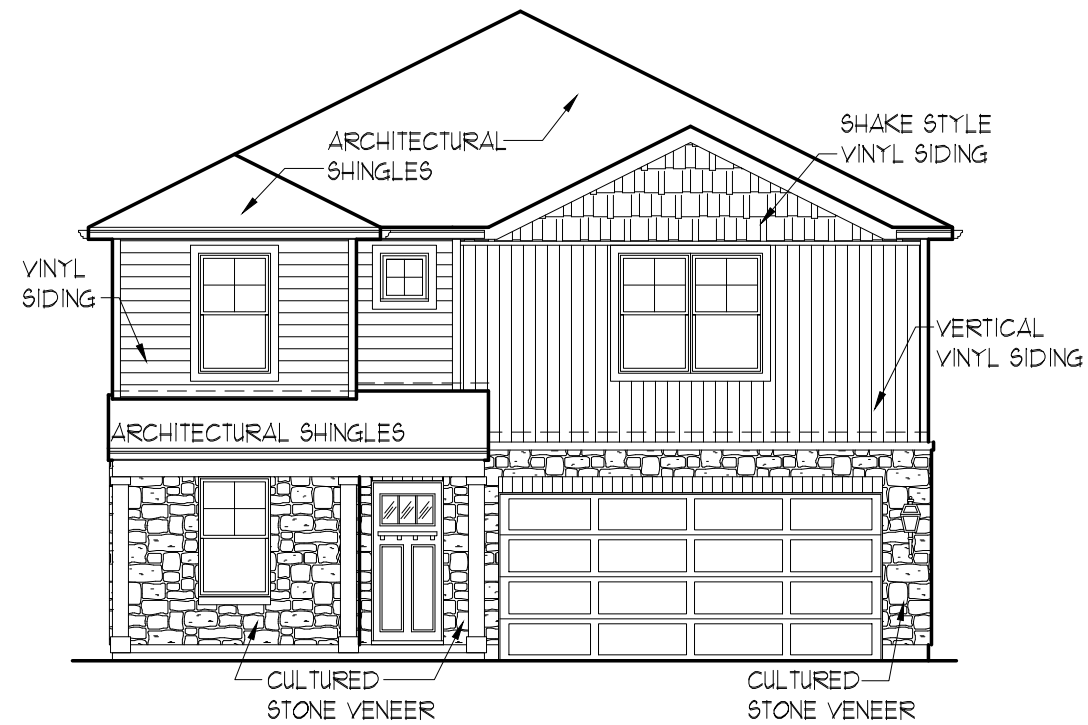


TYPICAL LEFT ELEVATION

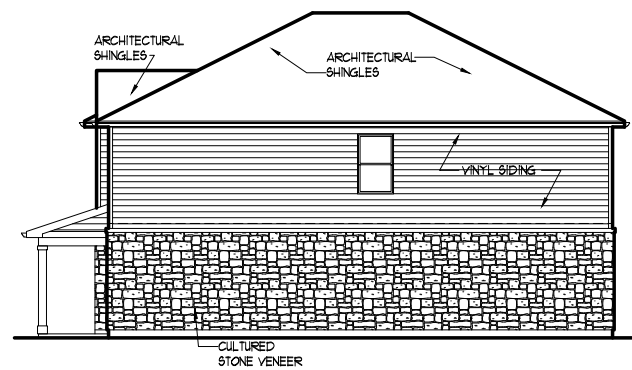
X427 ELEVATION "B6"

X-SERIES

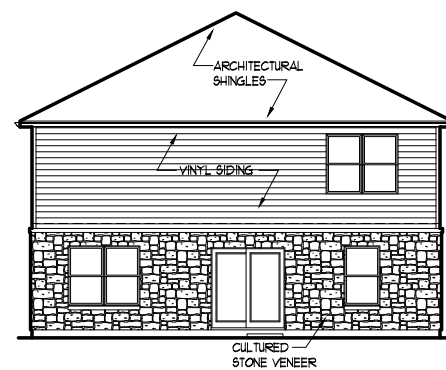
OAK RIDGE
TINLEY PARK, IL



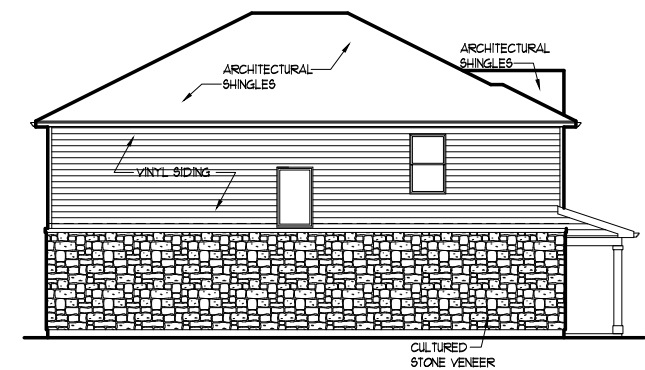
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

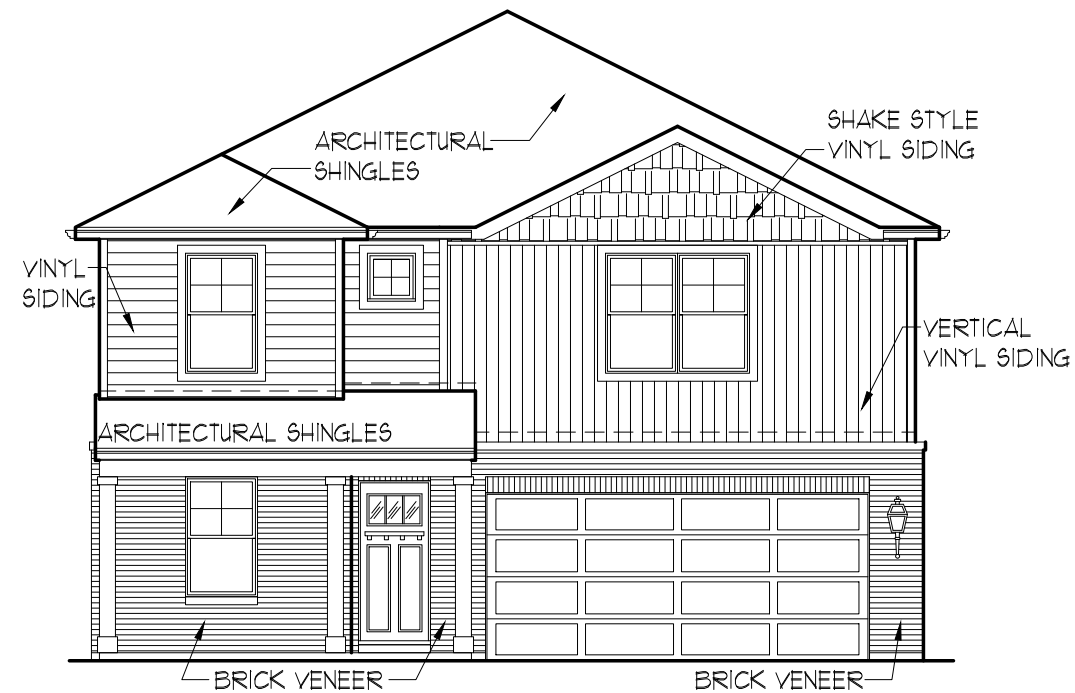


TYPICAL LEFT ELEVATION

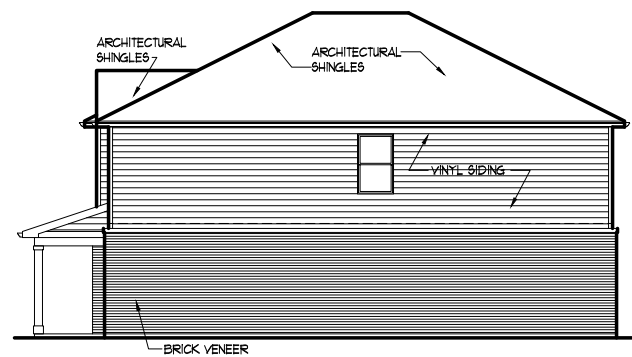
x427 ELEVATION "D5"

X-SERIES

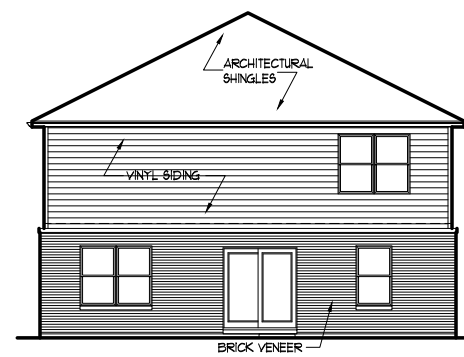
OAK RIDGE
TINLEY PARK, IL



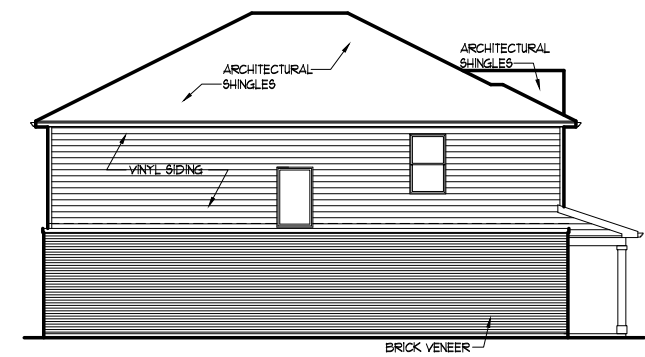
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

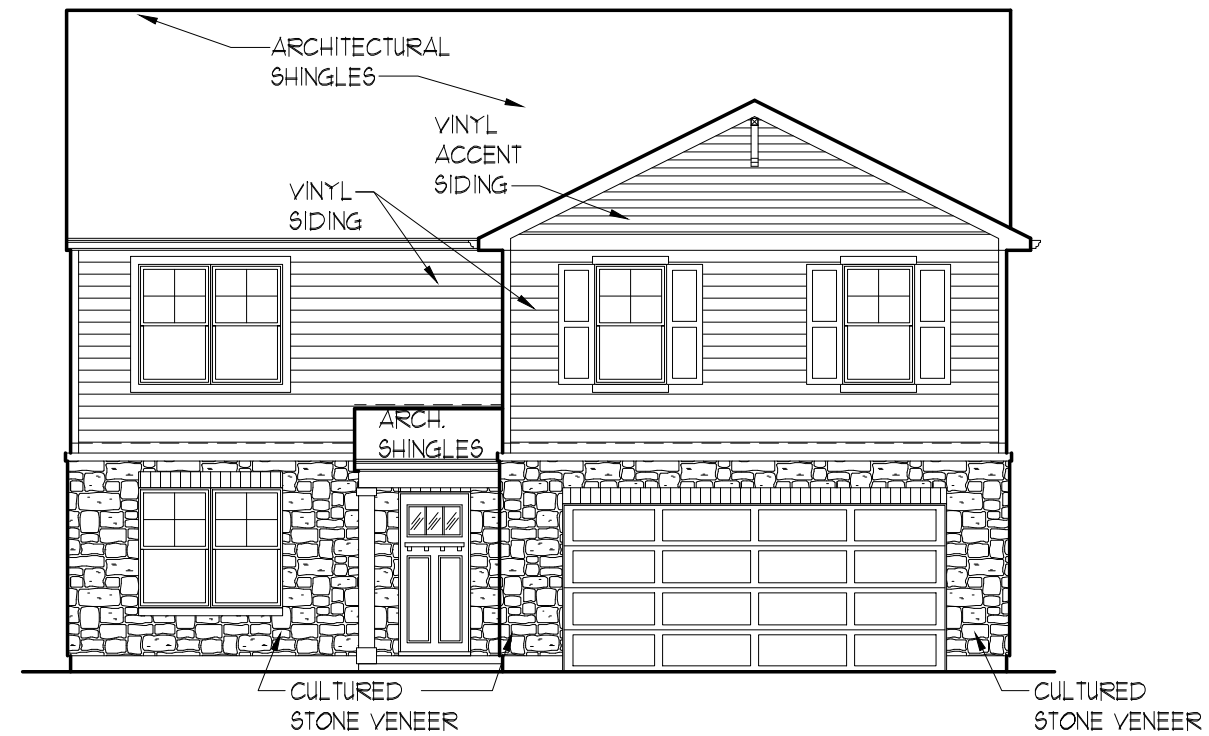


TYPICAL LEFT ELEVATION

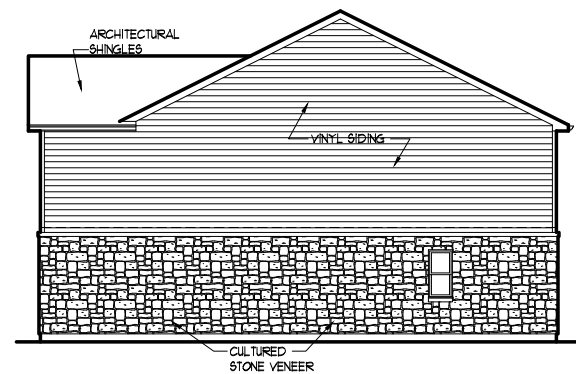
X427 ELEVATION "D6"

X-SERIES

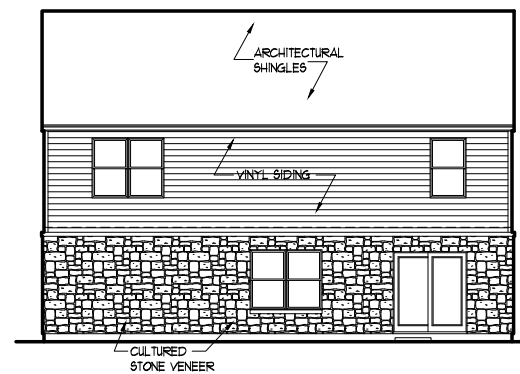
OAK RIDGE
TINLEY PARK, IL



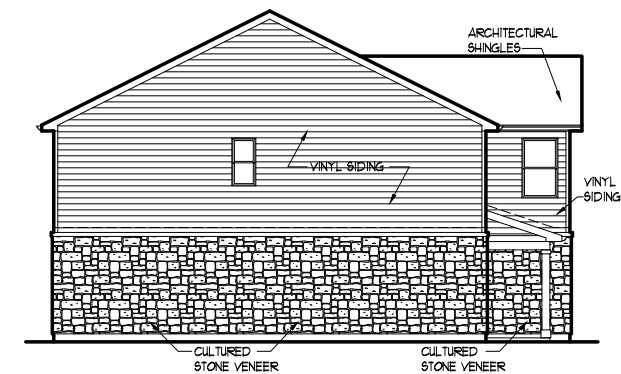
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

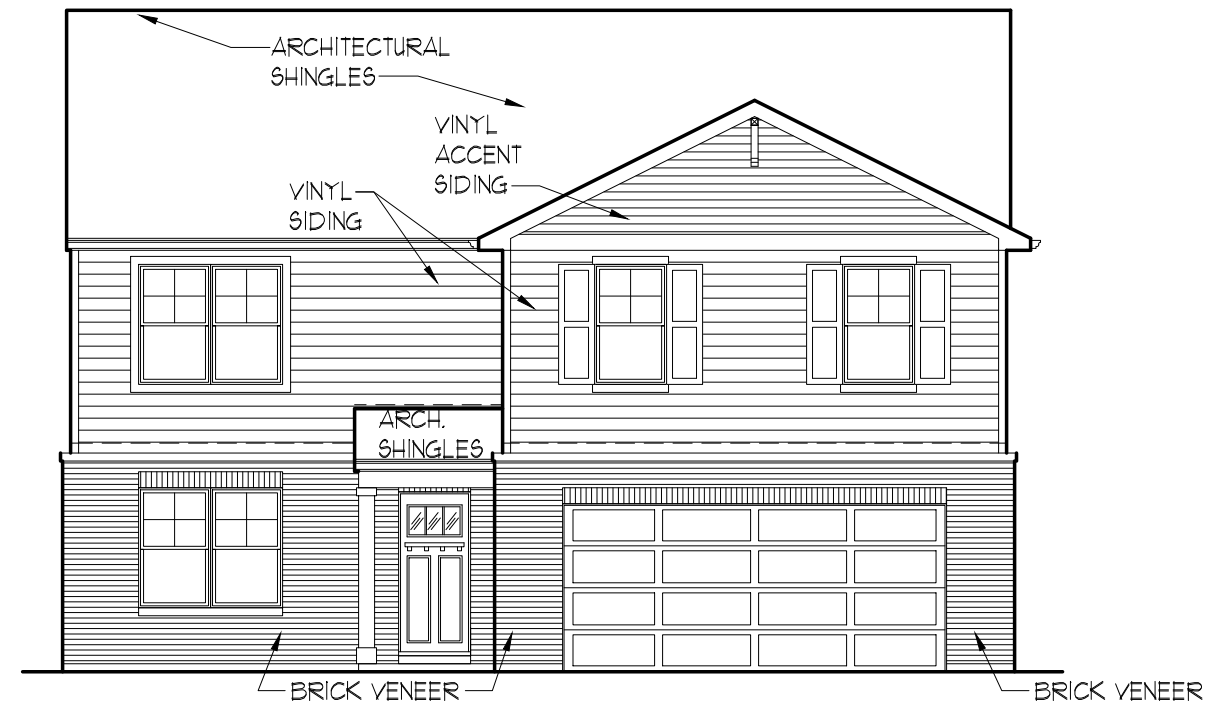


TYPICAL LEFT ELEVATION

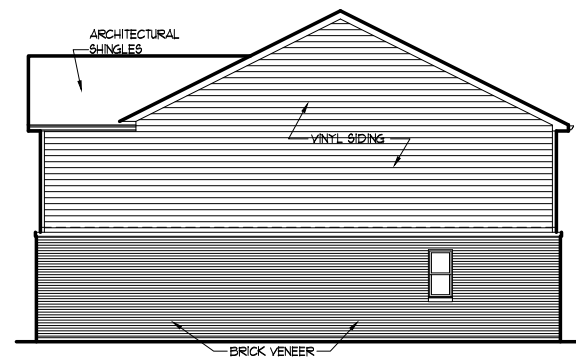
x429 ELEVATION "A5"

X-SERIES

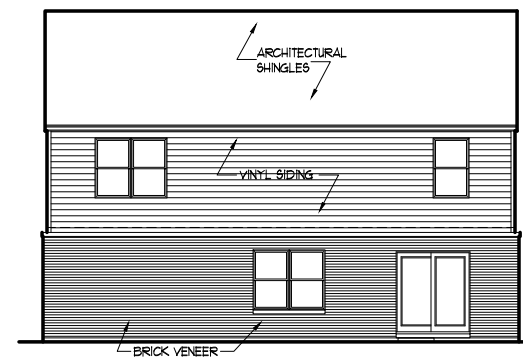
OAK RIDGE
TINLEY PARK, IL



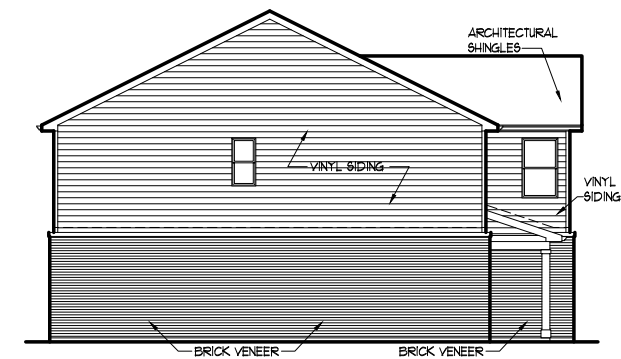
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

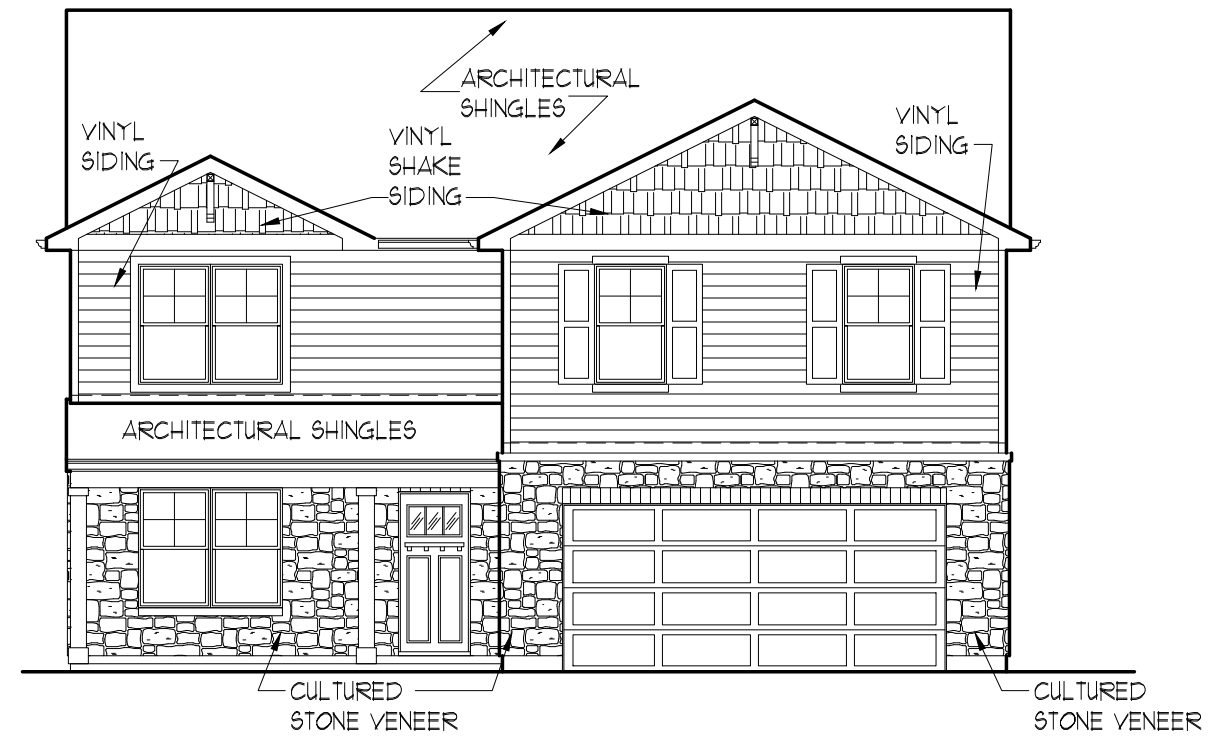


TYPICAL LEFT ELEVATION

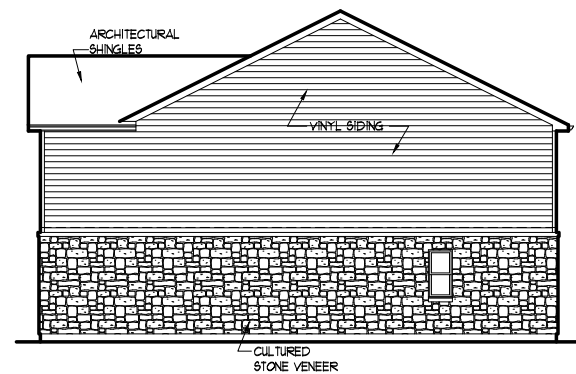
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X-SERIES

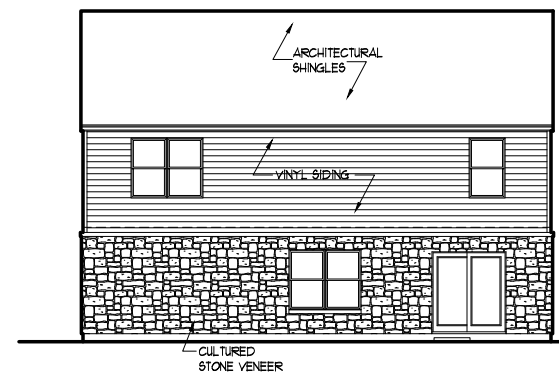
OAK RIDGE
TINLEY PARK, IL



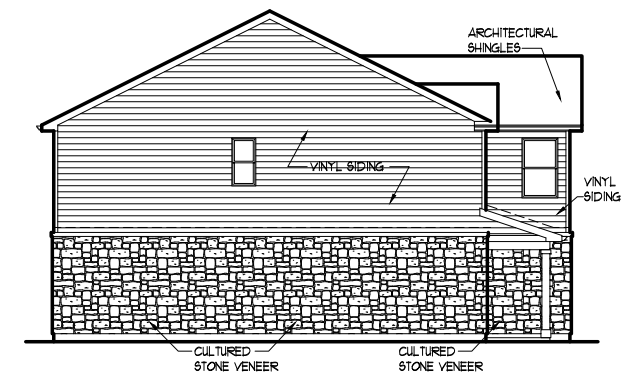
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

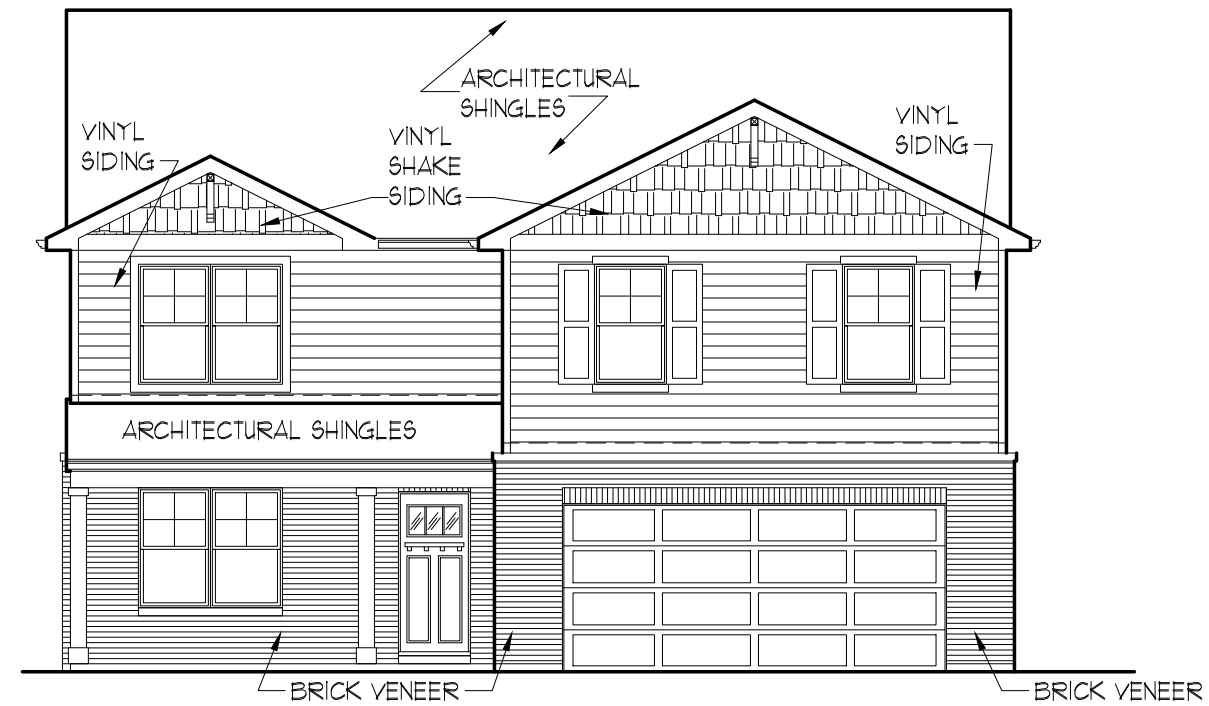


TYPICAL LEFT ELEVATION

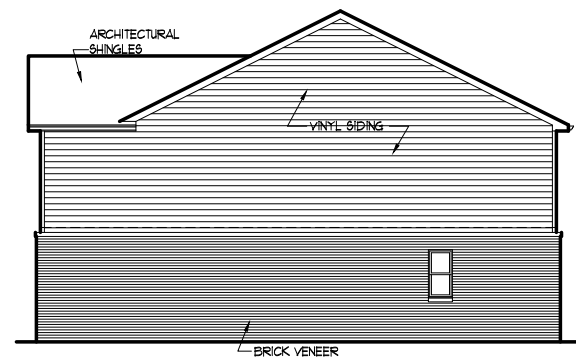
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X-SERIES

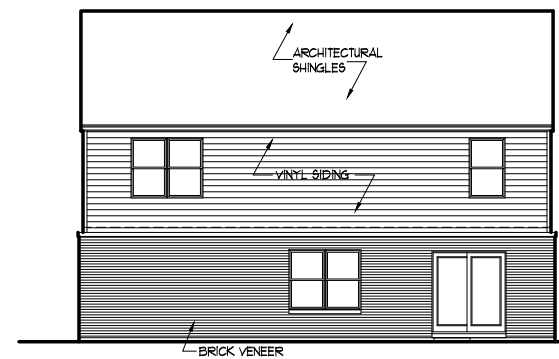
OAK RIDGE
TINLEY PARK, IL



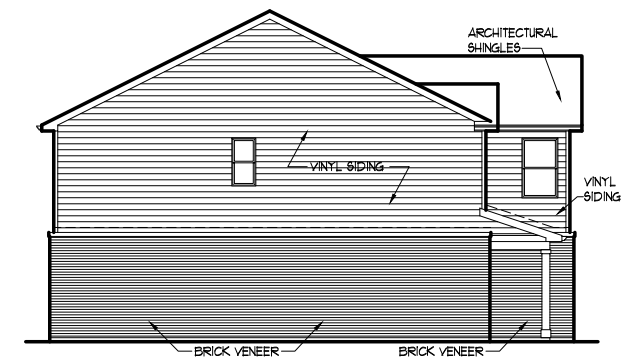
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

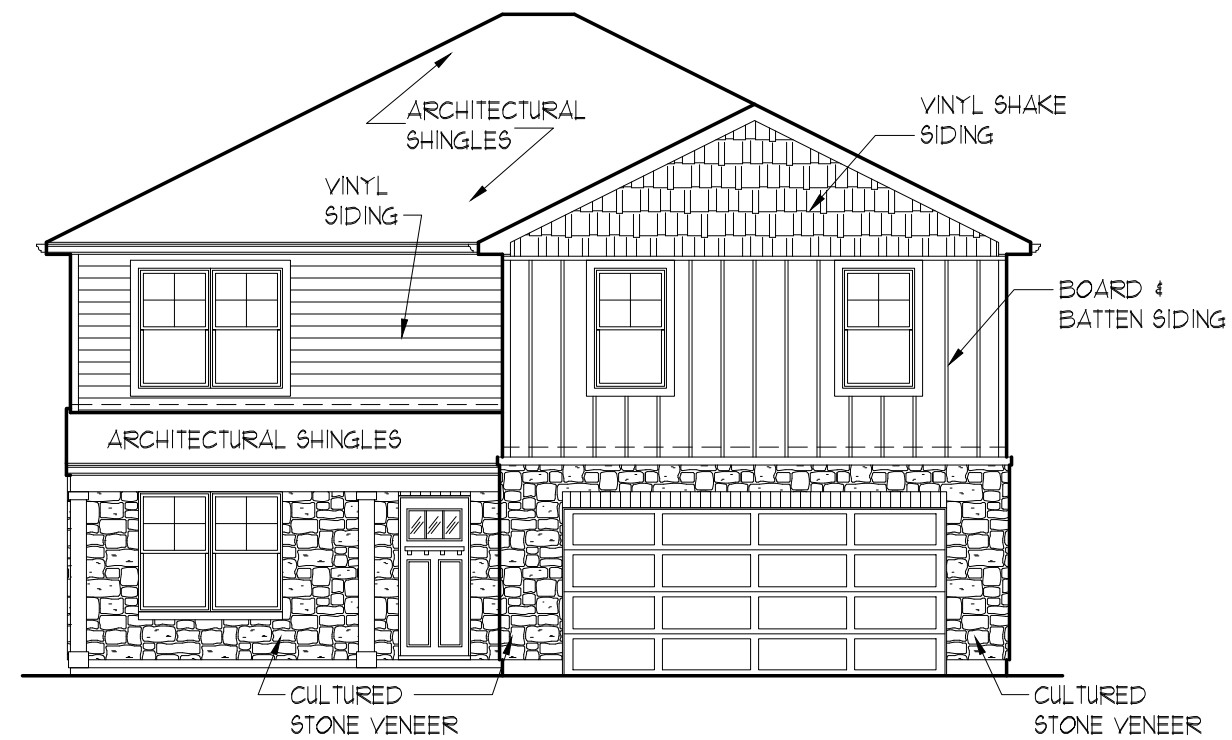


TYPICAL LEFT ELEVATION

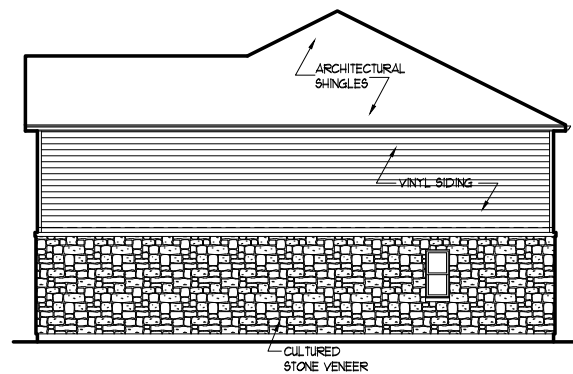
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X-SERIES

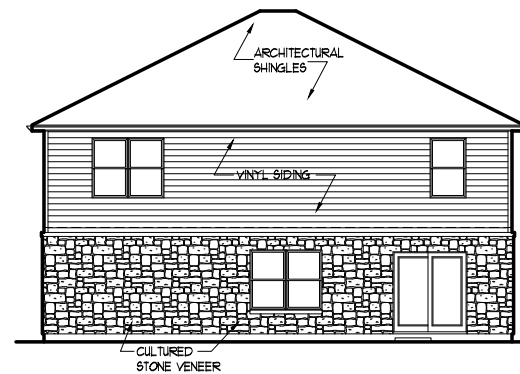
OAK RIDGE
TINLEY PARK, IL



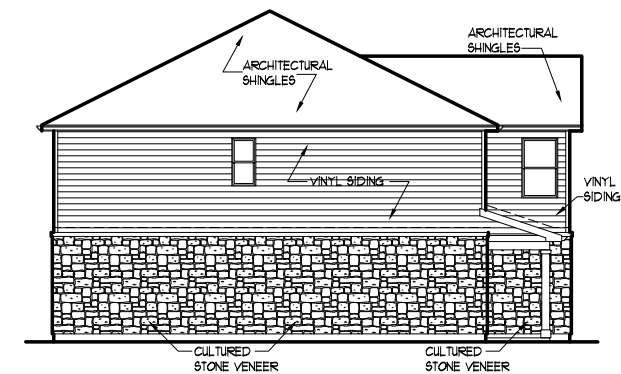
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

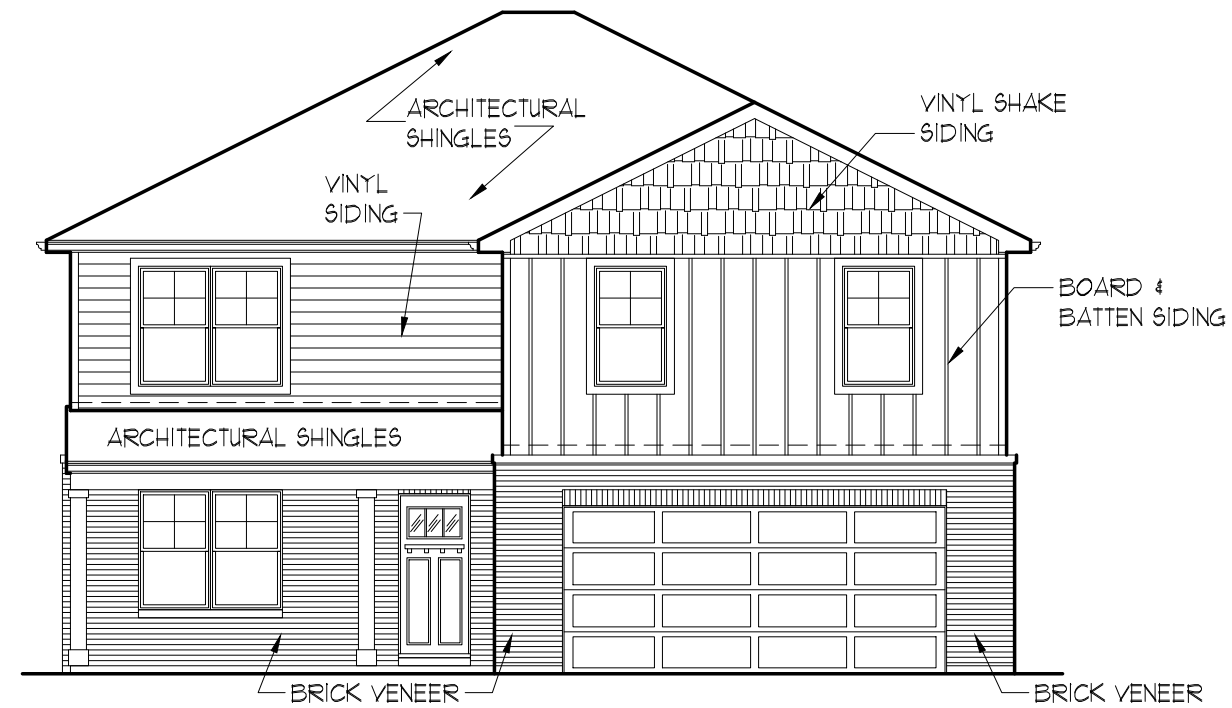


TYPICAL LEFT ELEVATION

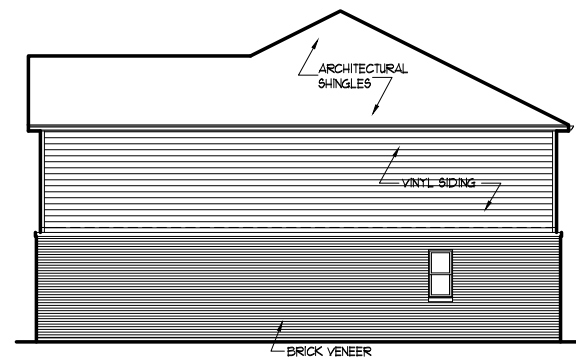
x429 ELEVATION "D5"

X-SERIES

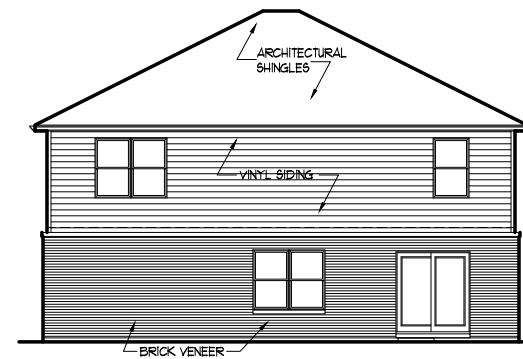
OAK RIDGE
TINLEY PARK, IL



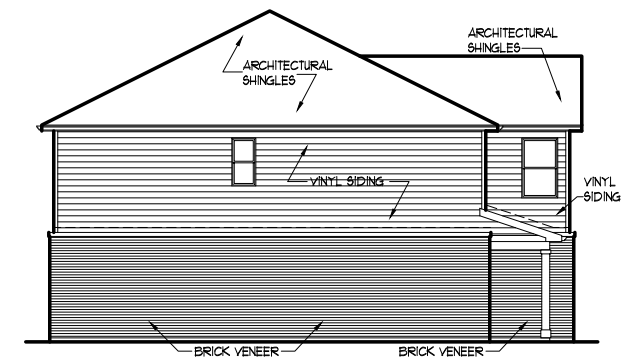
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

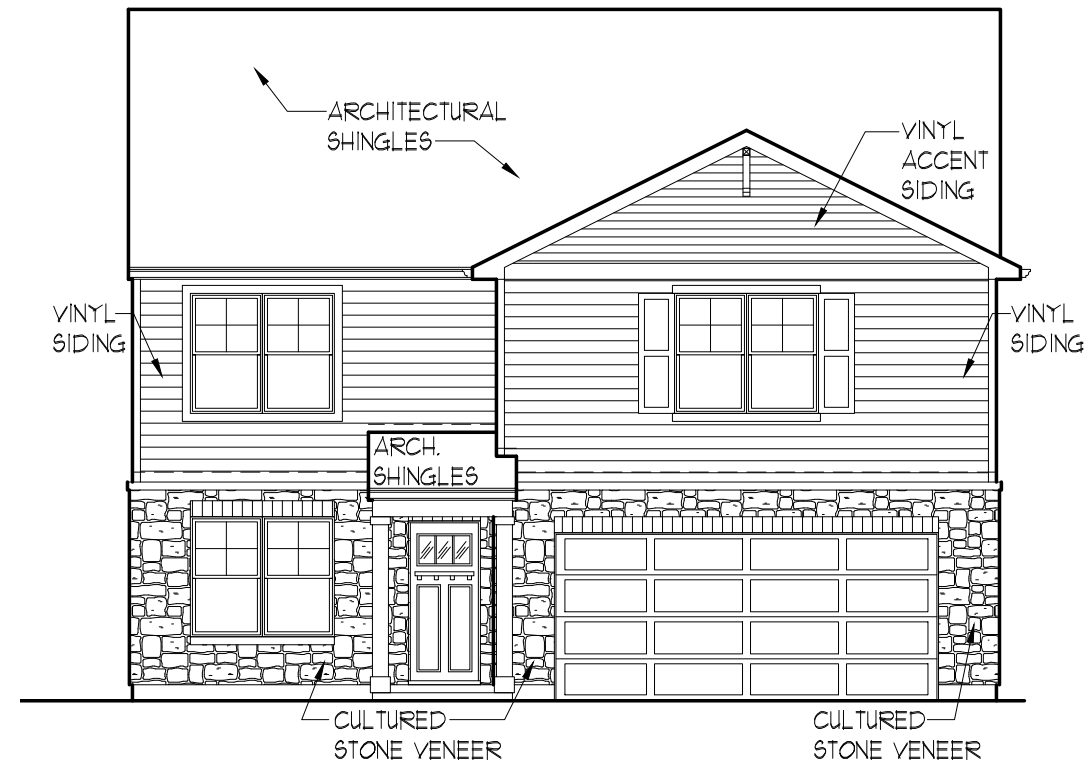


TYPICAL LEFT ELEVATION

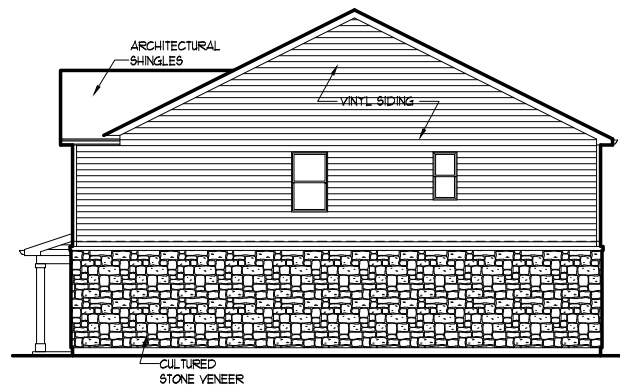
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X-SERIES

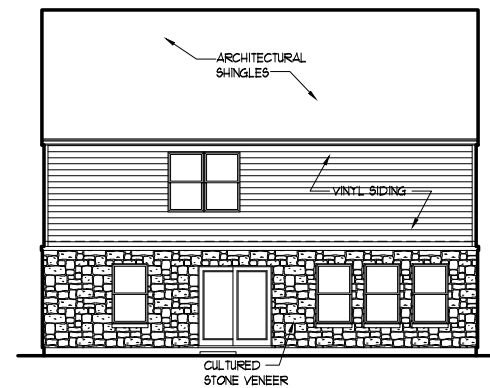
OAK RIDGE
TINLEY PARK, IL



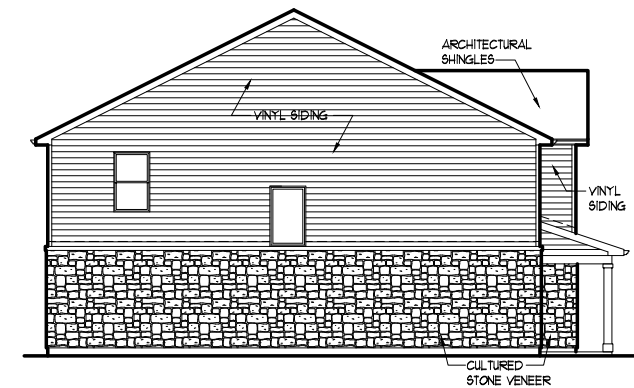
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

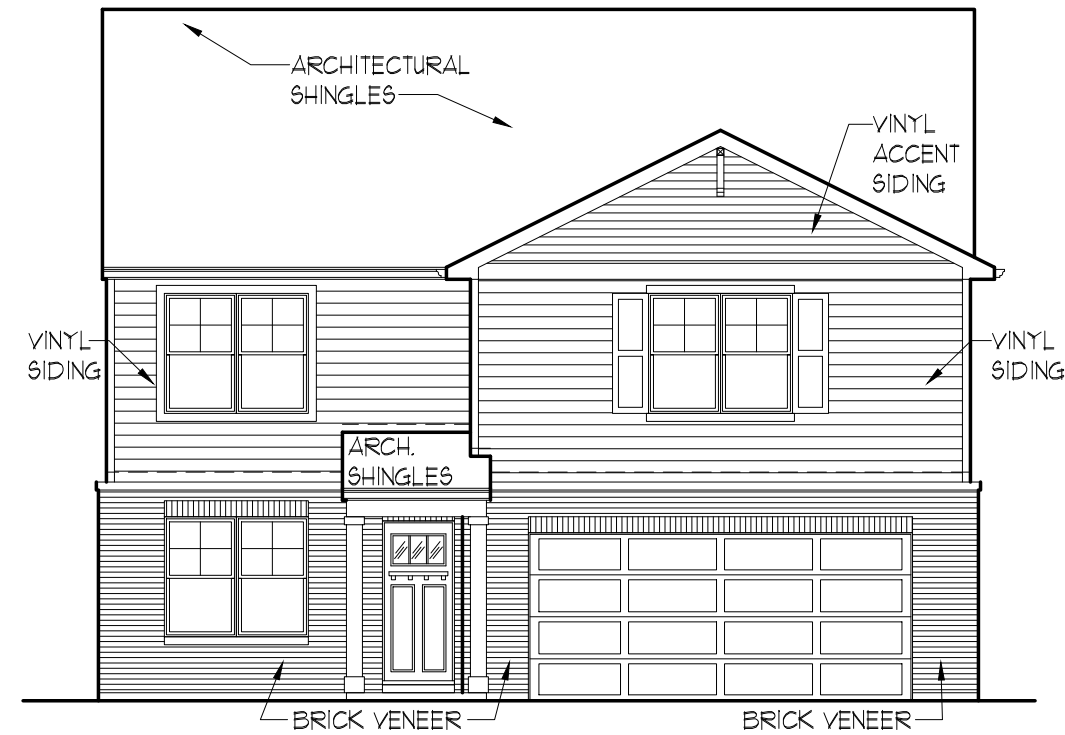


TYPICAL LEFT ELEVATION

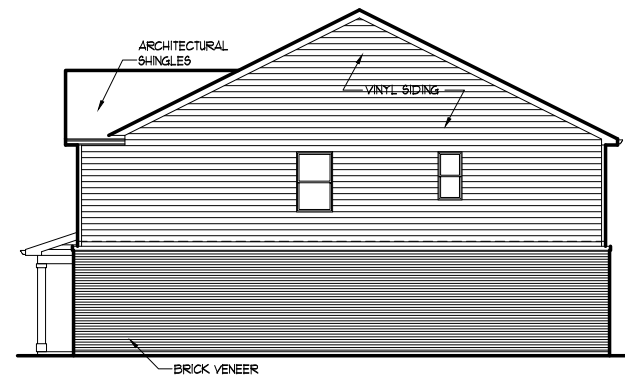
x430 ELEVATION "A5"

X-SERIES

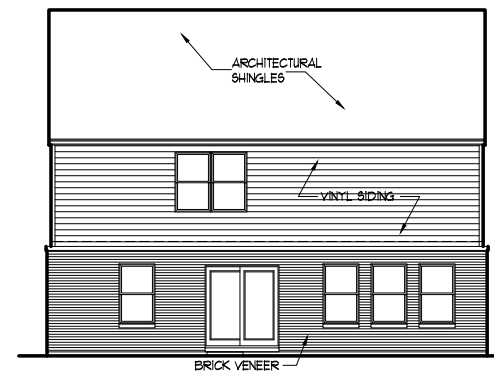
OAK RIDGE
TINLEY PARK, IL



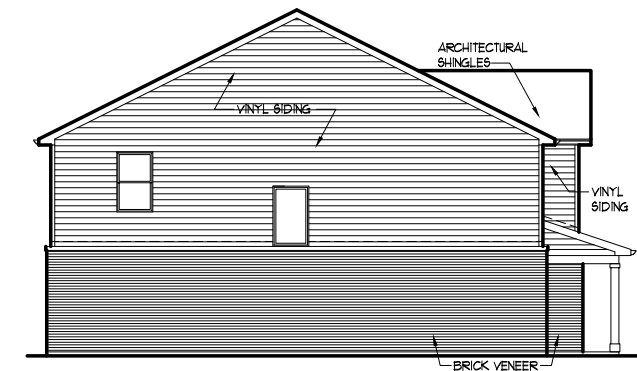
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

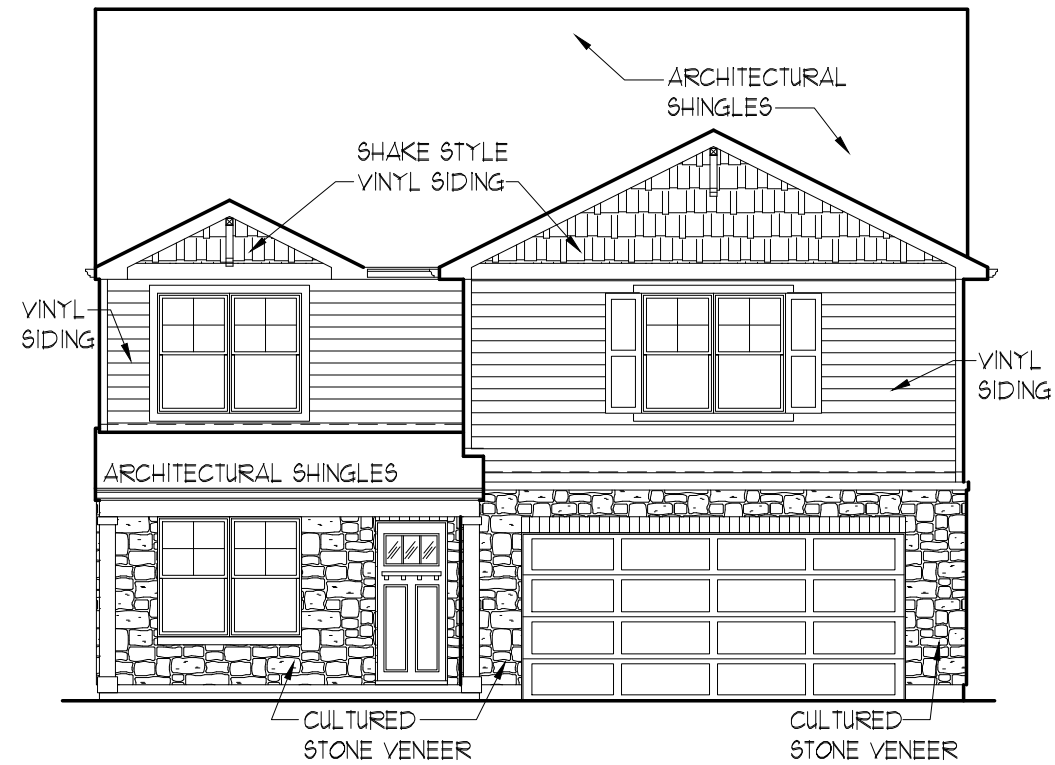


TYPICAL LEFT ELEVATION

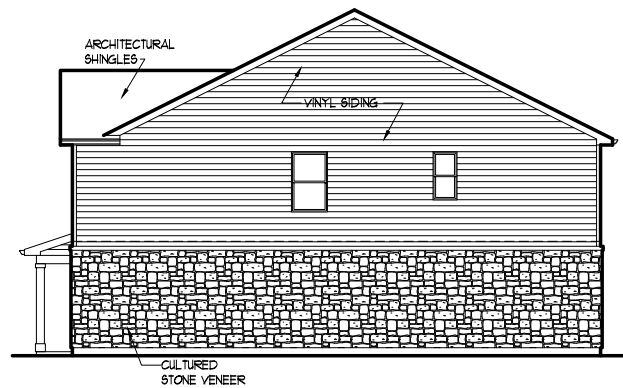
x430 ELEVATION "A6"

X-SERIES

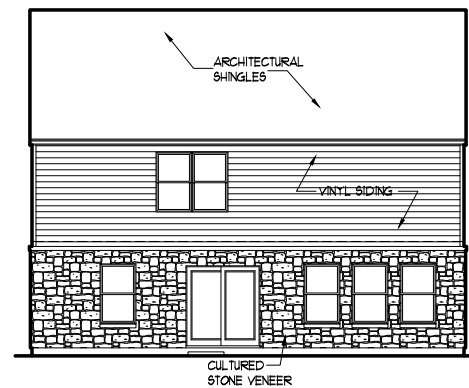
OAK RIDGE
TINLEY PARK, IL



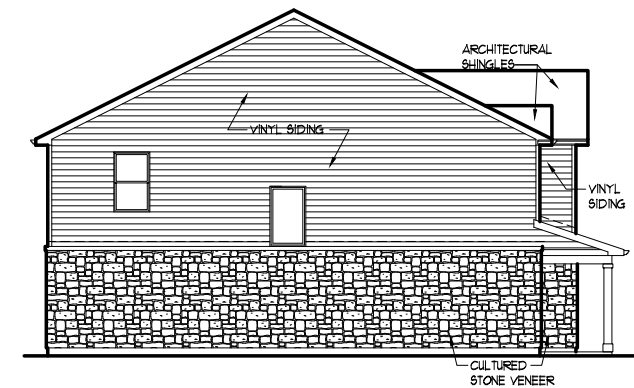
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

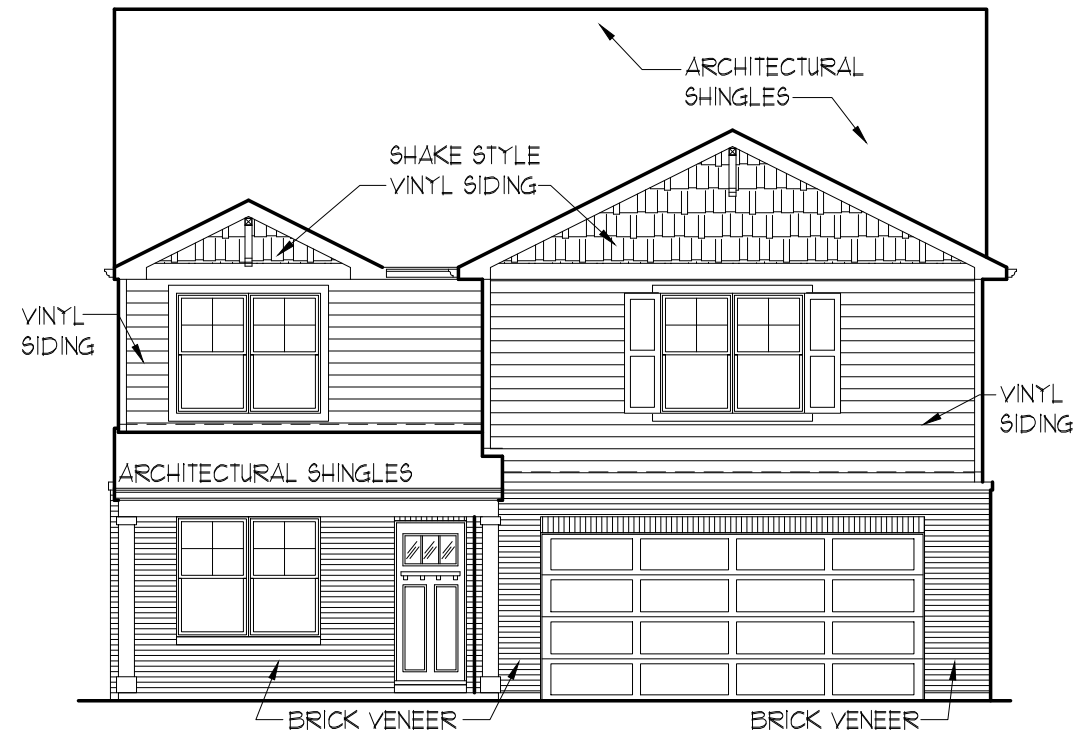


TYPICAL LEFT ELEVATION

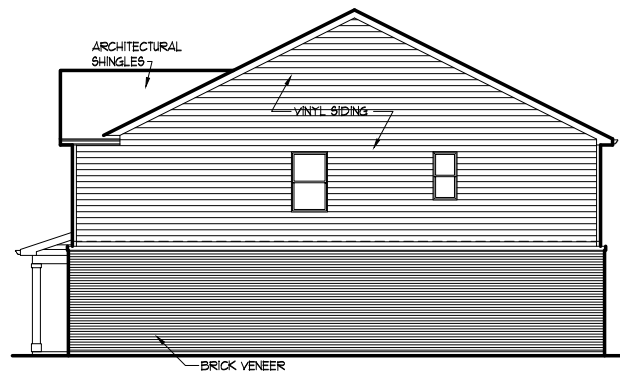
x430 ELEVATION "B5"

X-SERIES

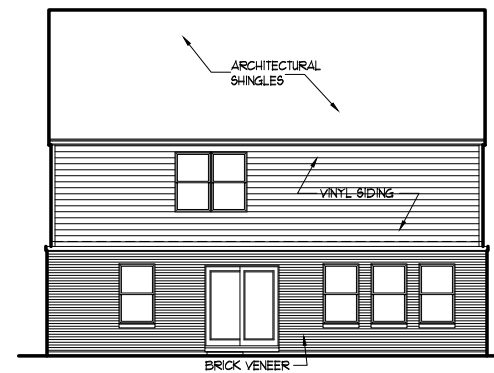
OAK RIDGE
TINLEY PARK, IL



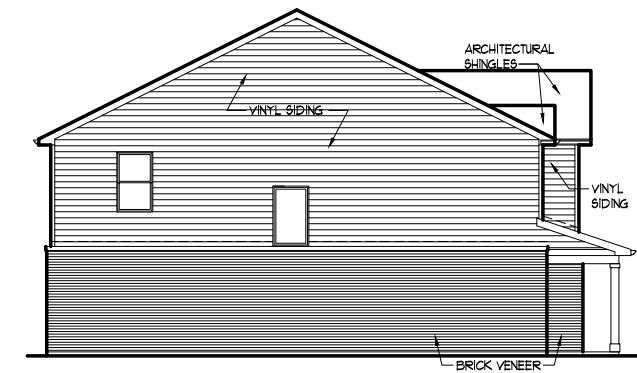
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

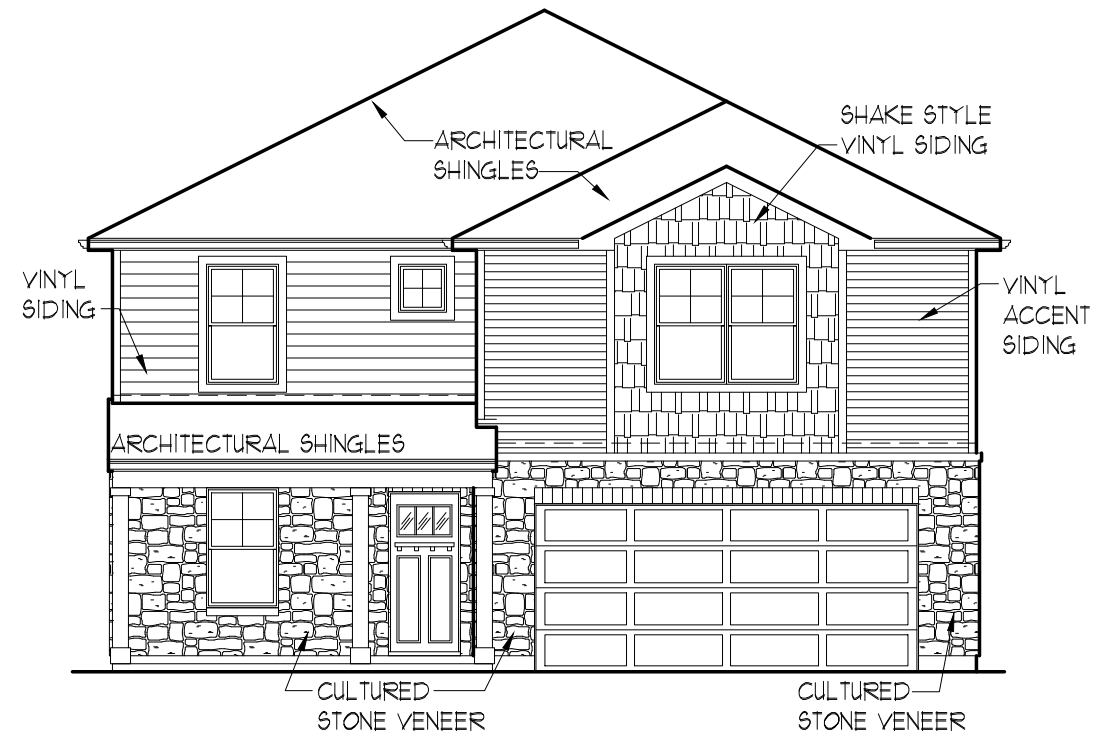


TYPICAL LEFT ELEVATION

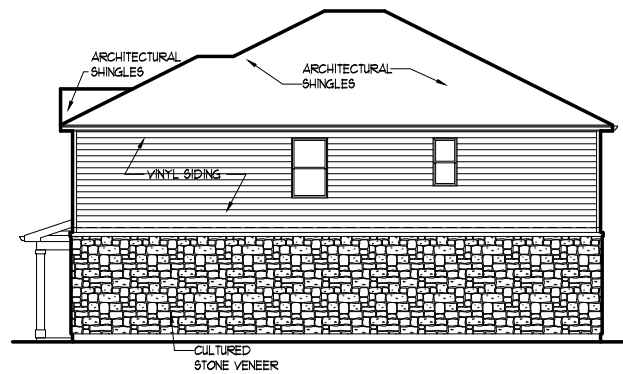
x430 ELEVATION "B6"

X-SERIES

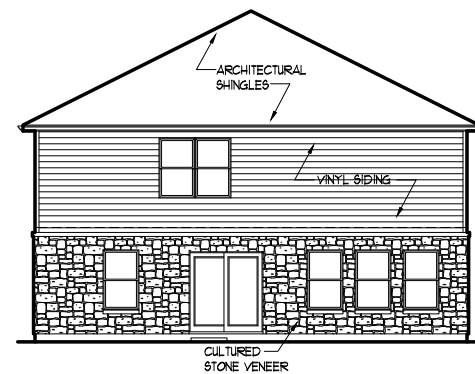
OAK RIDGE
TINLEY PARK, IL



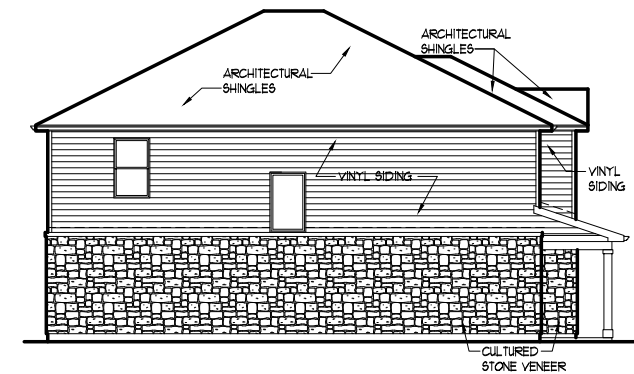
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

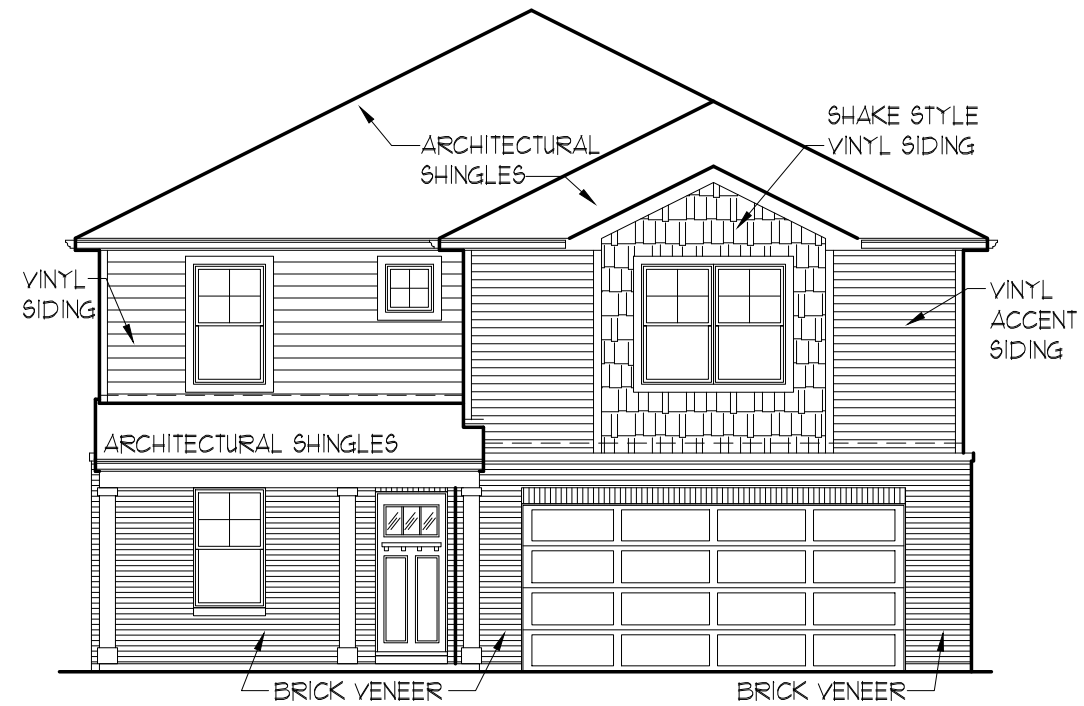


TYPICAL LEFT ELEVATION

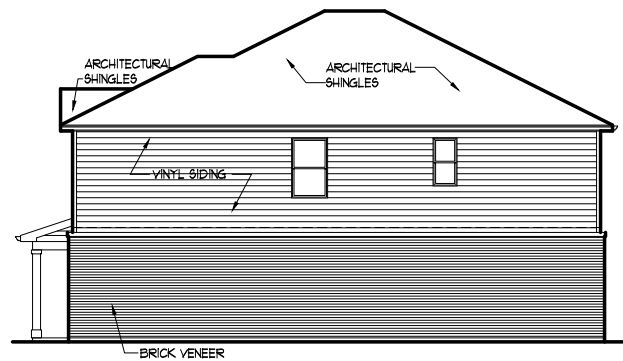
x430 ELEVATION "D5"

X-SERIES

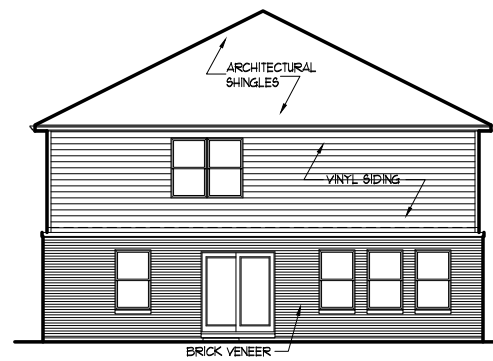
OAK RIDGE
TINLEY PARK, IL



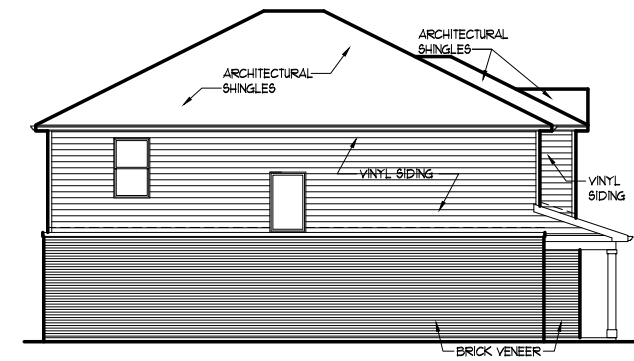
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

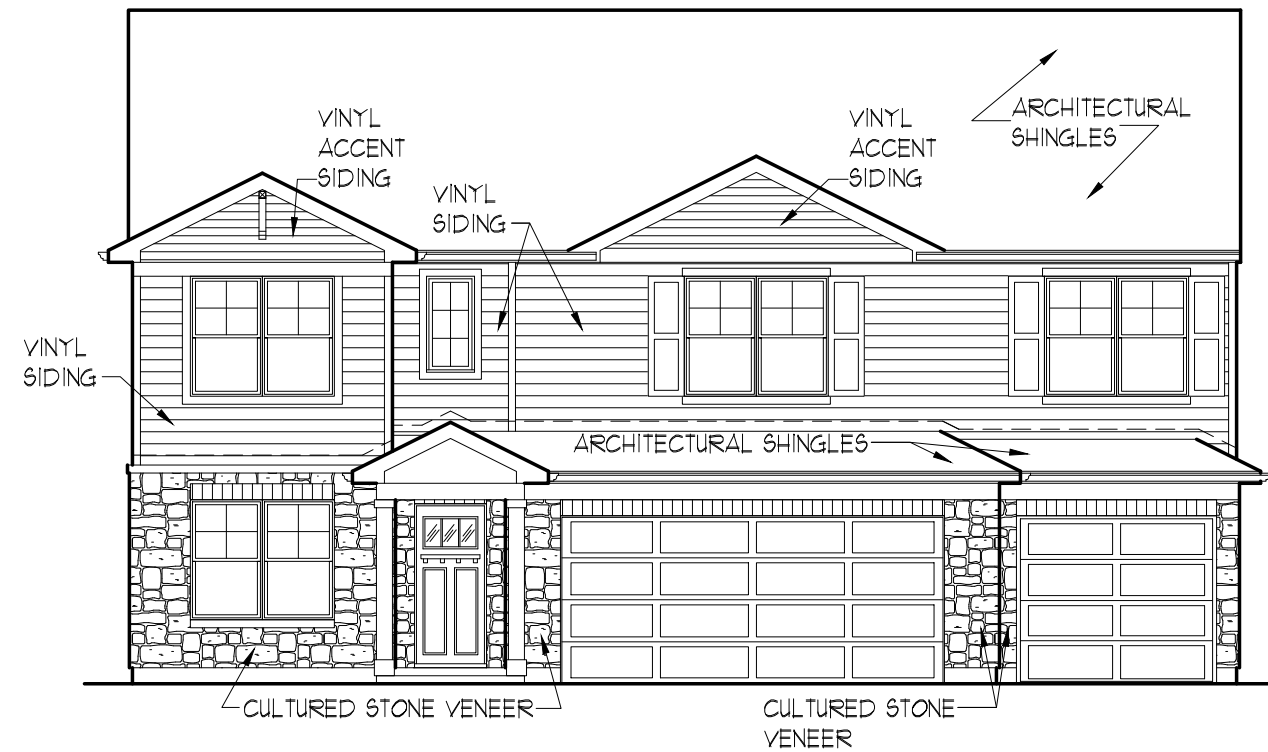


TYPICAL LEFT ELEVATION

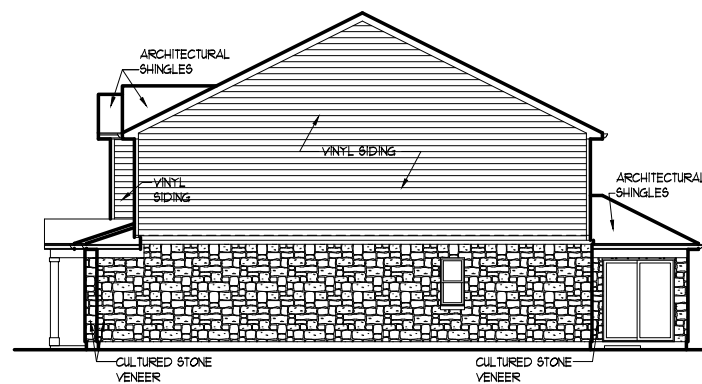
x430 ELEVATION "D6"

X-SERIES

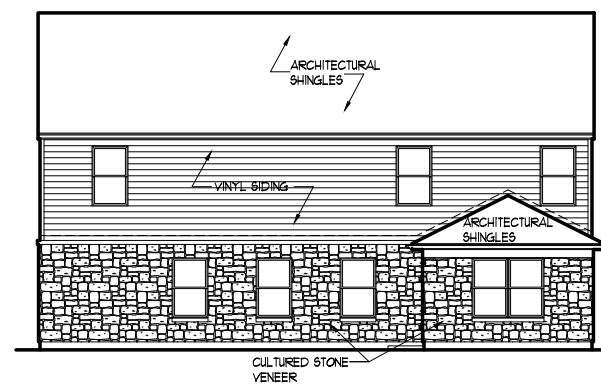
OAK RIDGE
TINLEY PARK, IL



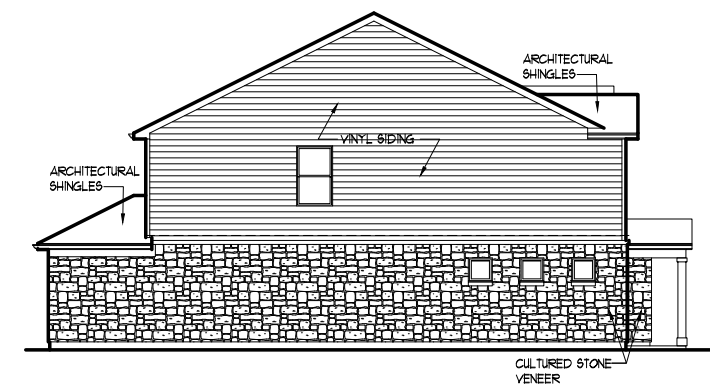
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

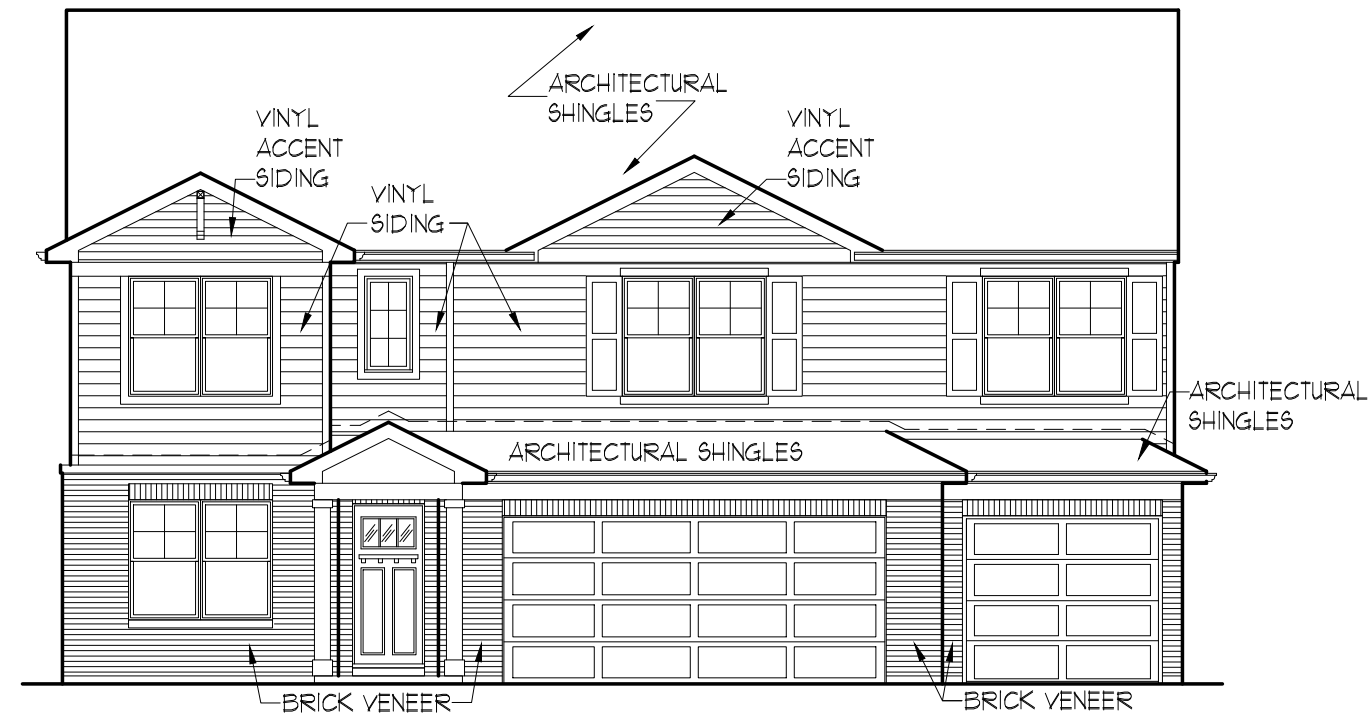


TYPICAL LEFT ELEVATION

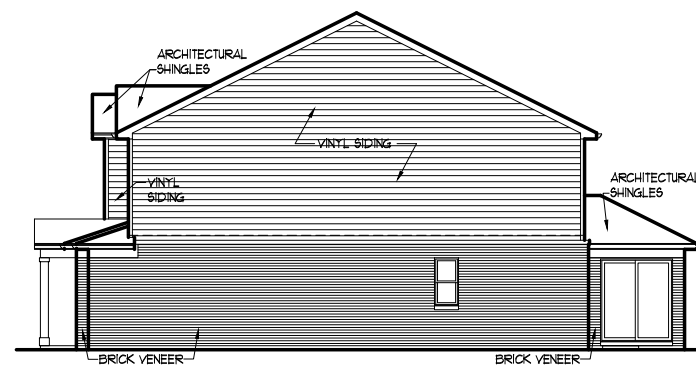
X450 ELEVATION "A5"

X-SERIES

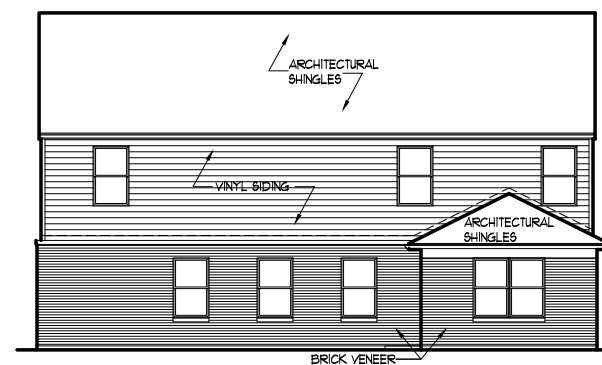
OAK RIDGE
TINLEY PARK, IL



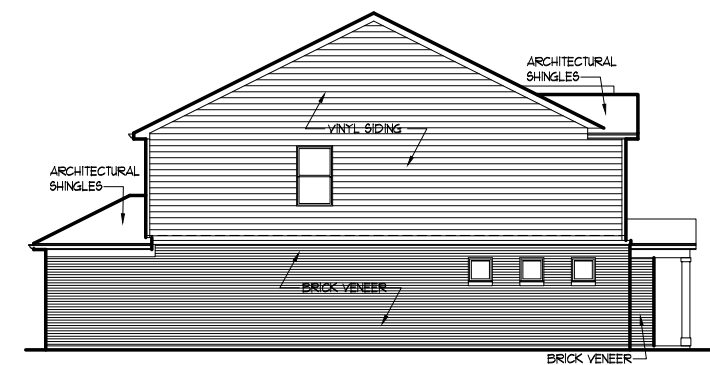
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

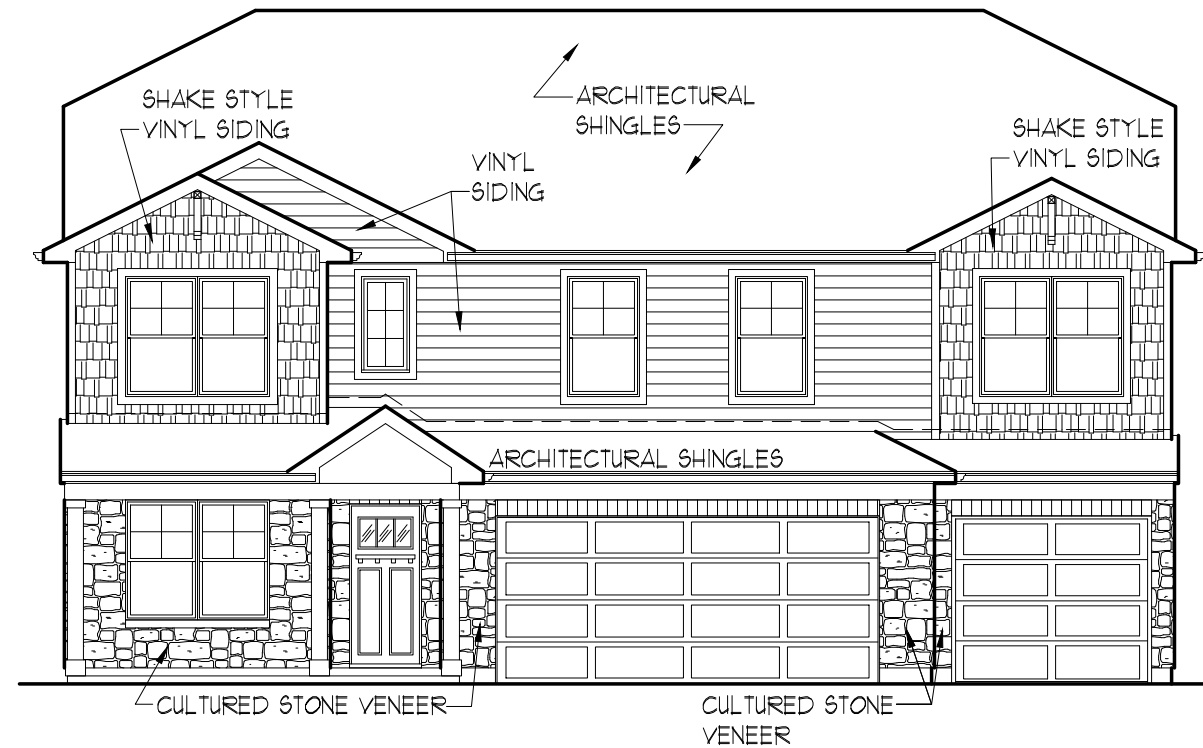


TYPICAL LEFT ELEVATION

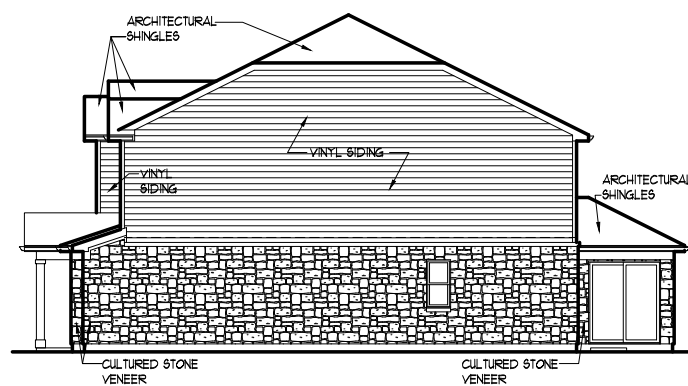
X450 ELEVATION "A6"

X-SERIES

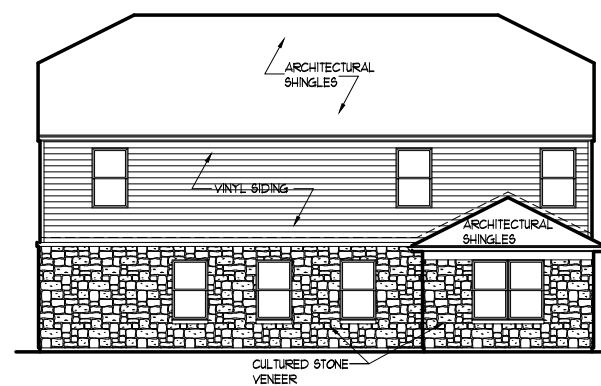
OAK RIDGE
TINLEY PARK, IL



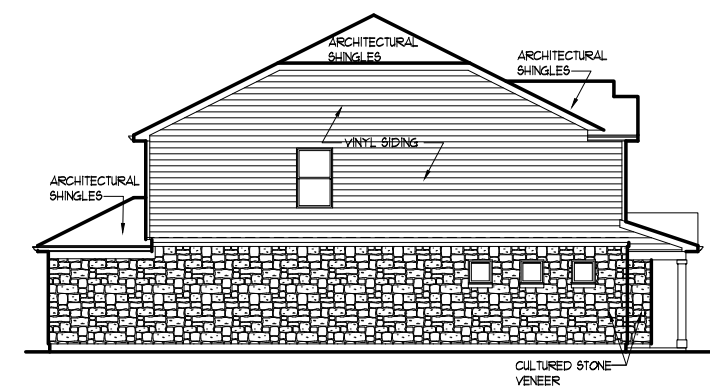
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

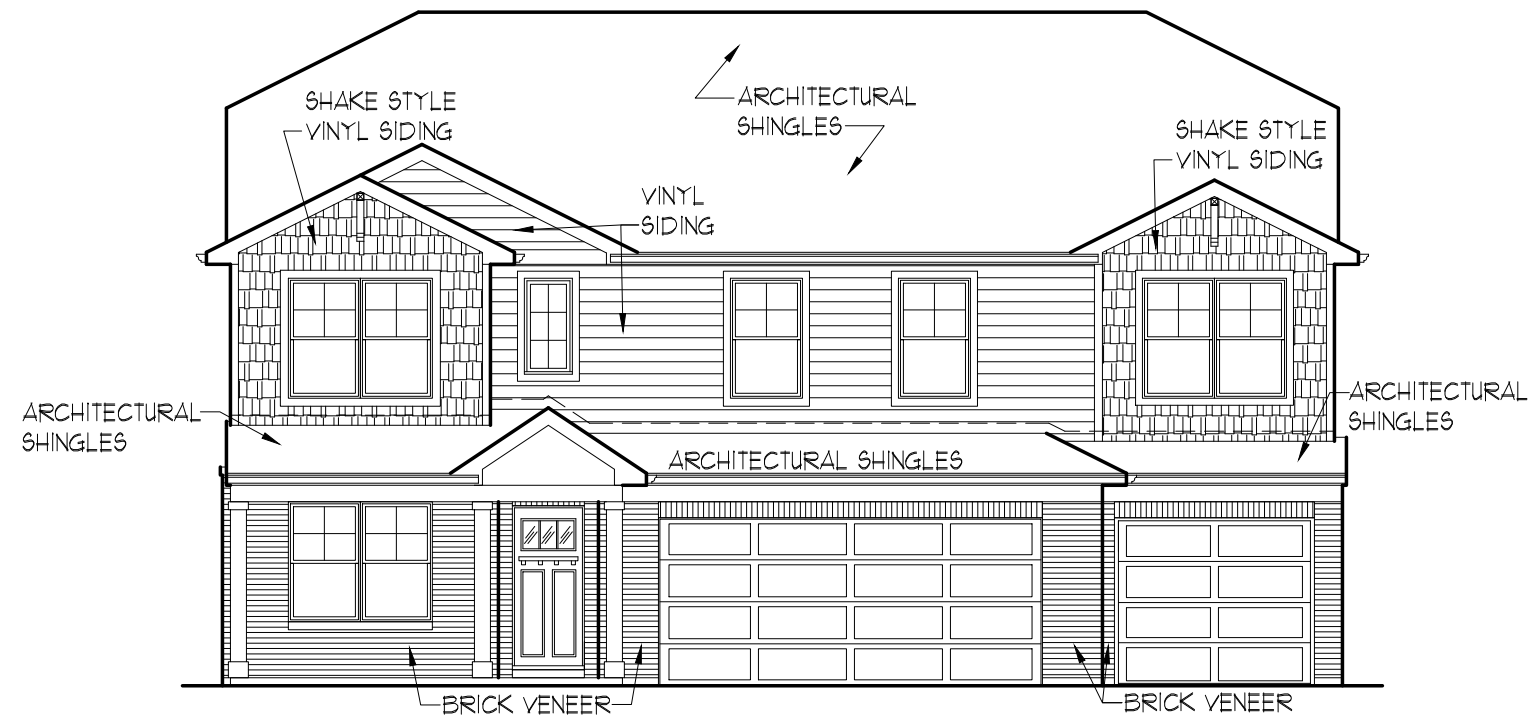


TYPICAL LEFT ELEVATION

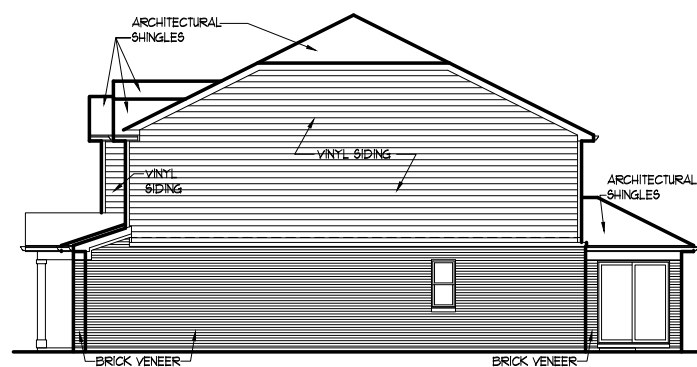
X450 ELEVATION "B5"

X-SERIES

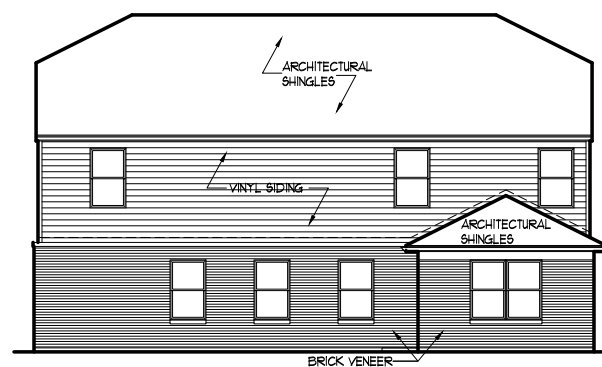
OAK RIDGE
TINLEY PARK, IL



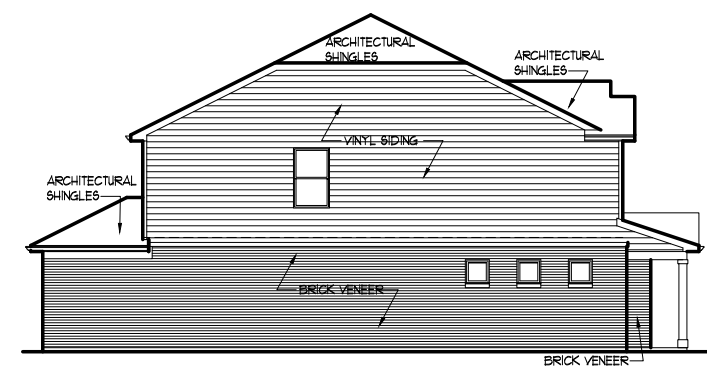
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

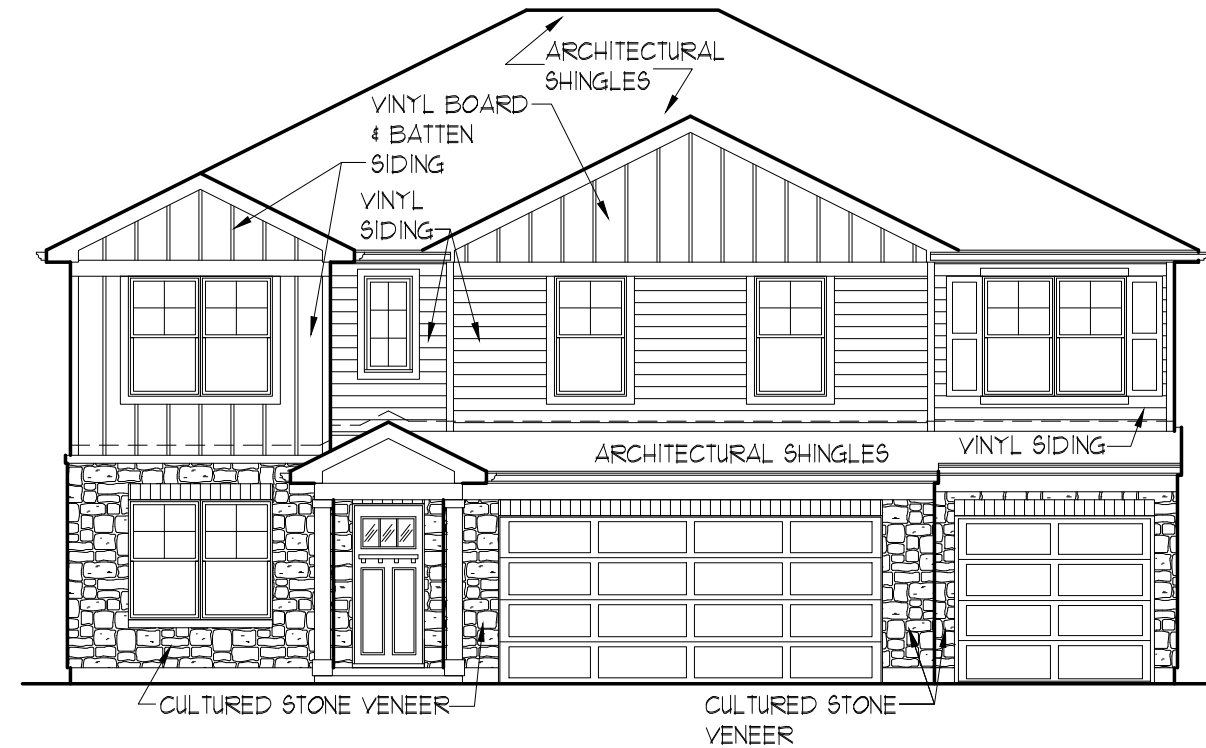


TYPICAL LEFT ELEVATION

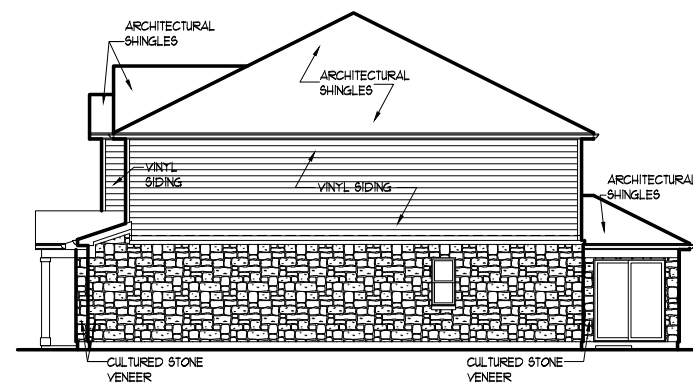
X450 ELEVATION "B6"

X-SERIES

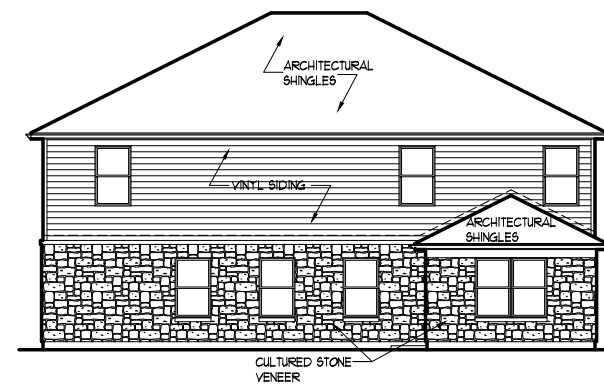
OAK RIDGE
TINLEY PARK, IL



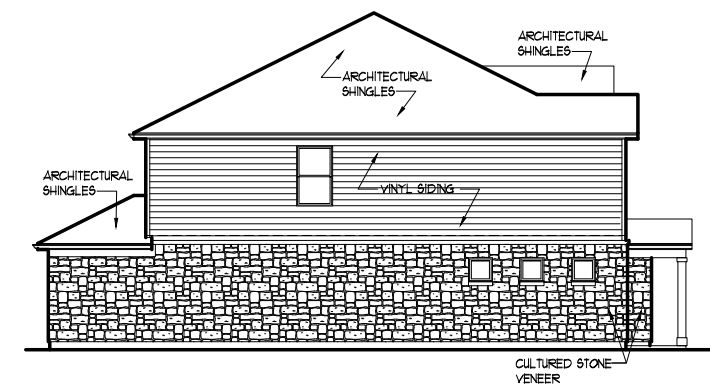
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

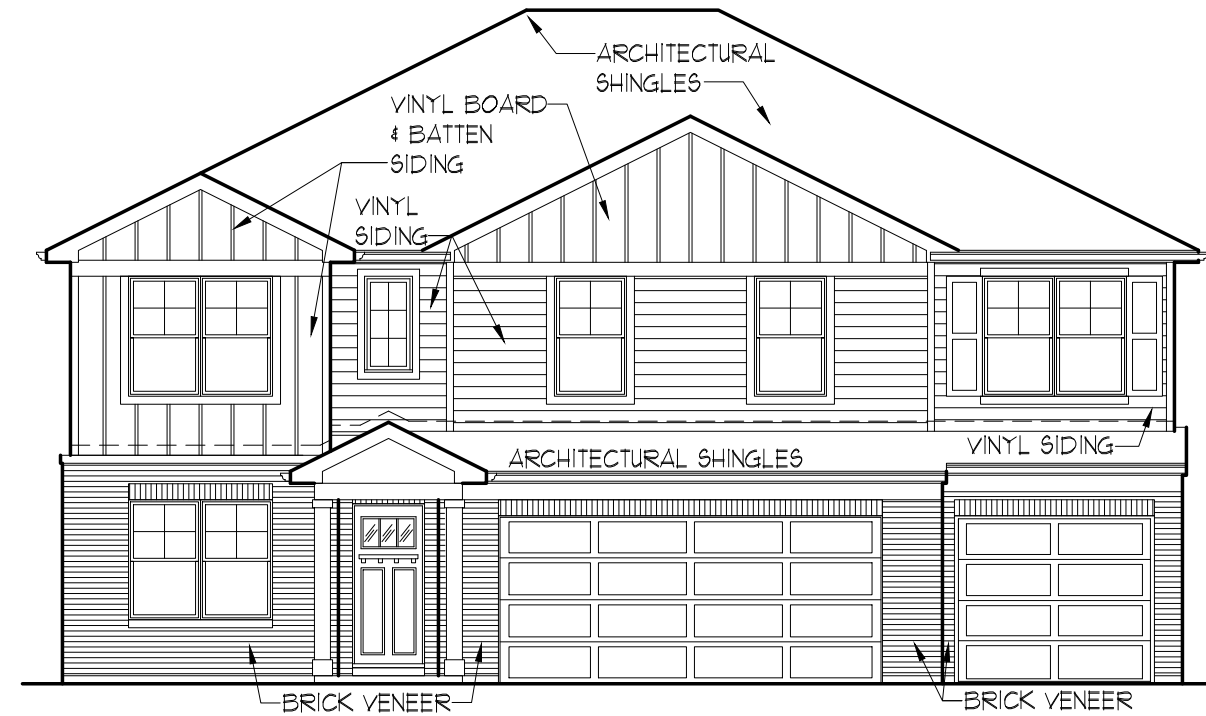


TYPICAL LEFT ELEVATION

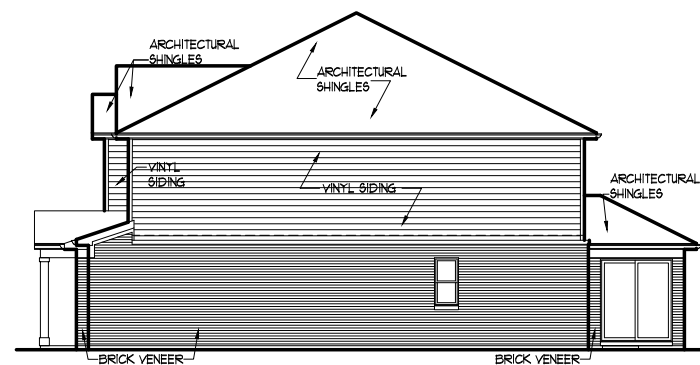
x450 ELEVATION "C5"

X-SERIES

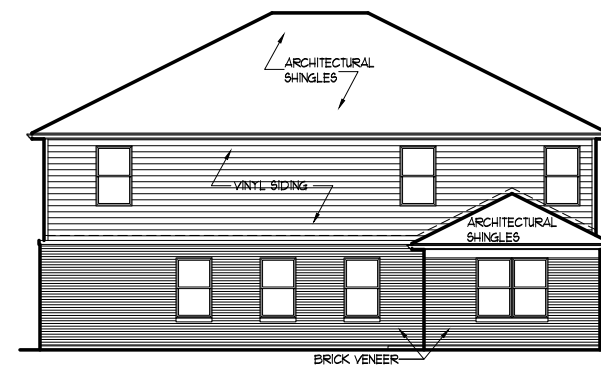
OAK RIDGE
TINLEY PARK, IL



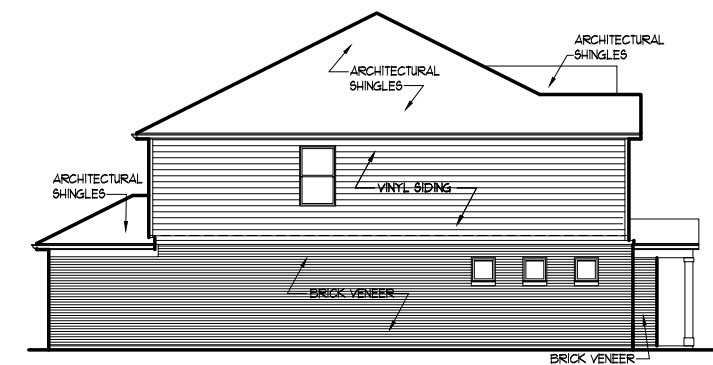
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

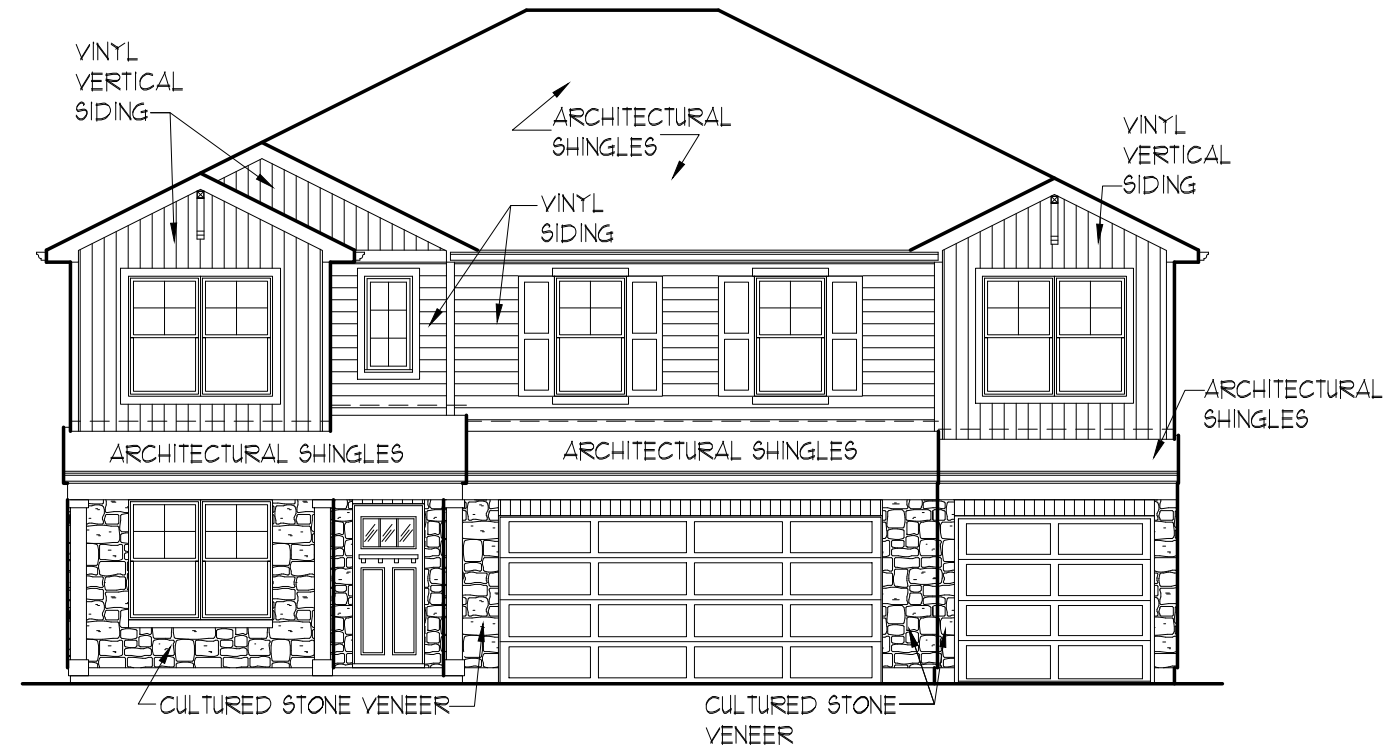


TYPICAL LEFT ELEVATION

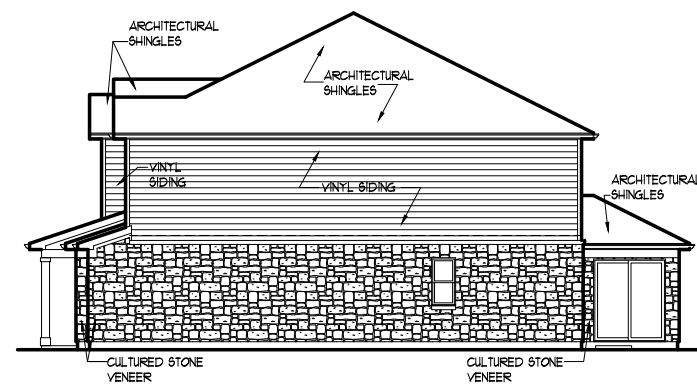
X450 ELEVATION "C6"

X-SERIES

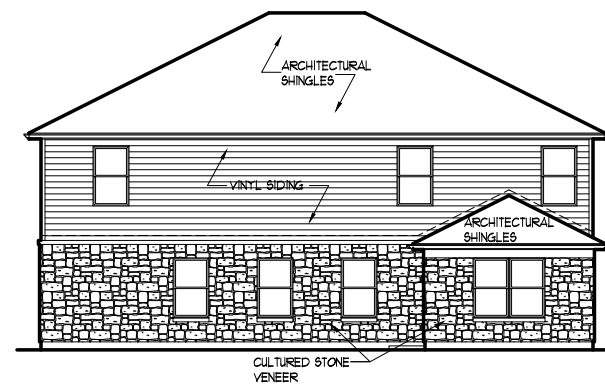
OAK RIDGE
TINLEY PARK, IL



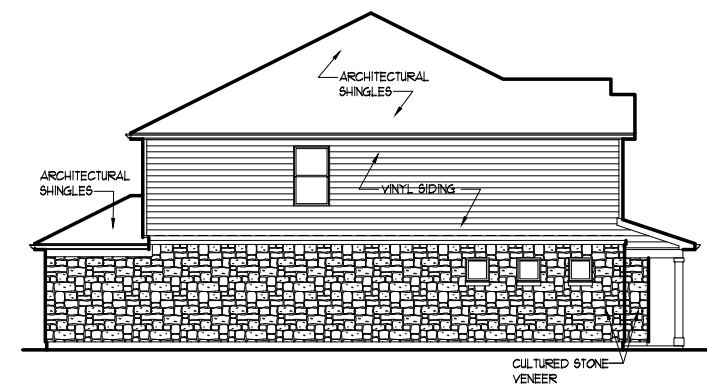
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

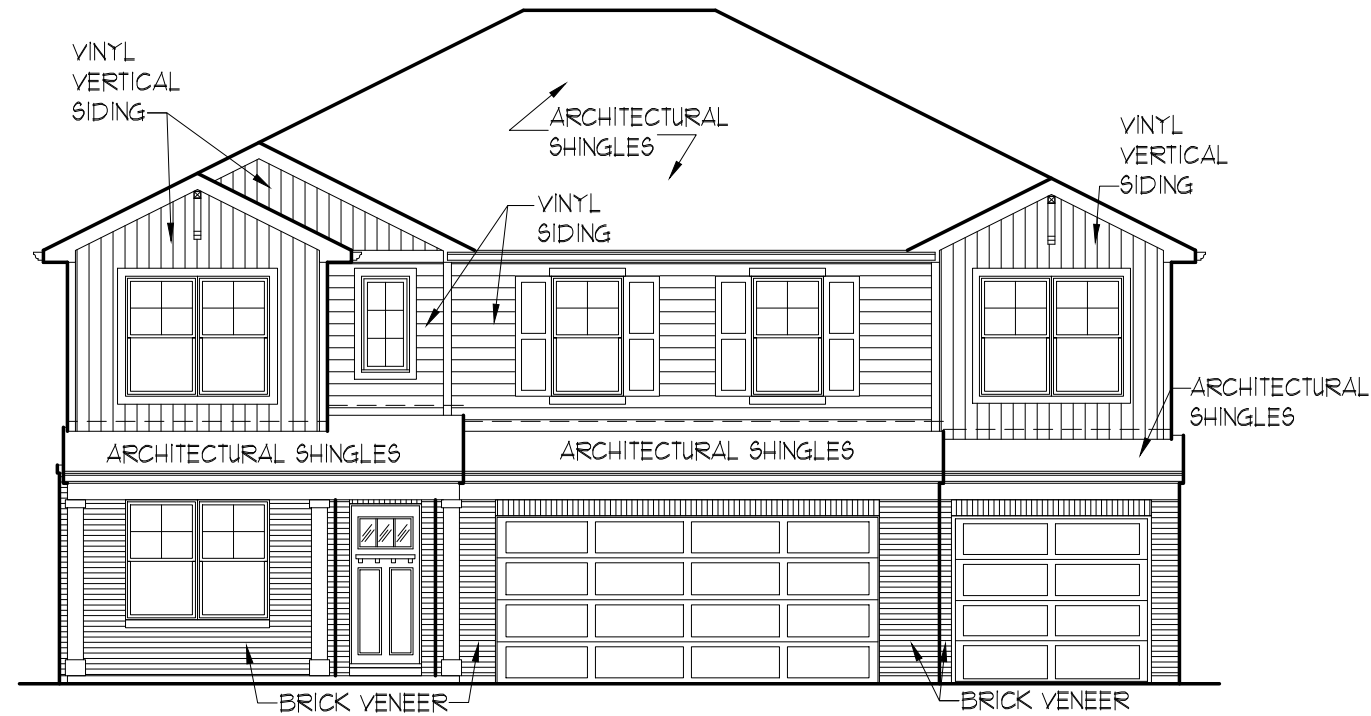


TYPICAL LEFT ELEVATION

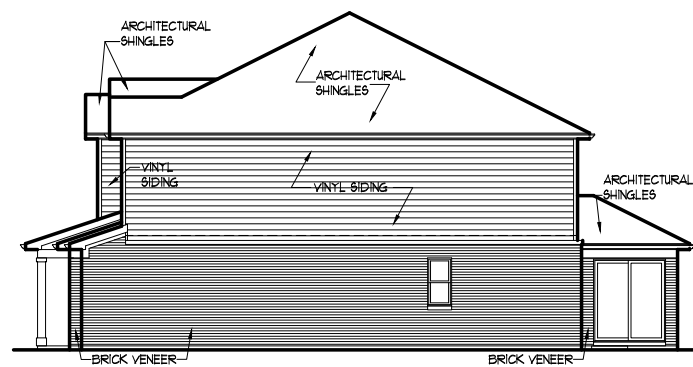
X450 ELEVATION "D5"

X-SERIES

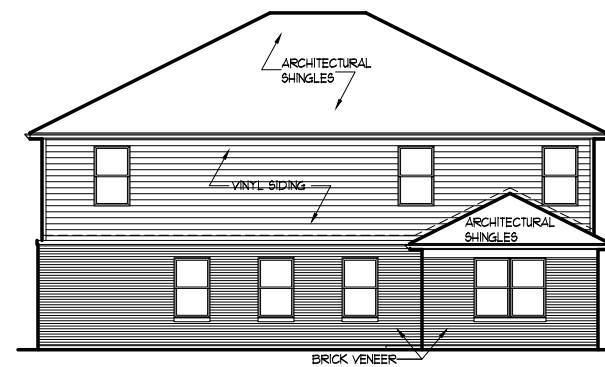
OAK RIDGE
TINLEY PARK, IL



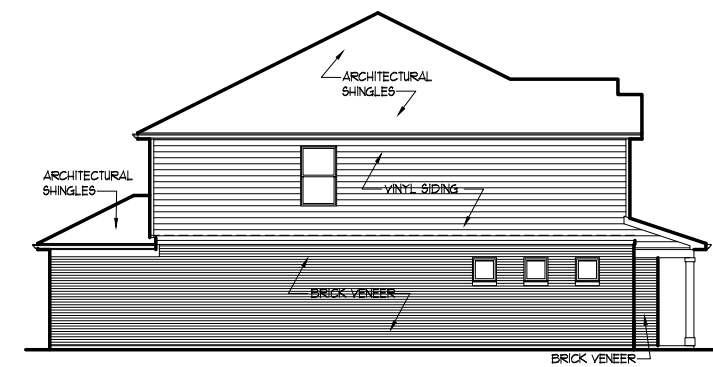
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

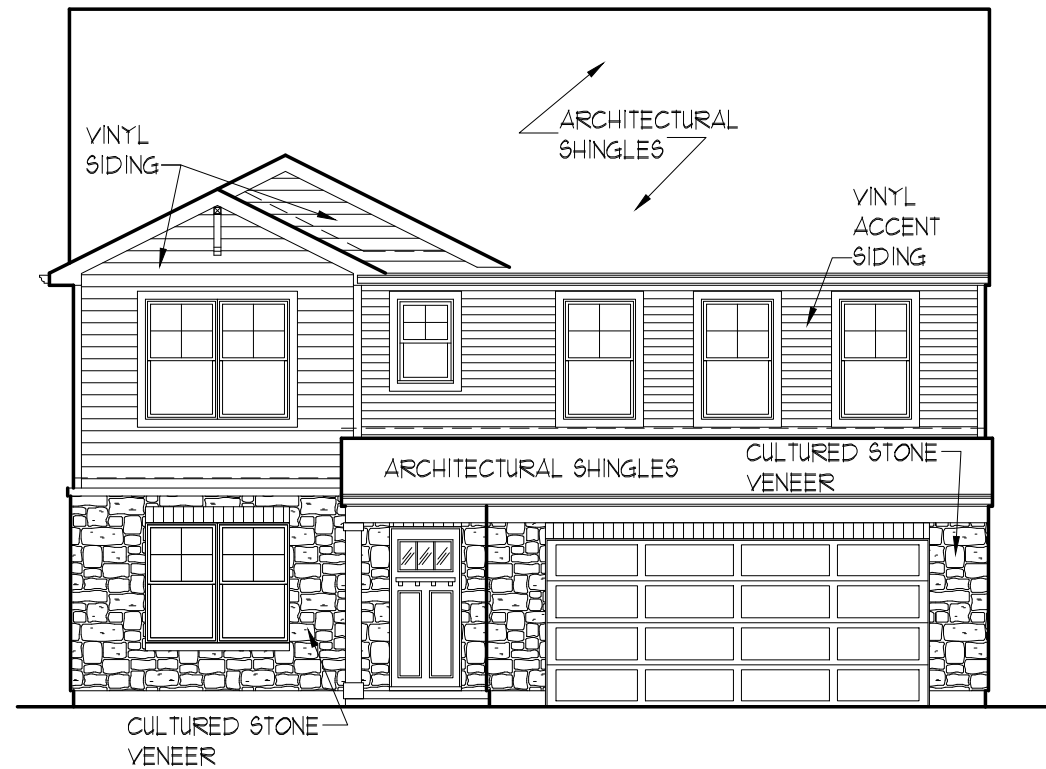


TYPICAL LEFT ELEVATION

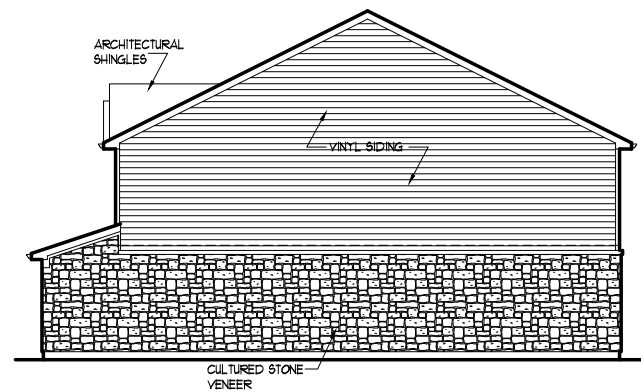
X450 ELEVATION "D6"

X-SERIES

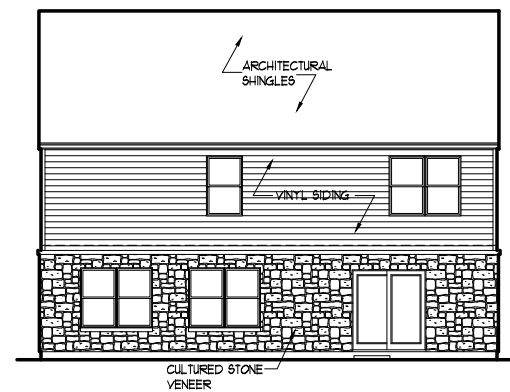
OAK RIDGE
TINLEY PARK, IL



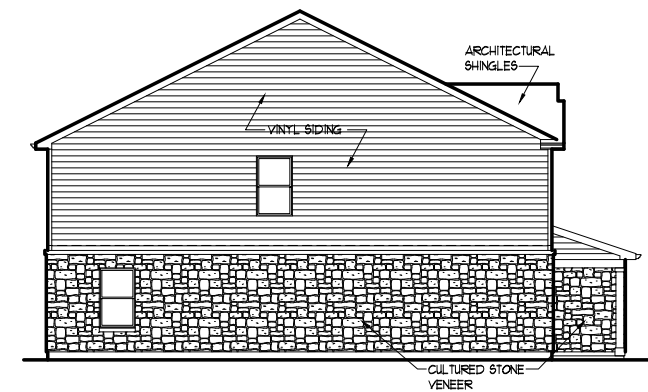
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

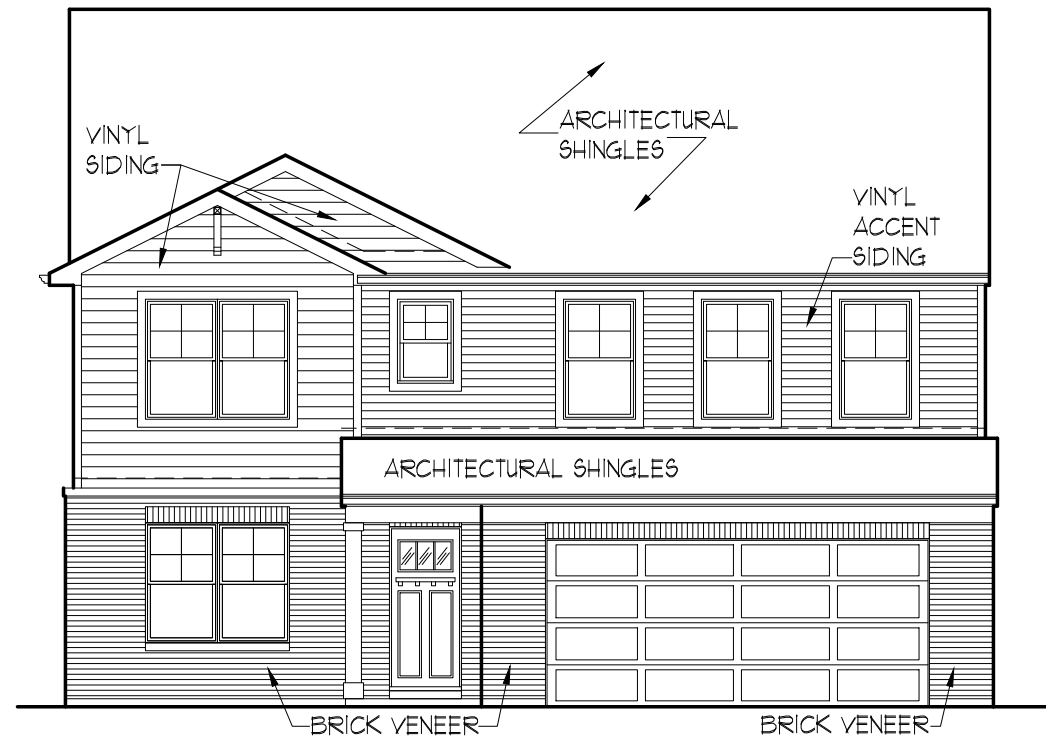


TYPICAL LEFT ELEVATION

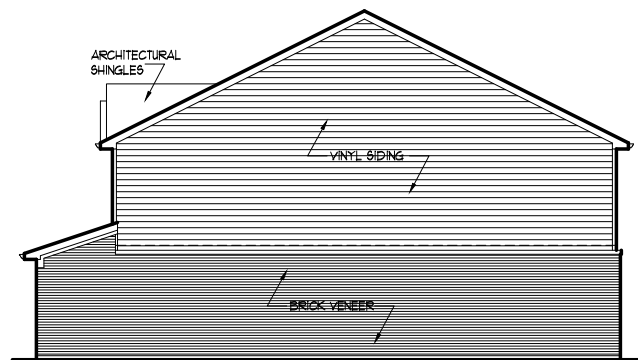
X451 ELEVATION "A5"

X-SERIES

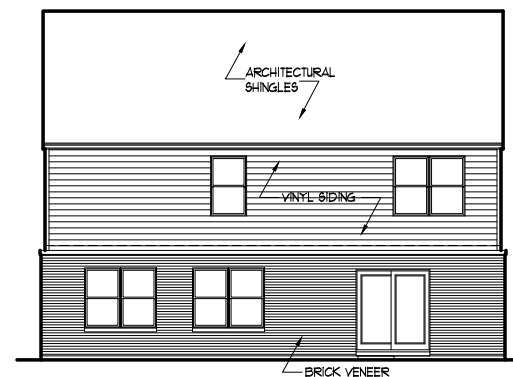
OAK RIDGE
TINLEY PARK, IL



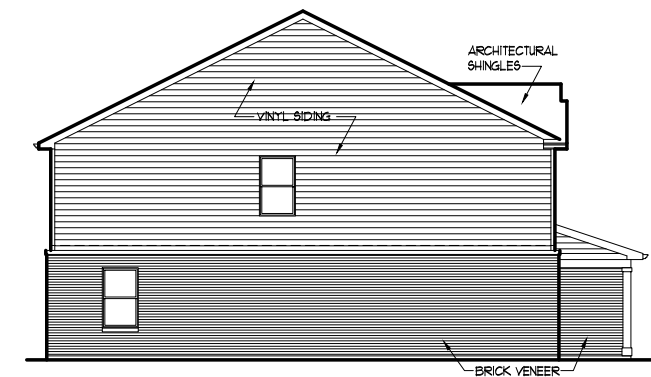
ELEVATION "A6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

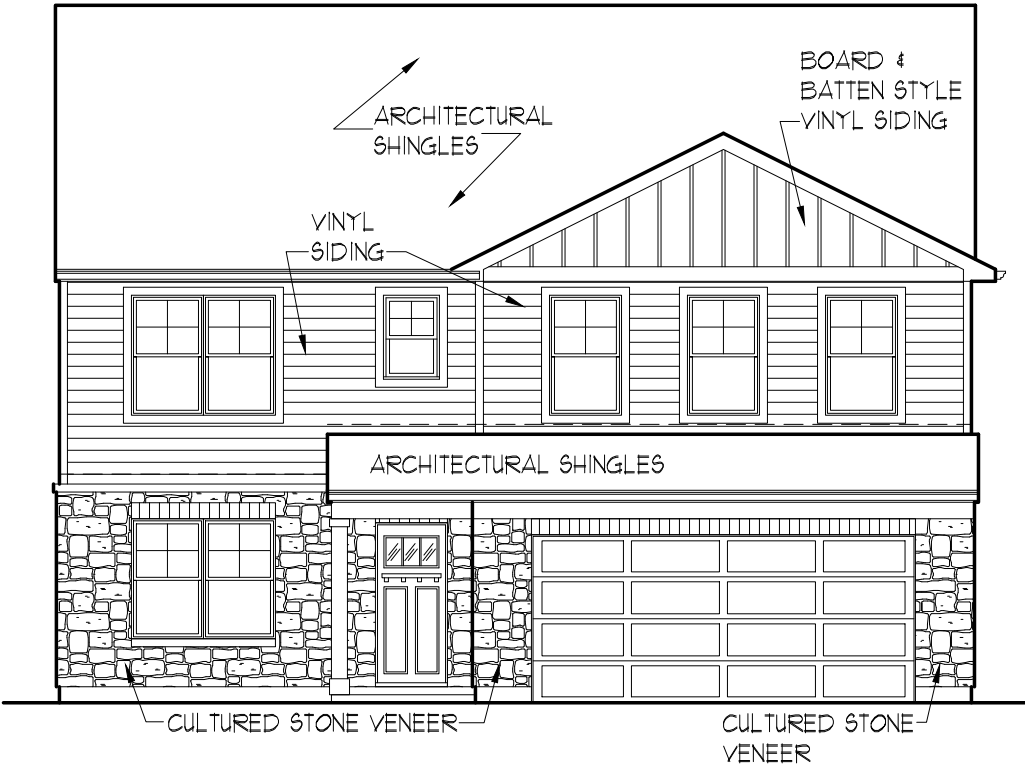


TYPICAL LEFT ELEVATION

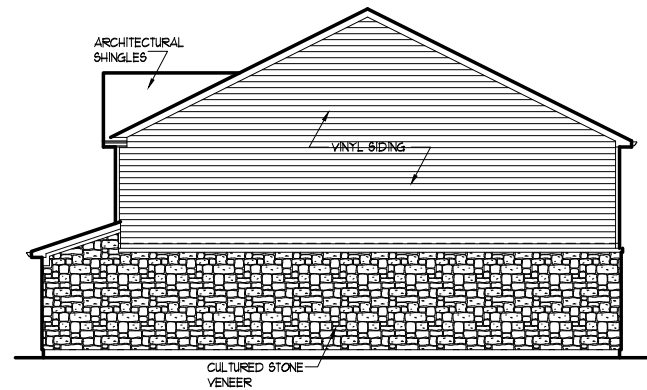
X451 ELEVATION "A6"

X-SERIES

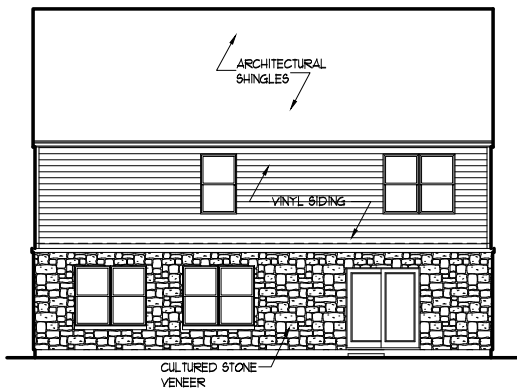
OAK RIDGE
TINLEY PARK, IL



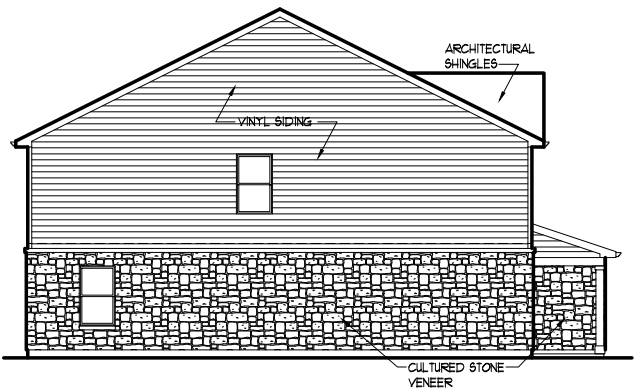
ELEVATION "B5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

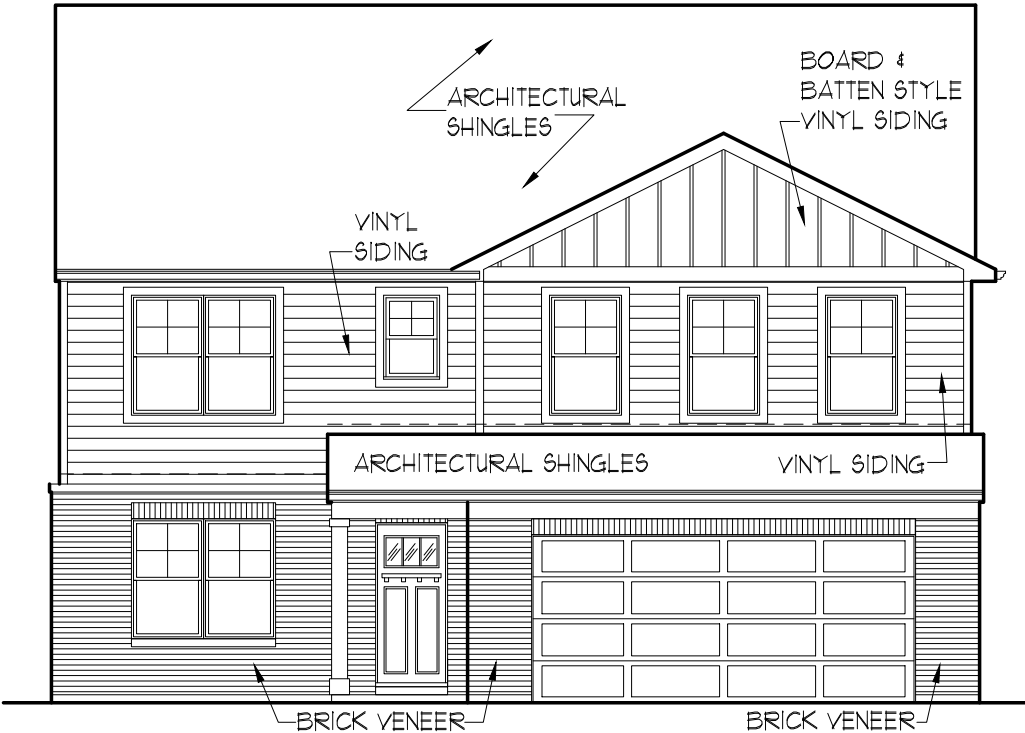


TYPICAL LEFT ELEVATION

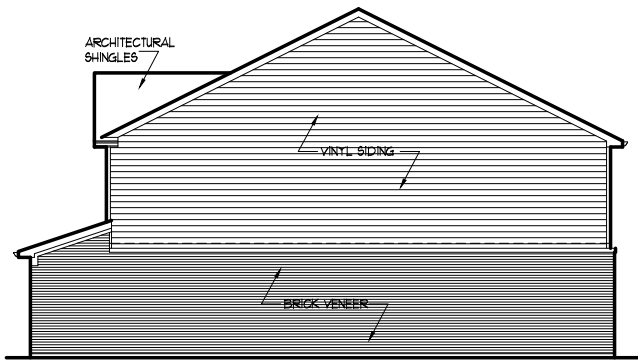
X451 ELEVATION "B5"

X-SERIES

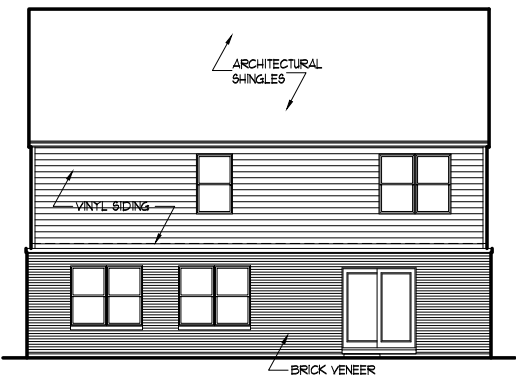
OAK RIDGE
TINLEY PARK, IL



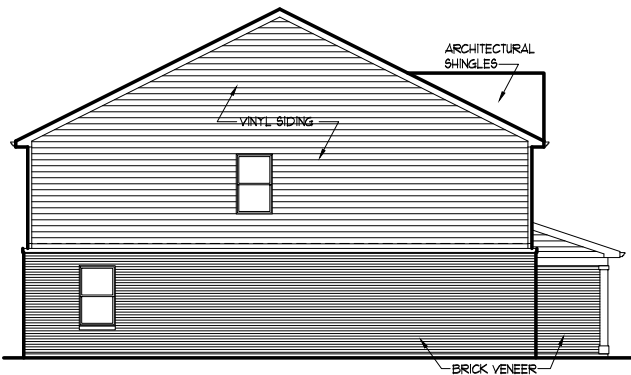
ELEVATION "B6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

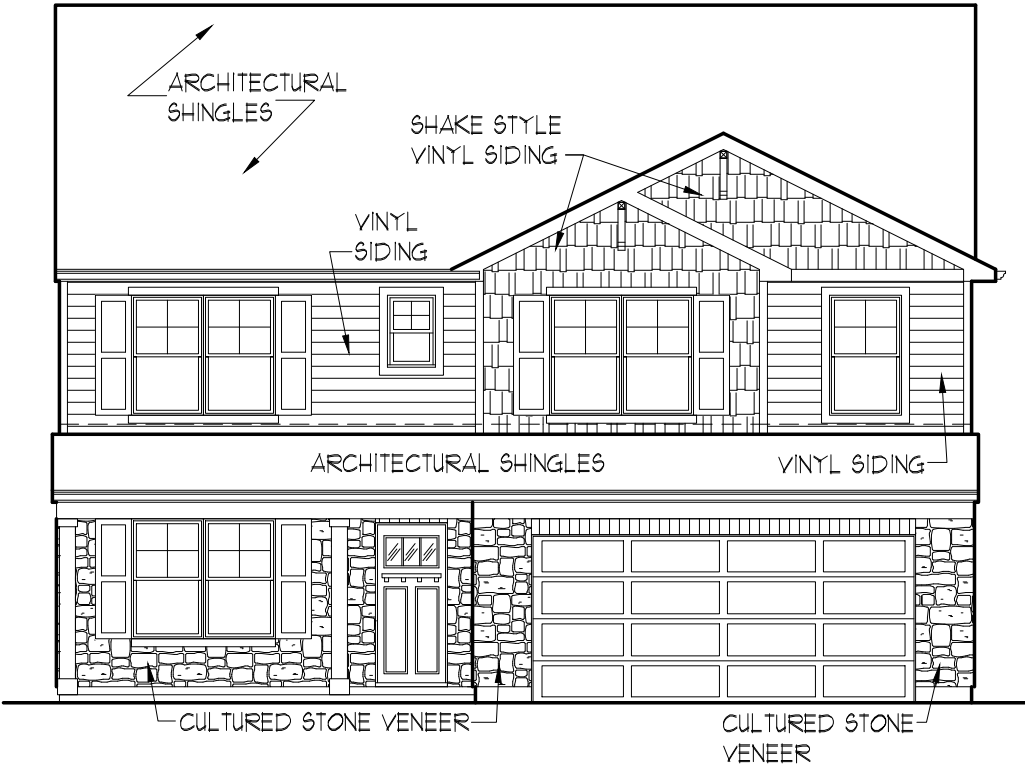


TYPICAL LEFT ELEVATION

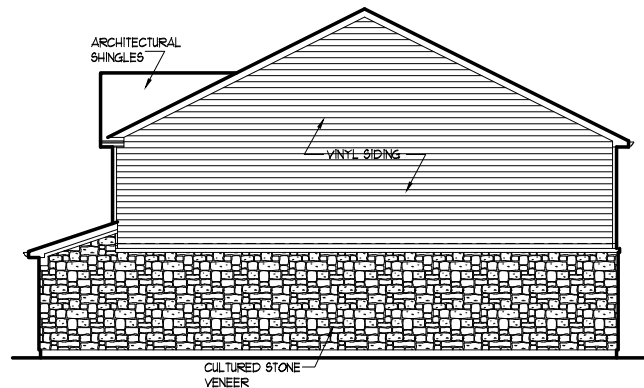
X451 ELEVATION "B6"

X-SERIES

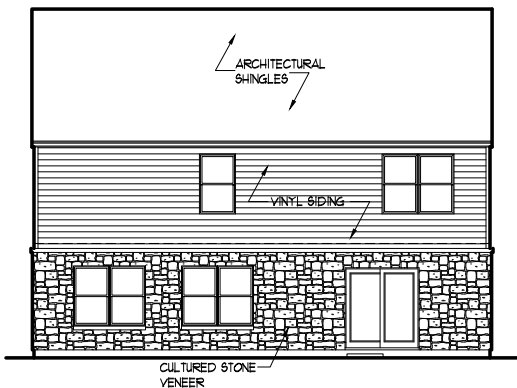
OAK RIDGE
TINLEY PARK, IL



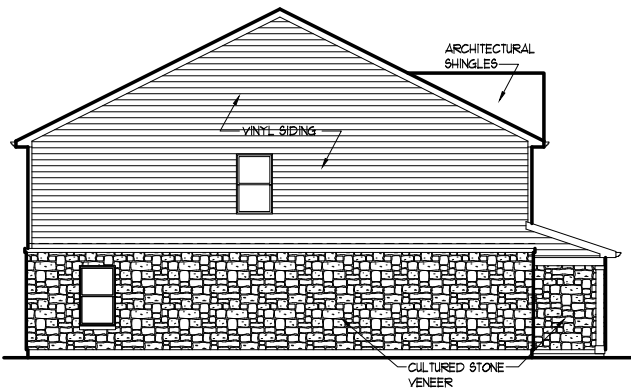
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

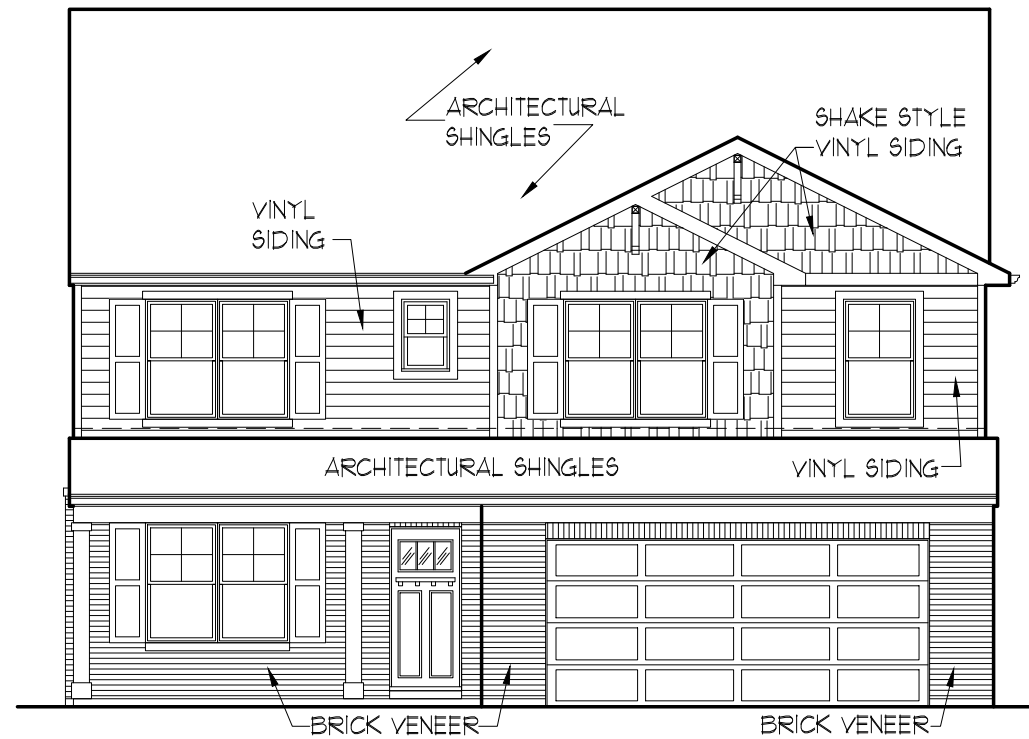


TYPICAL LEFT ELEVATION

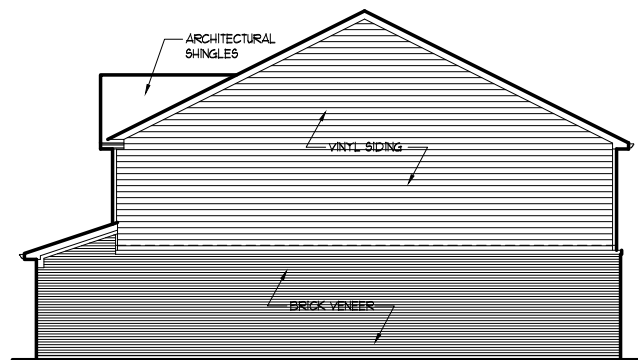
X451 ELEVATION "C5"

X-SERIES

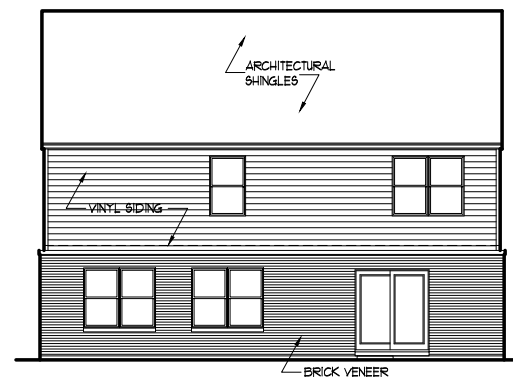
OAK RIDGE
TINLEY PARK, IL



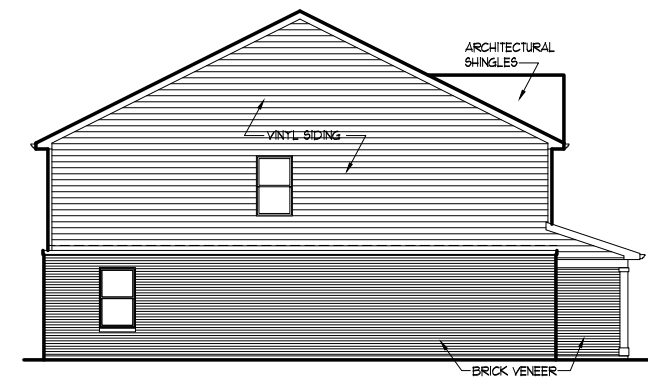
ELEVATION "C6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

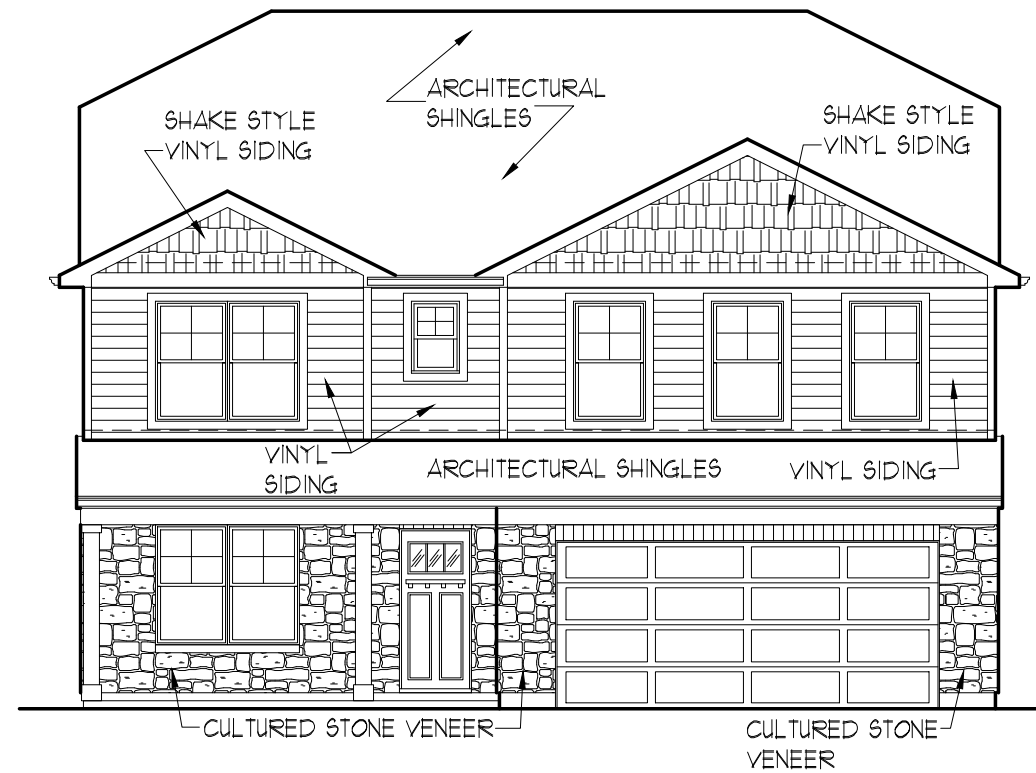


TYPICAL LEFT ELEVATION

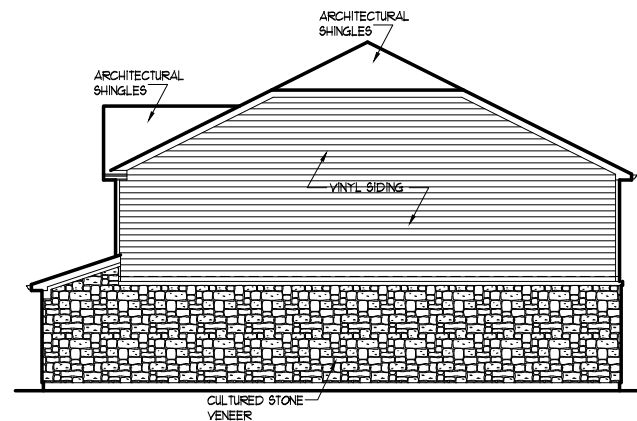
X451 ELEVATION "C6"

X-SERIES

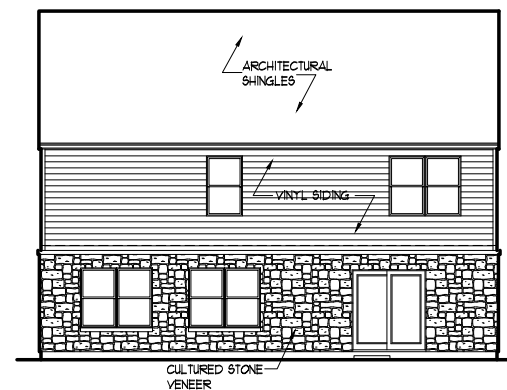
OAK RIDGE
TINLEY PARK, IL



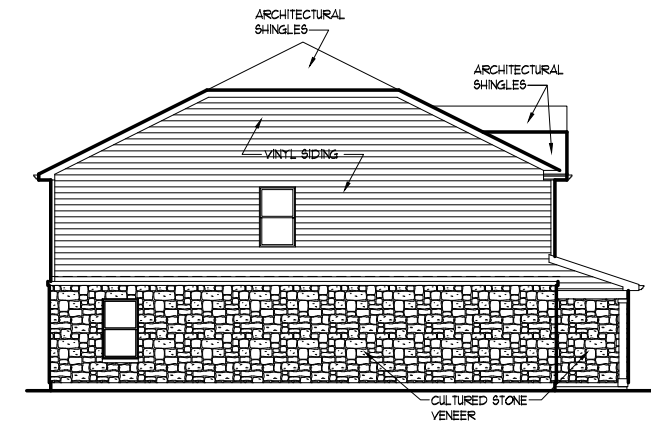
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

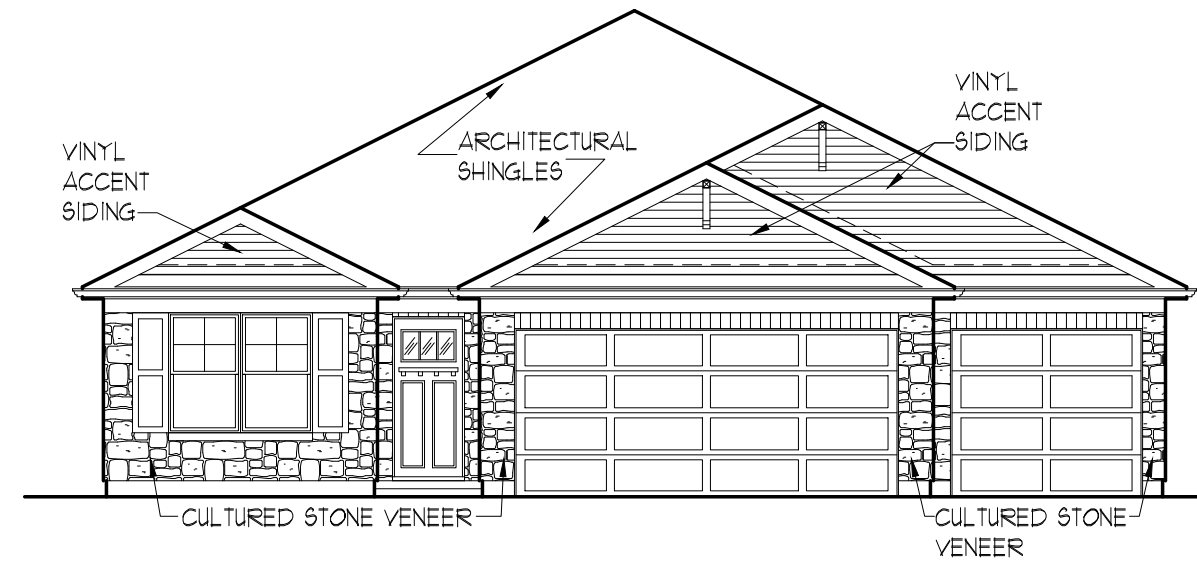


TYPICAL LEFT ELEVATION

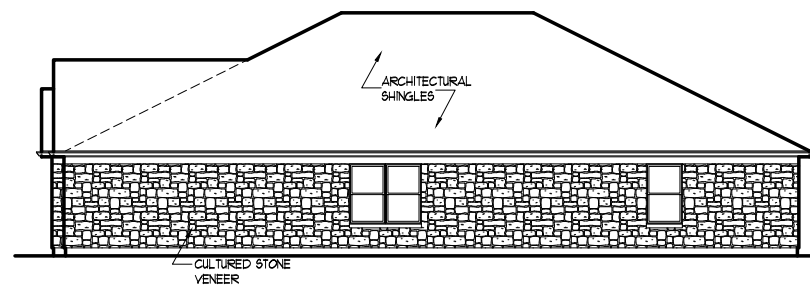
X451 ELEVATION "D5"

X-SERIES

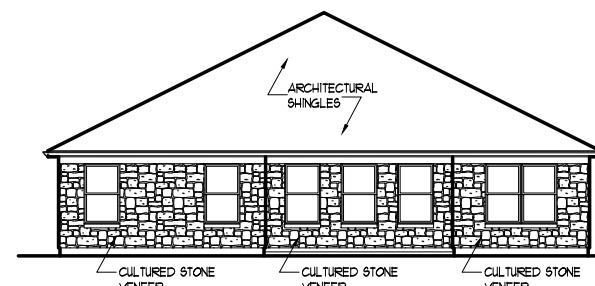
OAK RIDGE
TINLEY PARK, IL



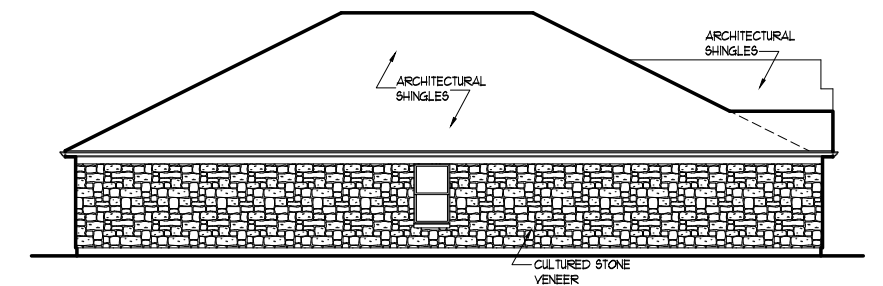
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

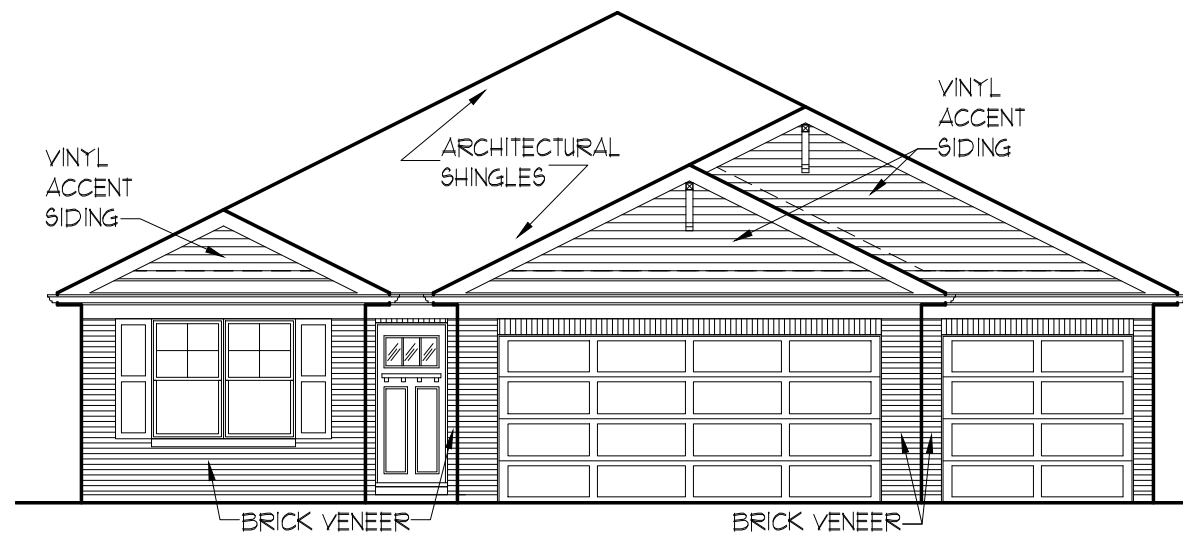


TYPICAL LEFT ELEVATION

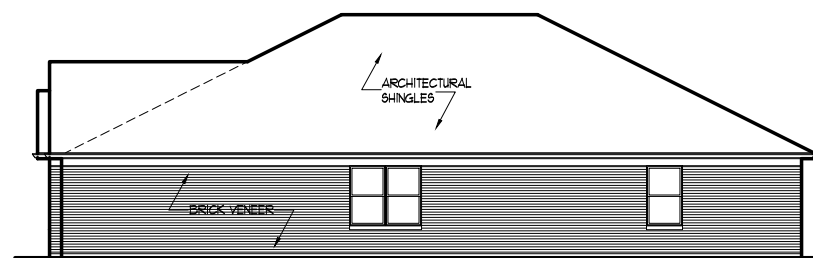
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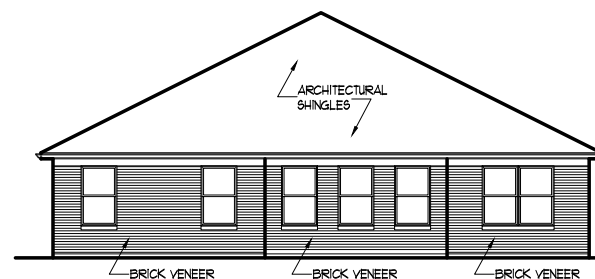
OAK RIDGE
TINLEY PARK, IL



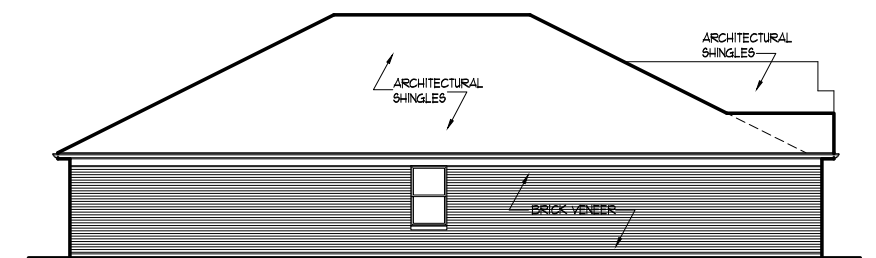
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

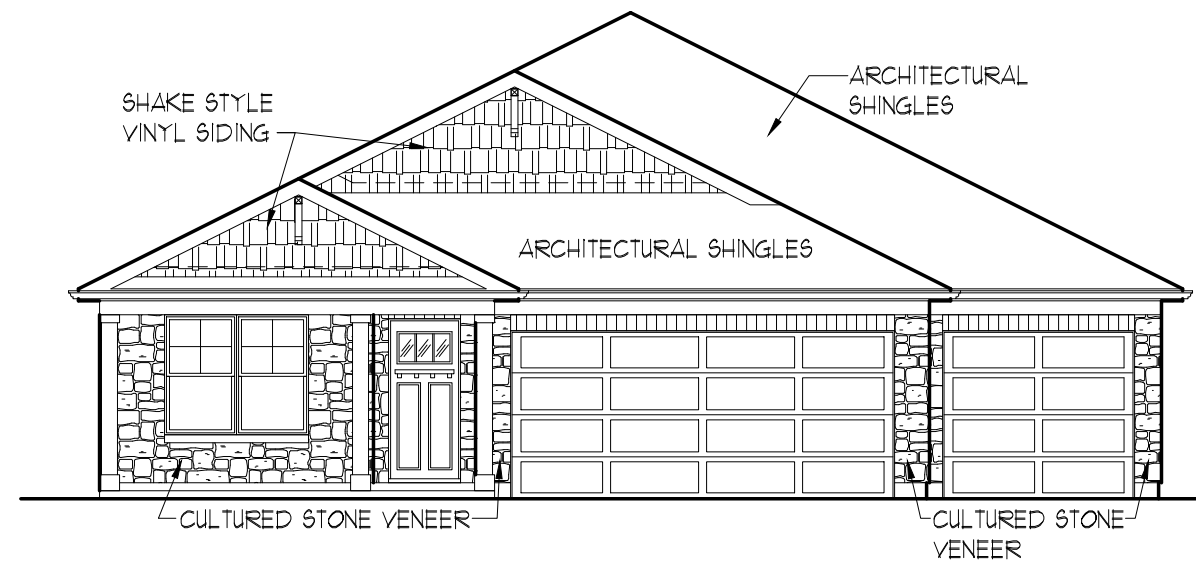


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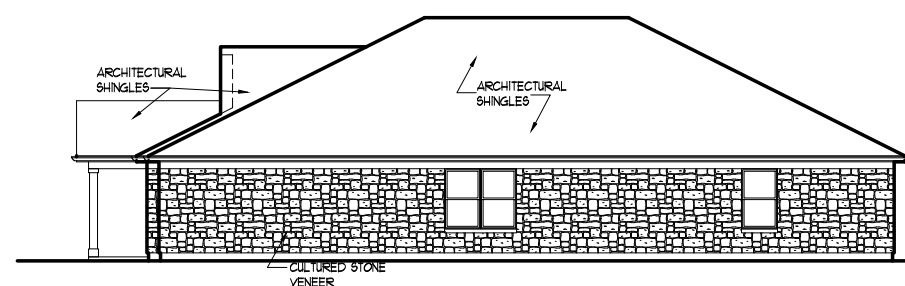
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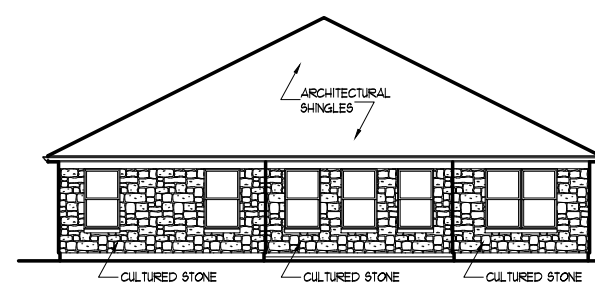
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TINLEY PARK, IL



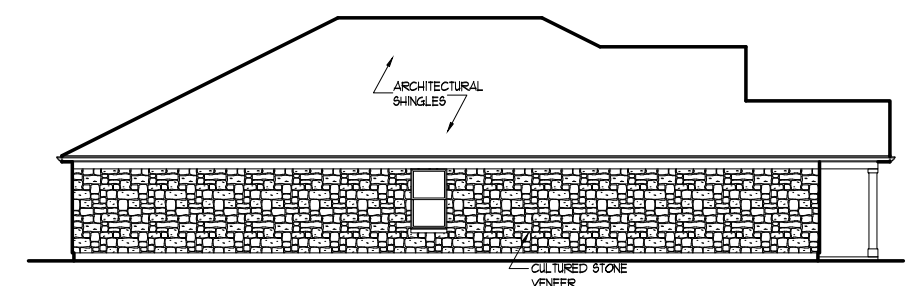
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

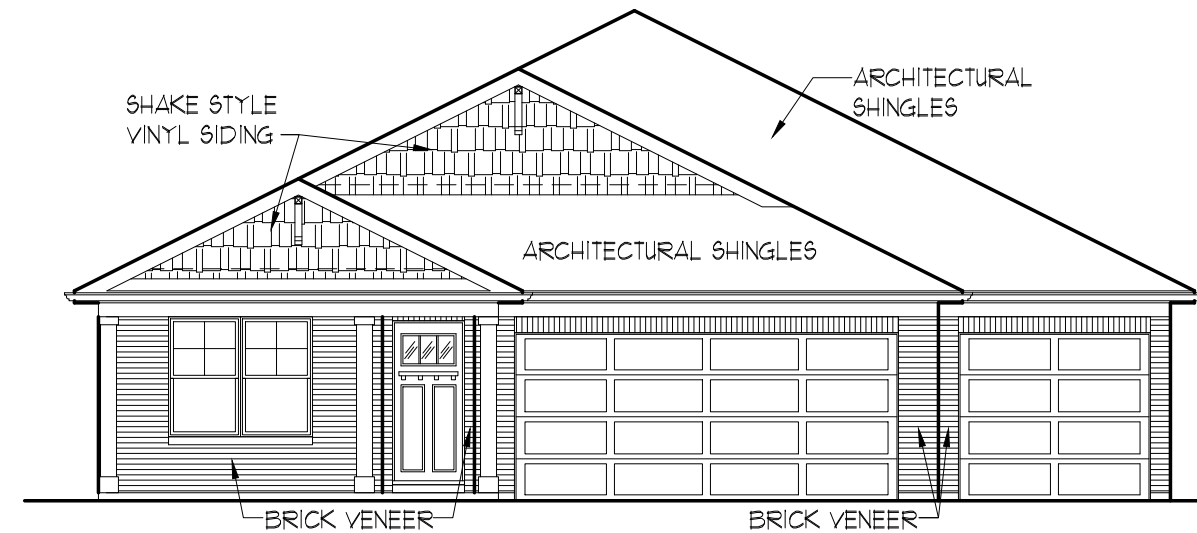


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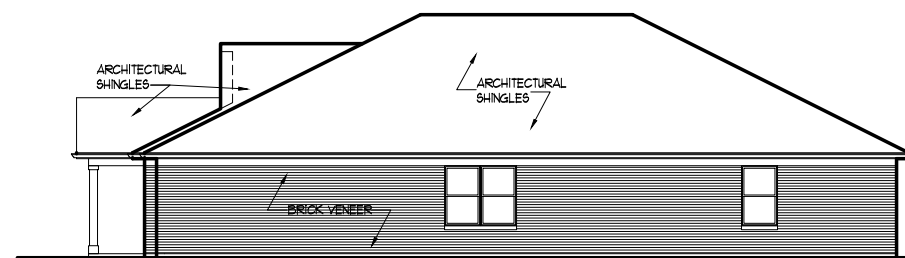
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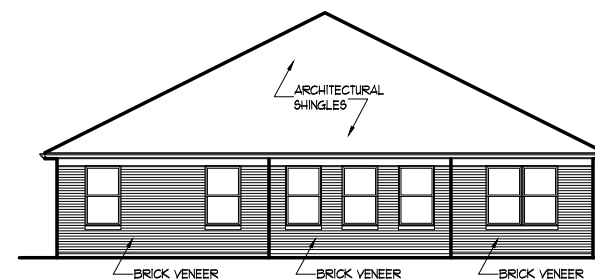
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TINLEY PARK, IL



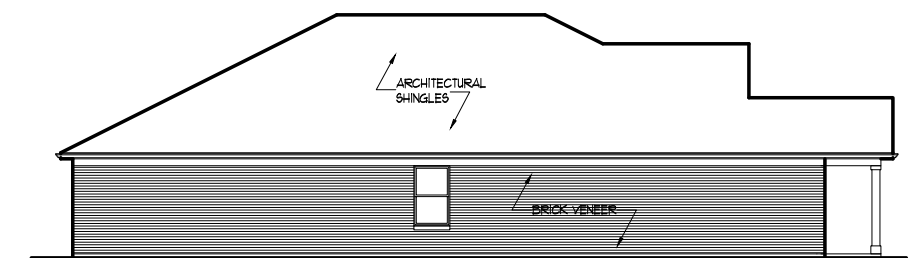
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

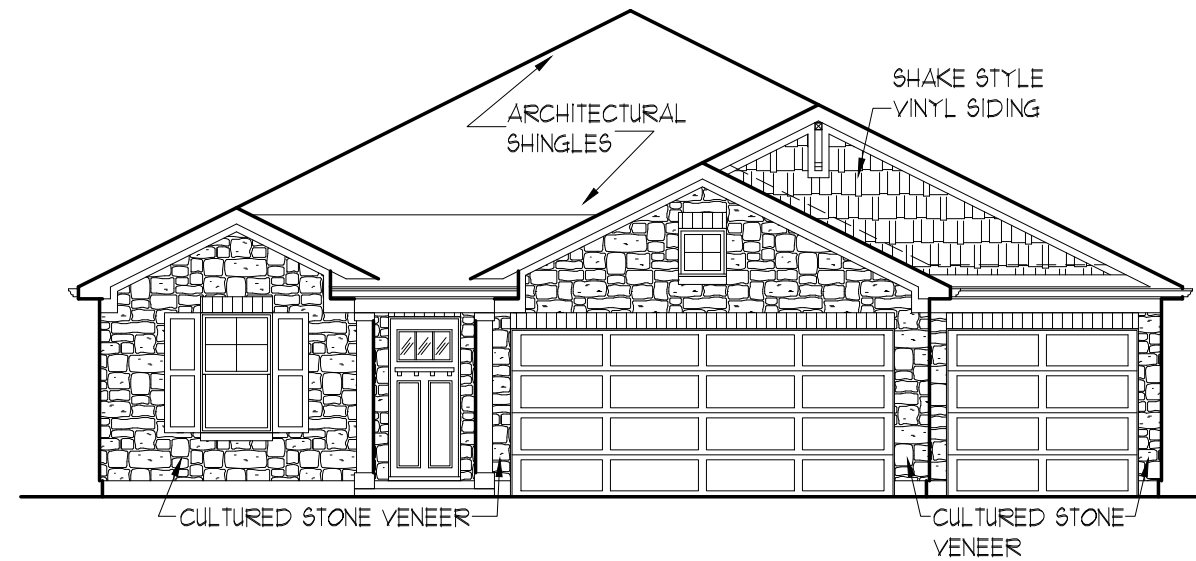


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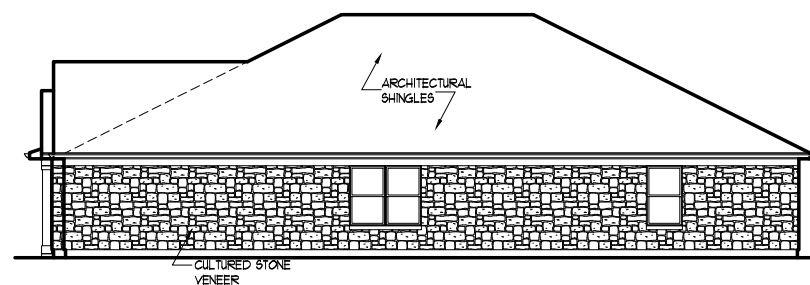
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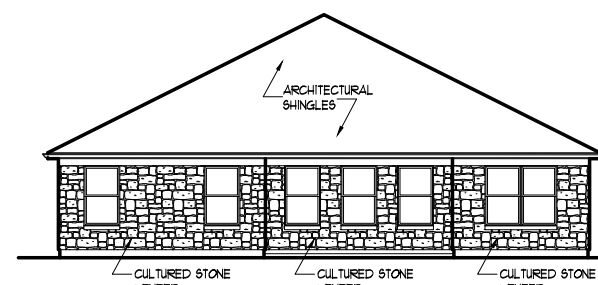
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TINLEY PARK, IL



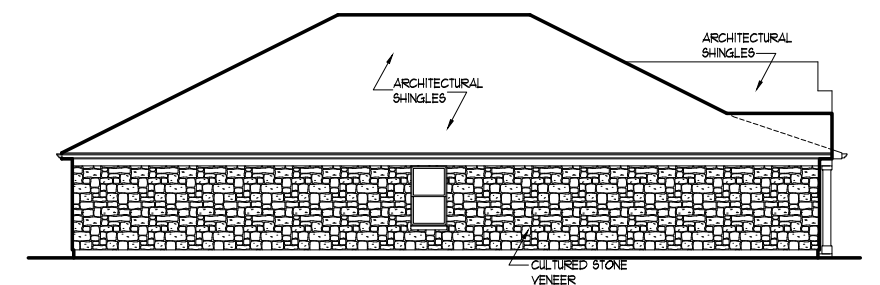
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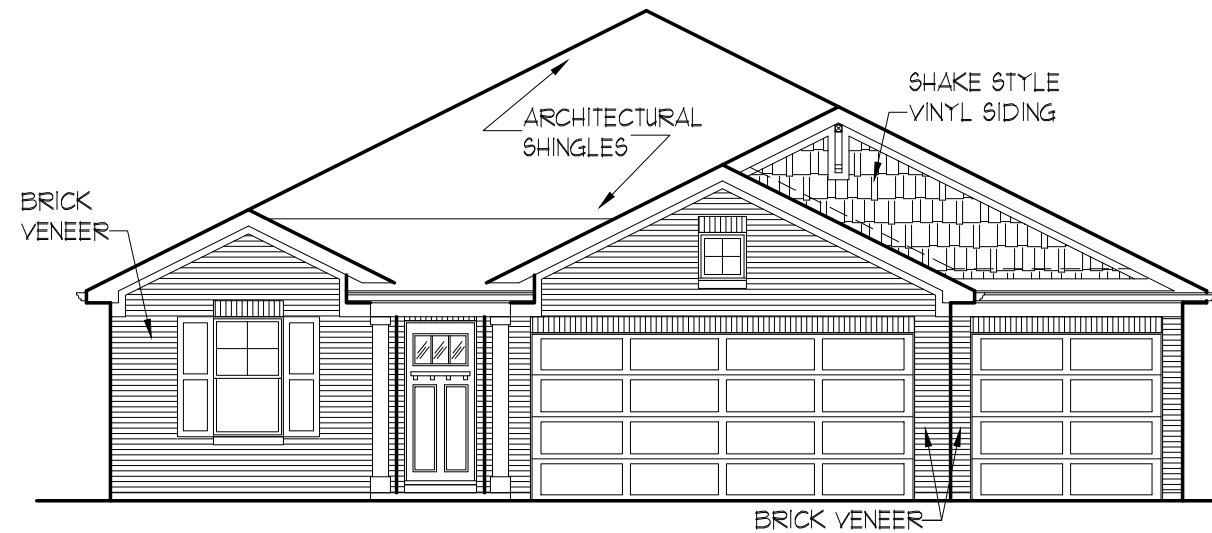


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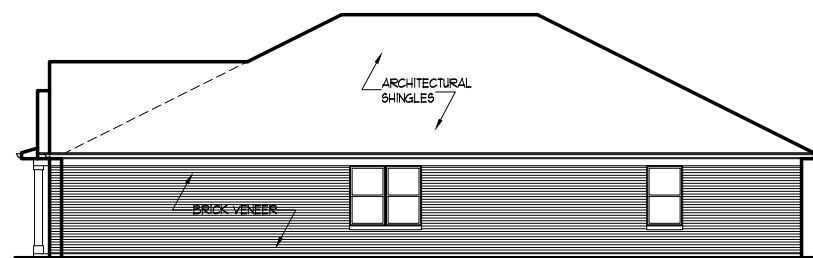
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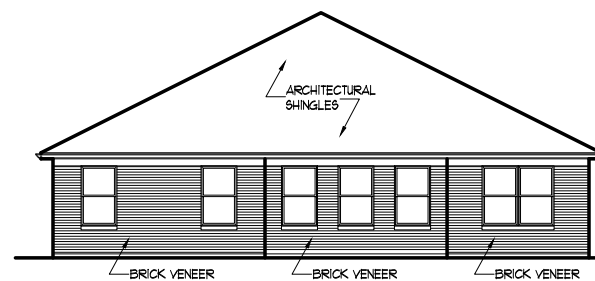
OAK RIDGE
TINLEY PARK, IL



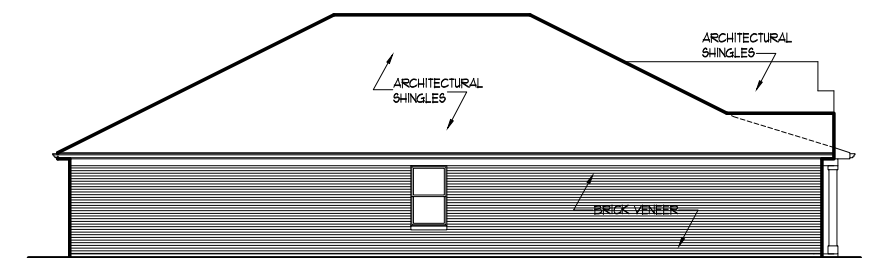
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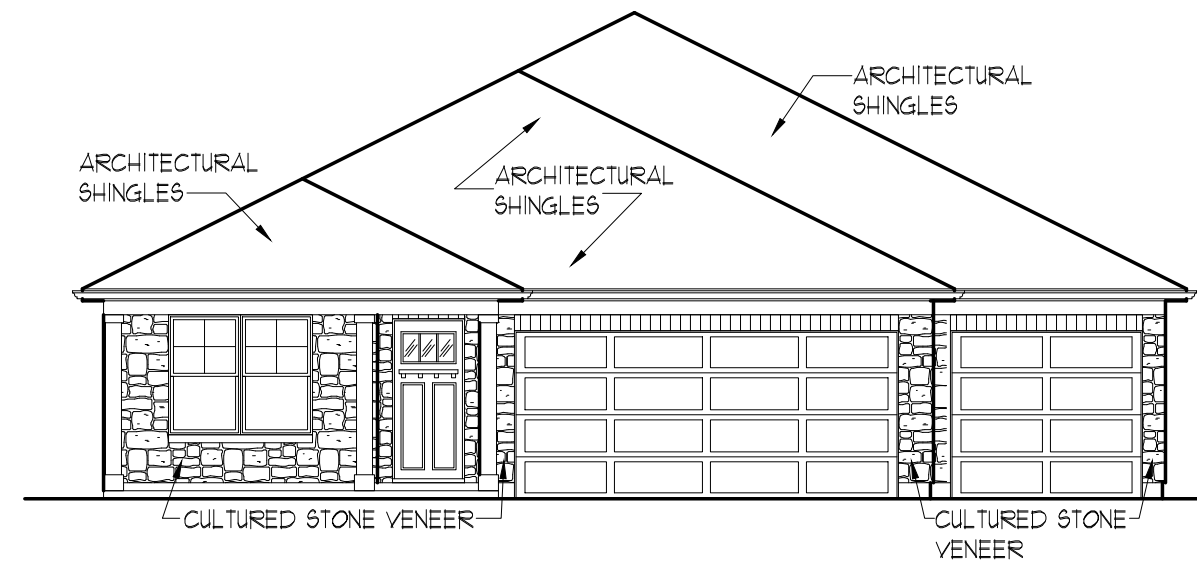


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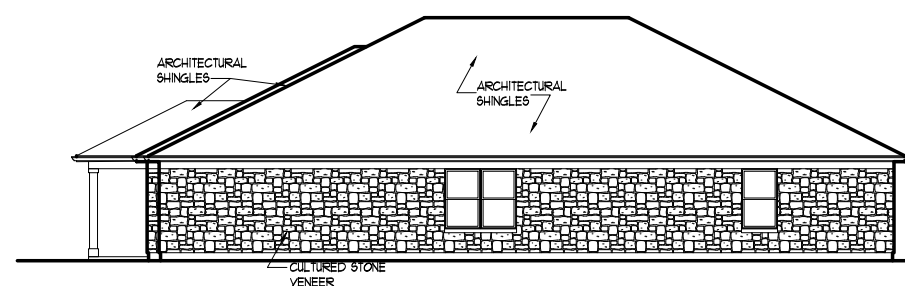
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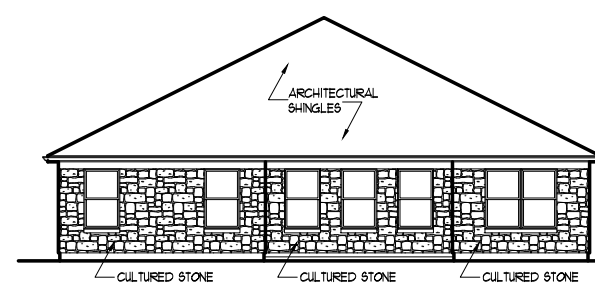
OAK RIDGE
TINLEY PARK, IL



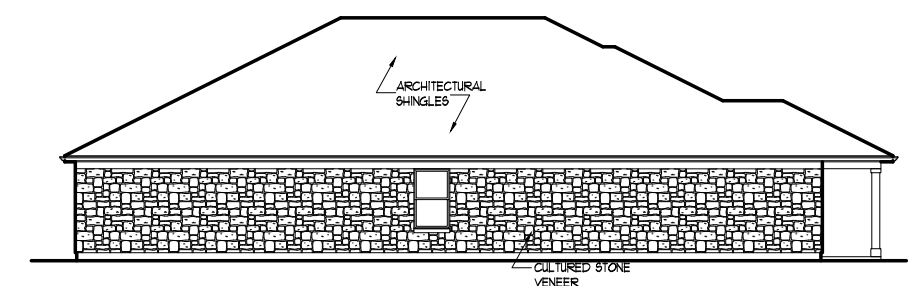
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

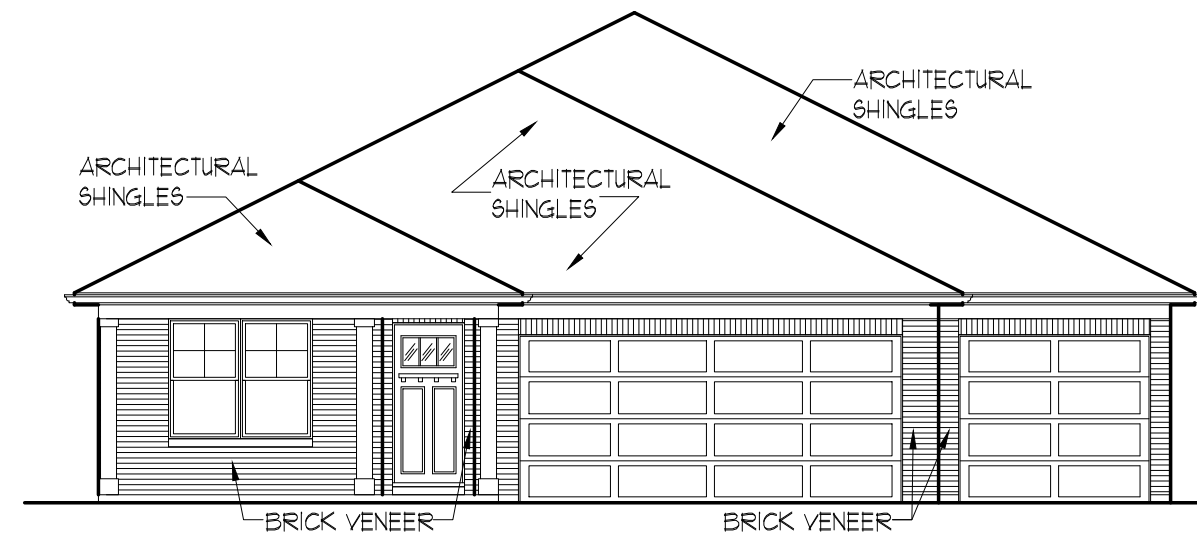


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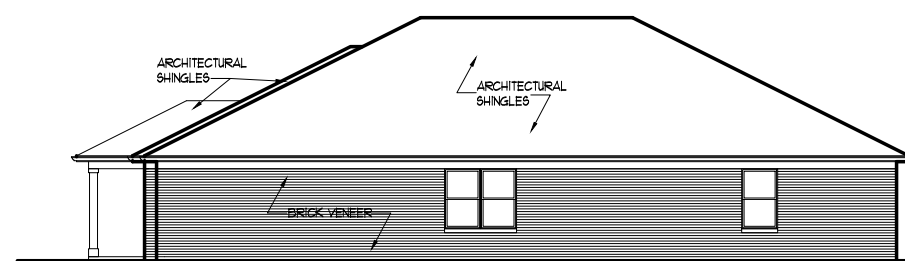
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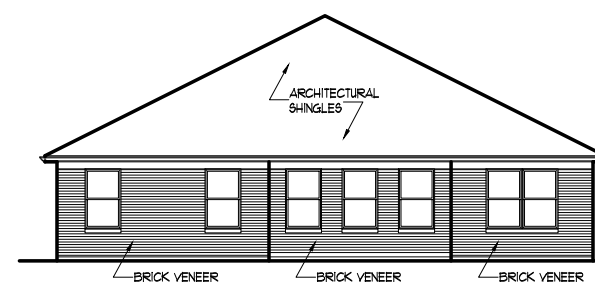
OAK RIDGE
TINLEY PARK, IL



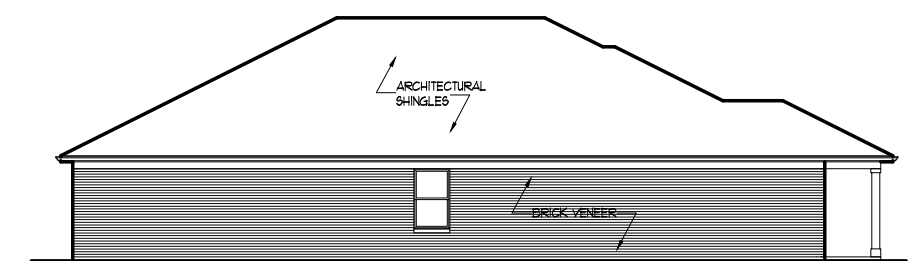
ELEVATION "D6"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x453 ELEVATION "D6"

X-SERIES

OAK RIDGE
TINLEY PARK, IL

MONOTONY CODE FOR DETACHED SINGLE-FAMILY DWELLING UNITS

Elevations:

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

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

Exterior Colors:

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

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

There is no monotony code for TH.

Key Lot Criteria

- An upgraded front elevation
- The home would include a full width porch on the front elevation
- The corner side of the home must include a window
- Foundation landscape package on the front and corner side of the home.

Traffic Impact Study

Oak Ridge Residential Development

Tinley Park, Illinois

August 31, 2021

Prepared for:



Prepared by:

Bill Grieve, P.E., PTOE

Senior Transportation Engineer



Traffic Impact Study

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

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

Justin Opitz, AICP
Transportation Planner

Date: August 31, 2021

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

Part I. Project Context and Summary Statement

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

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

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

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

Part II. Background Information

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

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

Area Land Uses

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

Roadway Inventory

Oak Forest Avenue

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

Ridgeland Avenue

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

Non-Auto Facilities

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

Crash Summary

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

Existing Traffic

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

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

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

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

Part III. Traffic Evaluation

No-Build Traffic

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

Proposed Site Plan

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

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

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

Trip Generation and Directional Distribution

Trip Generations

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

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

Trip Distribution

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

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

Site and Total Traffic Assignments

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

Intersection Capacity Analyses

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

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

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

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

Recommendations

Oak Forest Avenue @ Ridgeland Avenue

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

Oak Forest Avenue @ Oak Ridge Street Connection

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

Ridgeland Avenue @ Oak Ridge Street Connections

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

On-Site Planning Elements

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

Part IV. Conclusion

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

Part V. Technical Addendum

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

Exhibits

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

Appendices

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

EXHIBITS



1 inch = 1,000 Feet

Map Center: 87.77219°W 41.57786°N

Exhibit 1 - Location Map

Proposed Oak Ridge Residential Development
Tinley Park, IL

Exhibit 2

Crash Summary (2016-2020) ^A

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


^A Source: IDOT Division of Transportation Safety for the 2016-2020 calendar years.

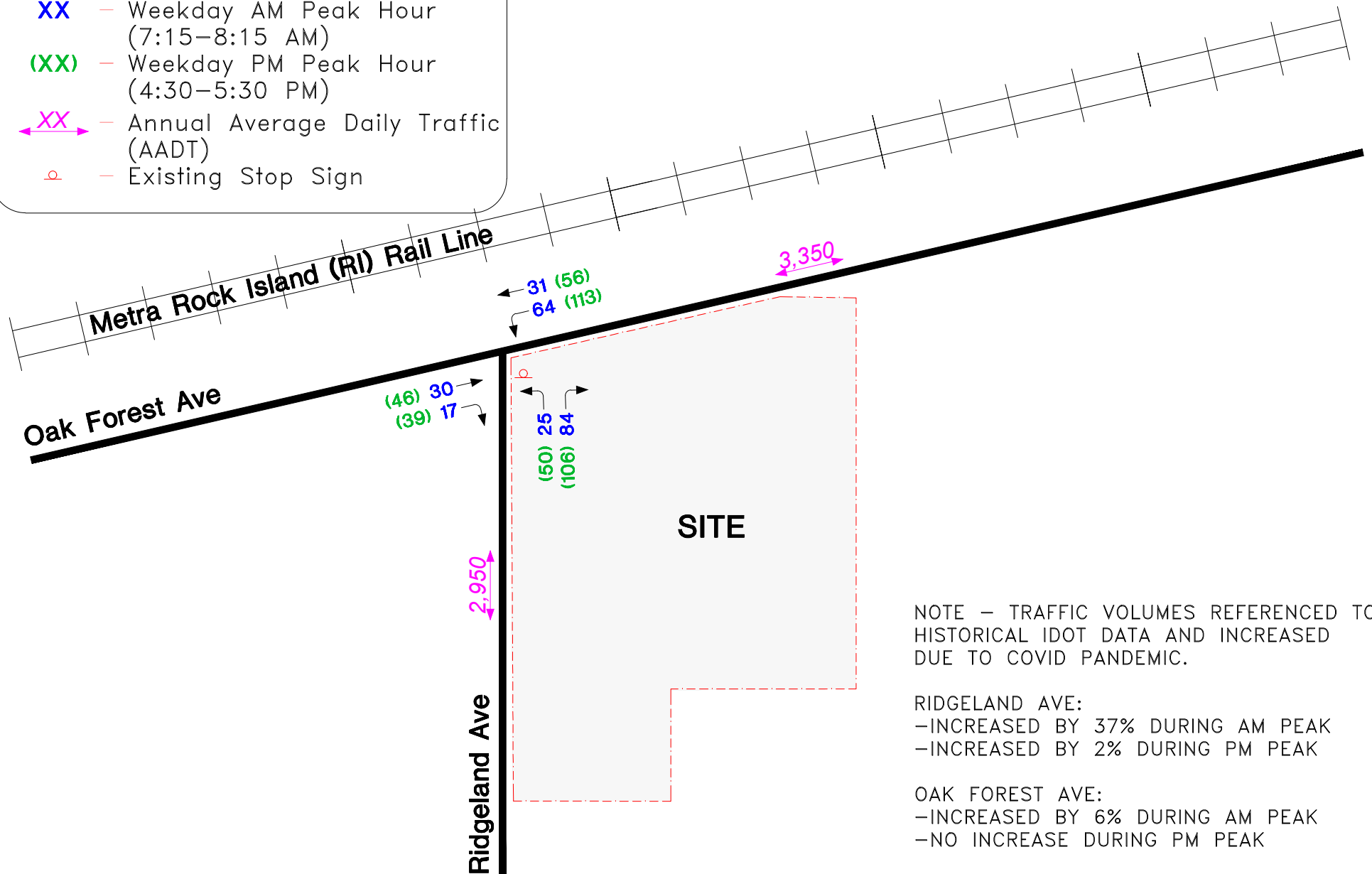
^B PD = property damage only; PI = personal injury; F = fatality.

^C Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

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

Legend:

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



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

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

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

Legend:

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

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

 — Existing Stop Sign

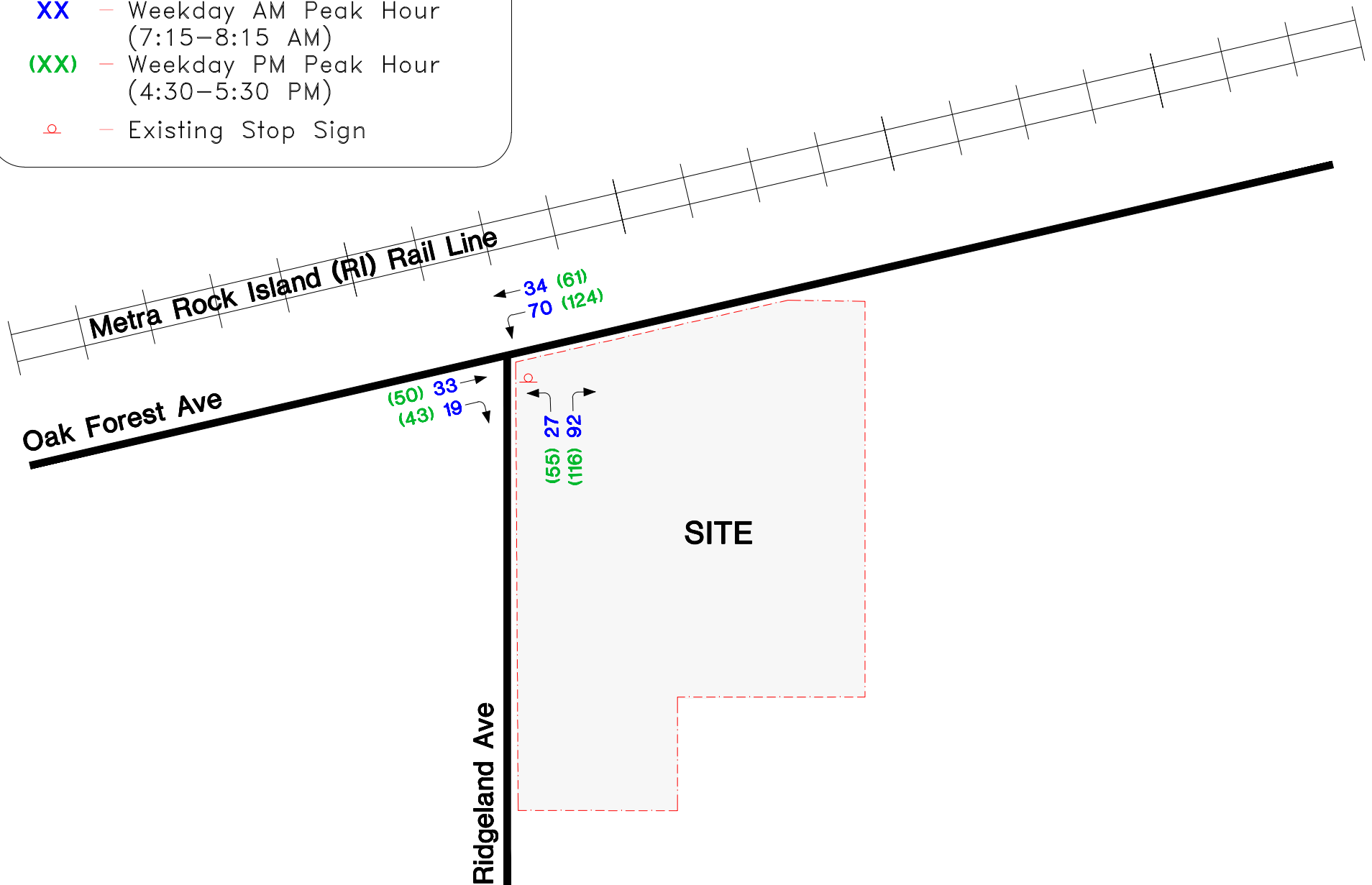


Exhibit 5A - Oak Ridge Site Plan

SITE DATA

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



CONCEPT PLAN
FIELDSTONE
TINLEY PARK, ILLINOIS

6/16/2021

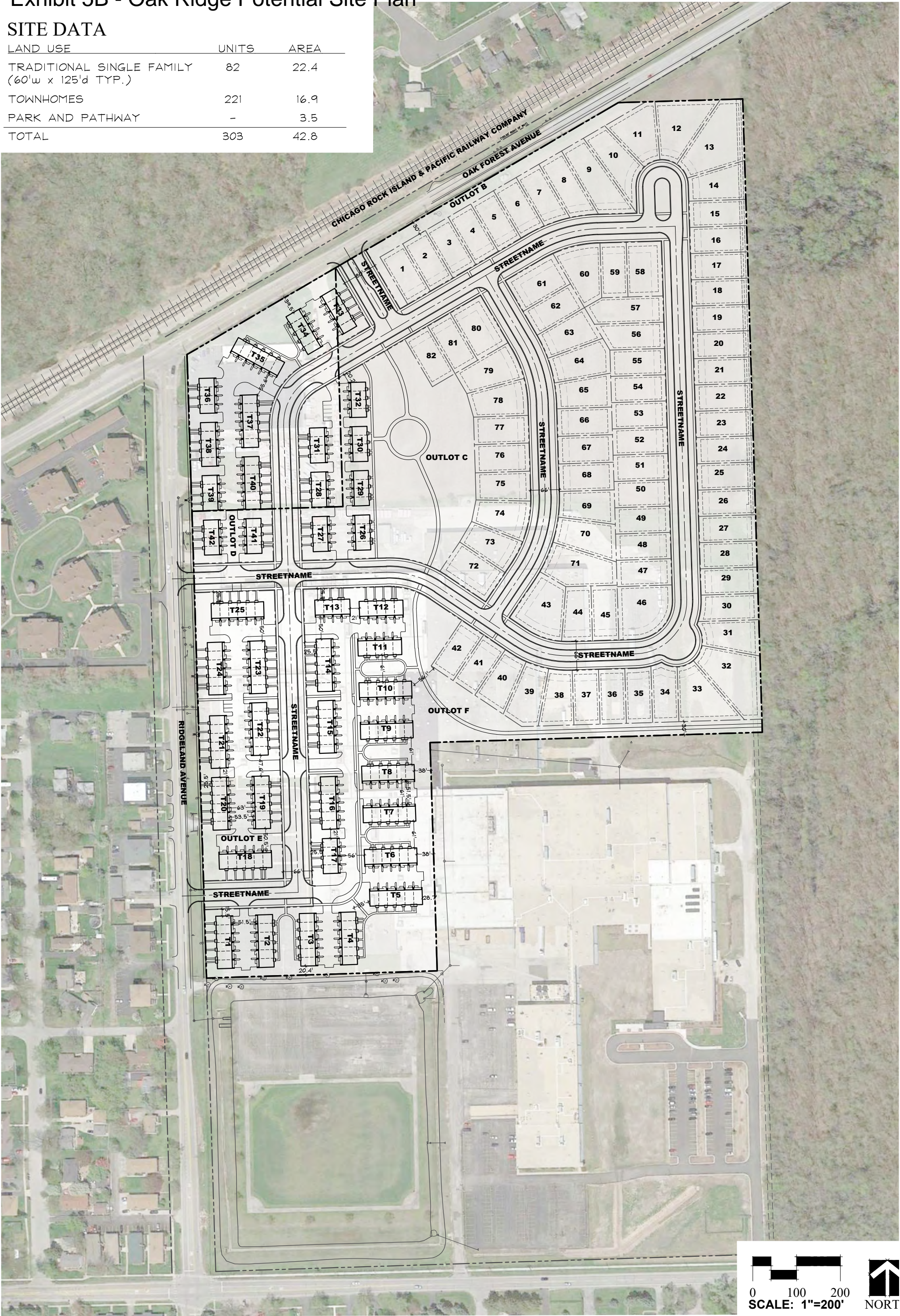


GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

Exhibit 5B - Oak Ridge Potential Site Plan

SITE DATA

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



SITE PLAN A
FIELDSTONE
TINLEY PARK, ILLINOIS

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8/10/2021



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ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\DR1704\Acad\DR1704_A21_01CP.dwg

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

Part A. Traffic Generation Calculations



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

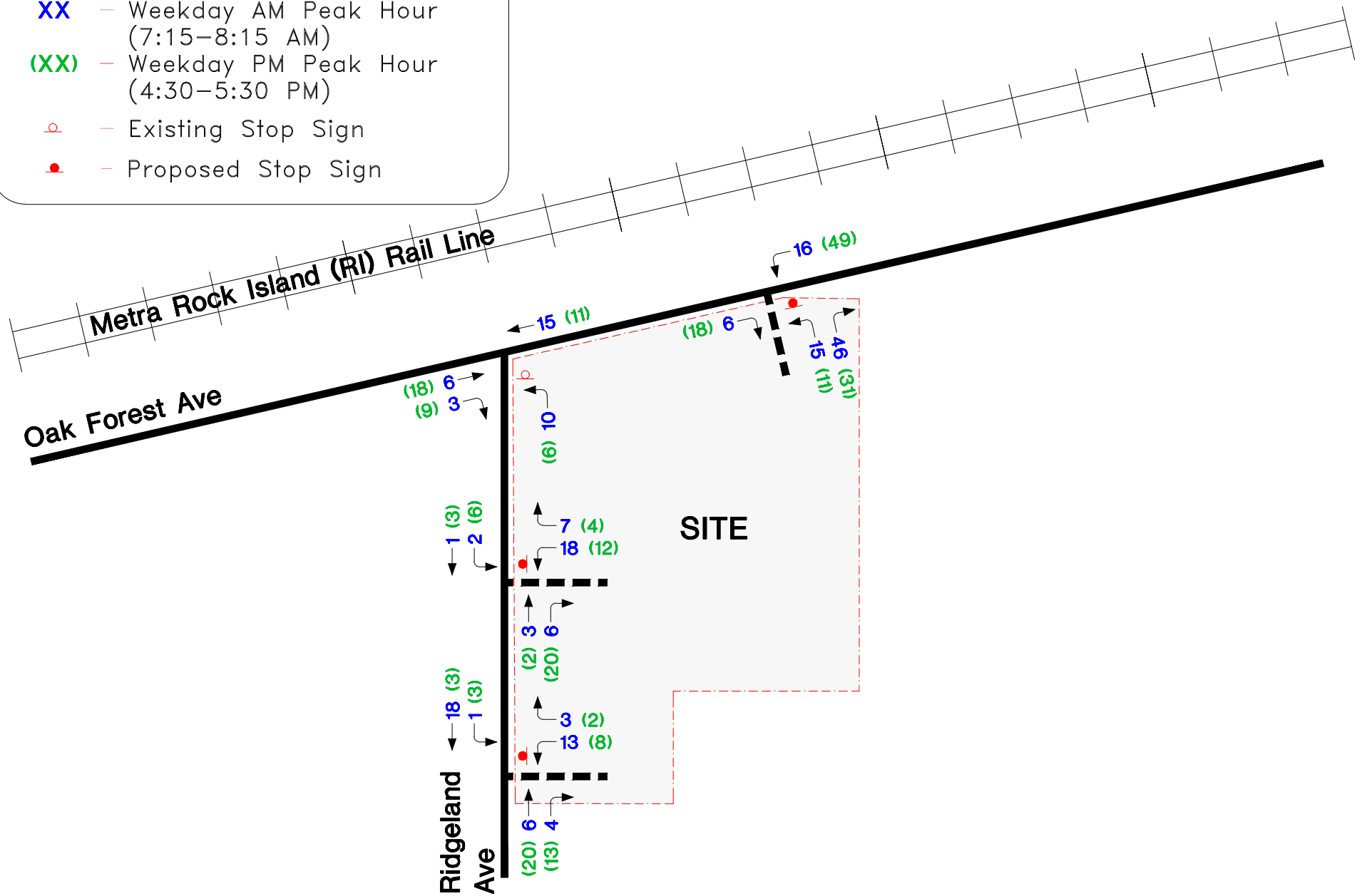
Source: ITE Trip Generation Manual; 10th Edition

Part B. Trip Distribution



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

Legend:

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



Legend:

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

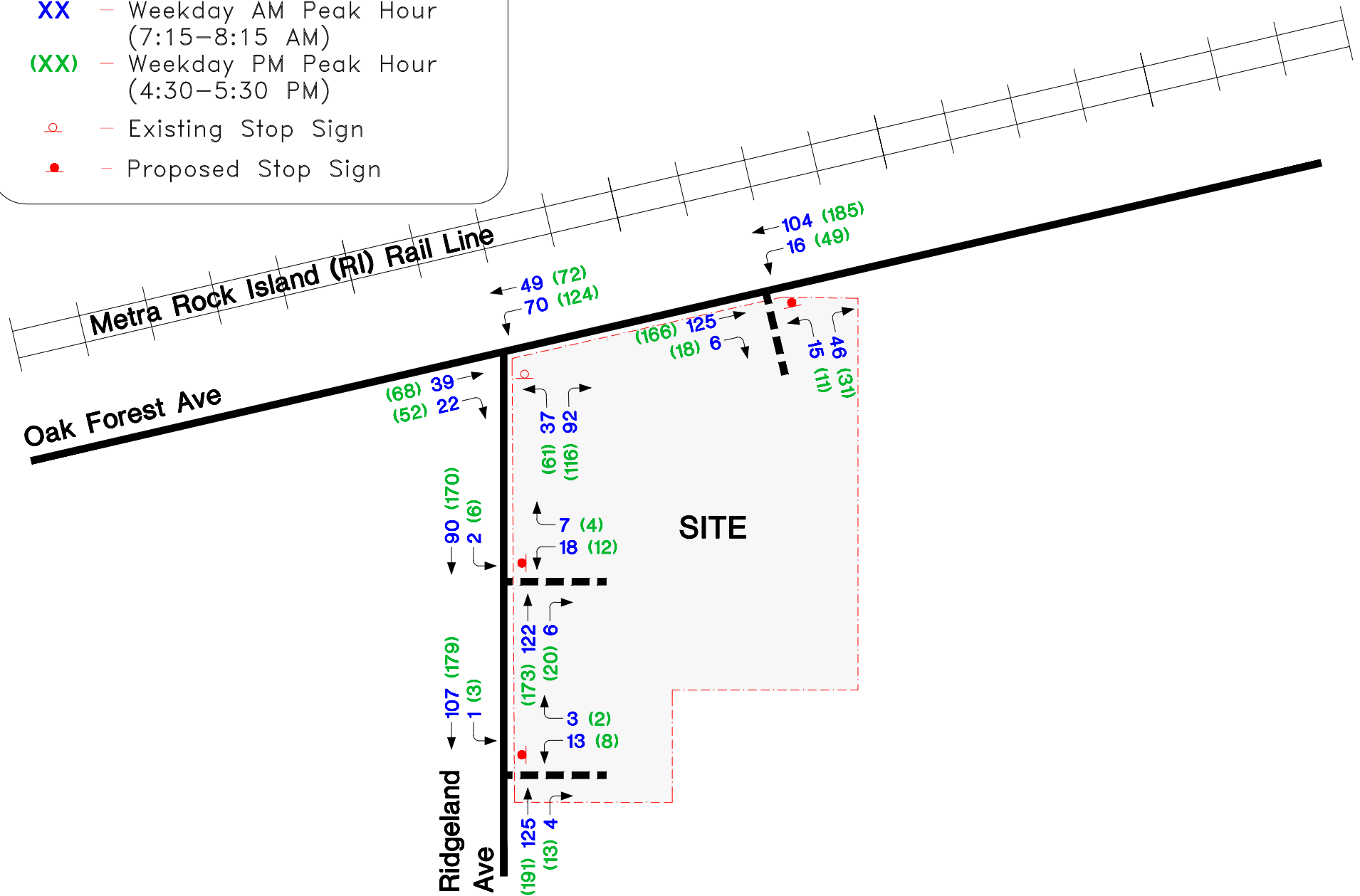


Exhibit 9

Intersection Capacity and Queue Analyses

Oak Ridge - Tinley Park, IL.

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

I. Traffic Signals

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

II. Stop Sign

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

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

APPENDIX A

Photo Inventory



Looking west along Oak Forest Ave at Ridgeland Ave



Looking east along Oak Forest Ave at Ridgeland Ave



Looking north along Ridgeland Ave at Oak Forest Ave

APPENDIX B

IDOT Crash Data



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



1 inch = 1,000
Feet

Map Center: 87.77219°W 41.57786°N

Appendix - IDOT Crash Data (2016-2020)

Proposed Oak Ridge Residential Development
Tinley Park, IL

APPENDIX C

GHA Traffic Counts

Oak Forest Avenue & Ridgeland Avenue - TMC

Thu Jul 15, 2021

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

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

All Movements

ID: 856008, Location: 41.579223, -87.774745



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

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

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

Oak Forest Avenue & Ridgeland Avenue - TMC

Thu Jul 15, 2021

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

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

All Movements

ID: 856008, Location: 41.579223, -87.774745



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

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

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

Oak Forest Avenue & Ridgeland Avenue - TMC

Thu Jul 15, 2021

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

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

All Movements

ID: 856008, Location: 41.579223, -87.774745



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

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

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



APPENDIX D

IDOT Historical Traffic Counts

Volume Count Report

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



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

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

Volume Count Report

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

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

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

APPENDIX E

CMAP Correspondence



Chicago Metropolitan
Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607
312-454-0400
cmap.illinois.gov

August 9, 2021

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

Subject: Oak Forest Avenue @ Ridgeland Avenue
IDOT, CCDOTH

Dear Mr. Opitz:

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

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

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

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

Sincerely,

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

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

APPENDIX F

ITE 10th Edition Trip Generation Excerpts

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 173

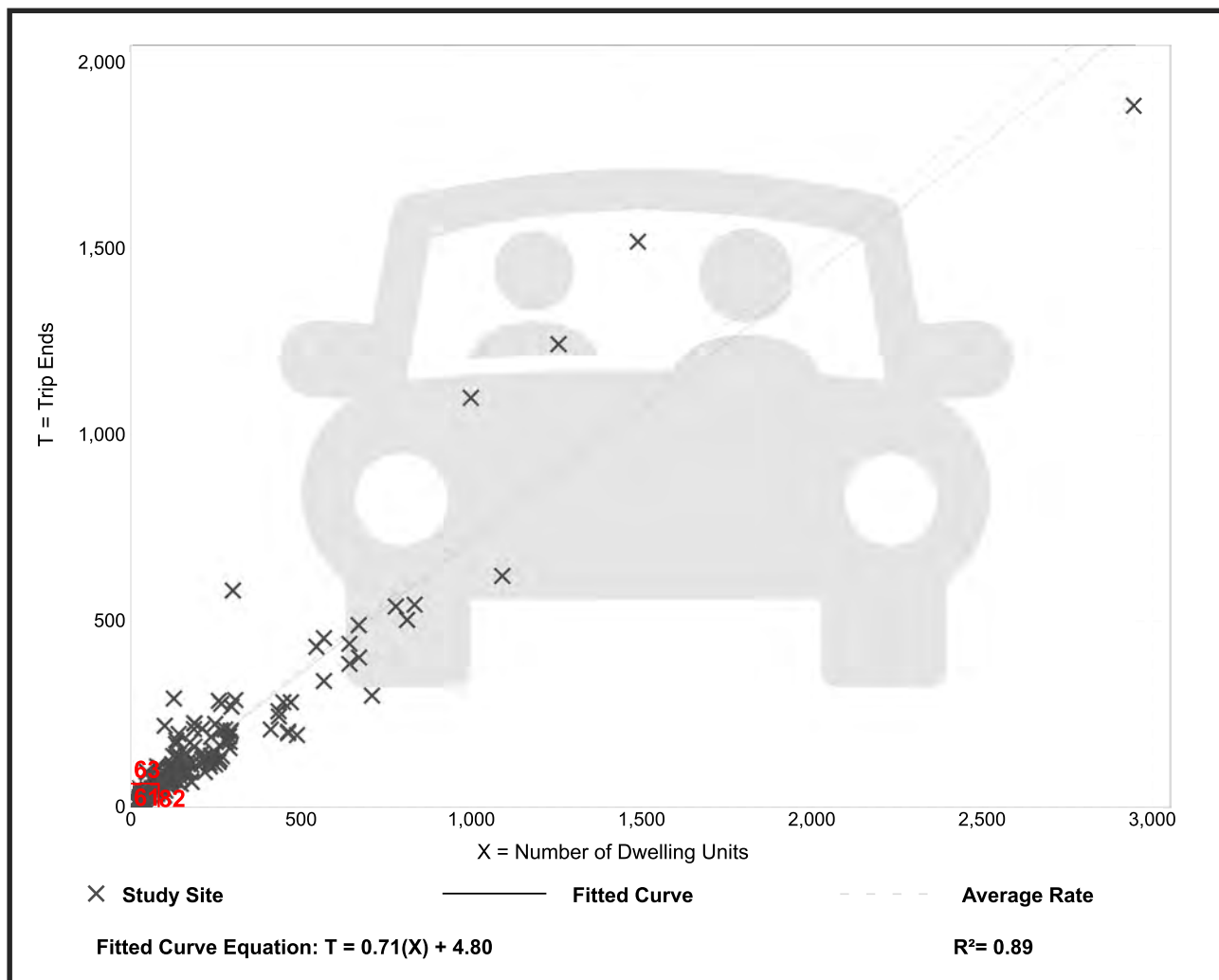
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 190

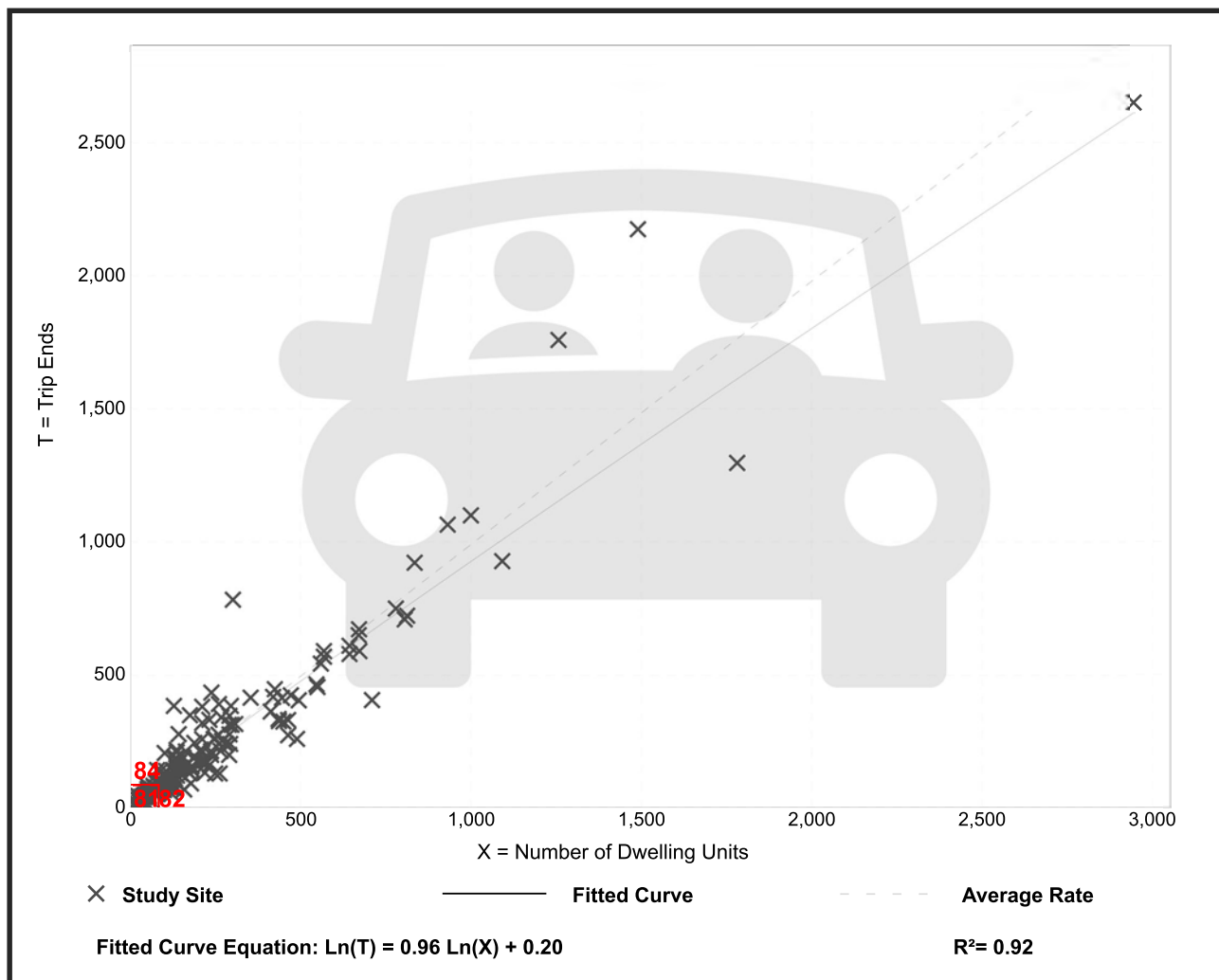
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159

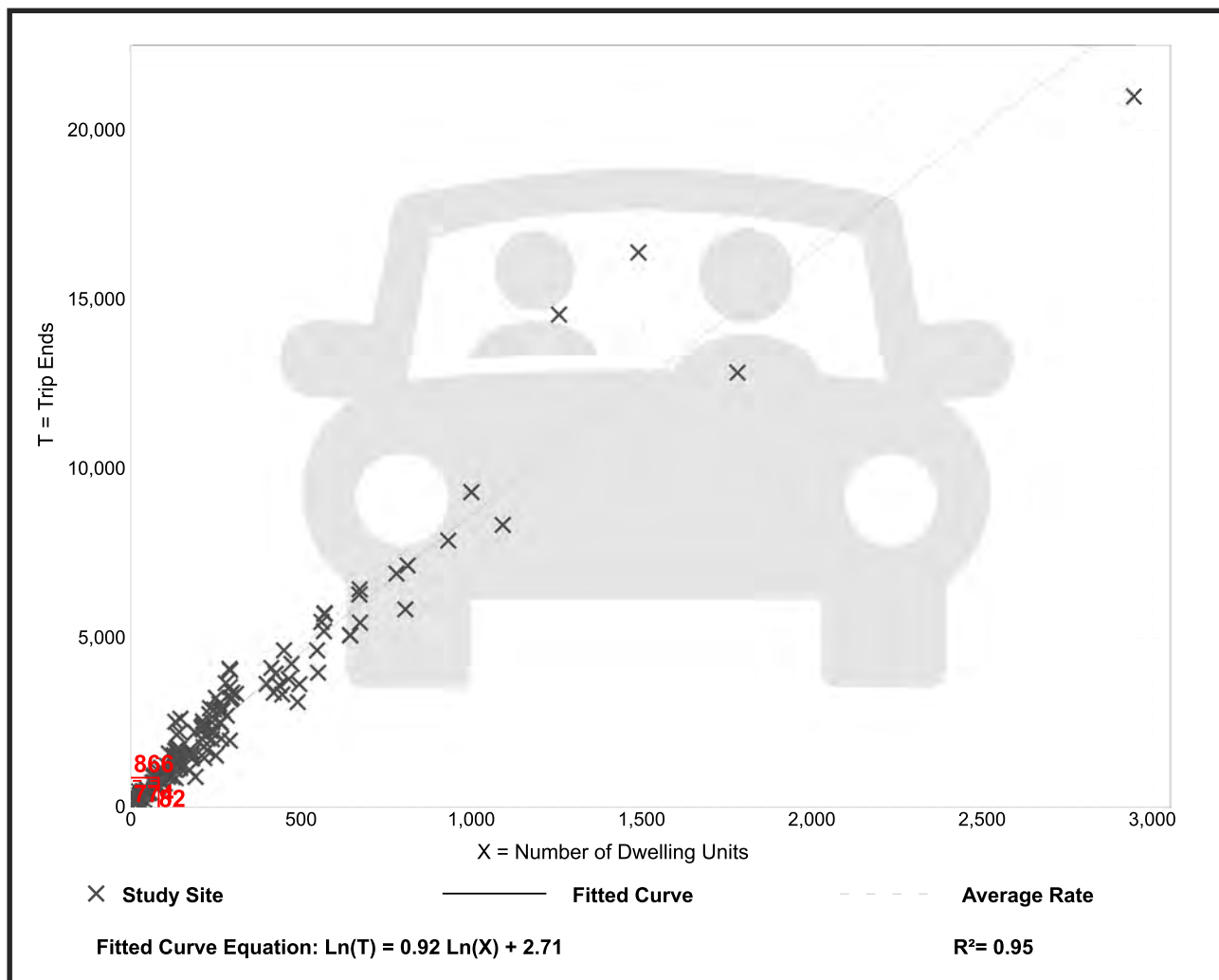
Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 53

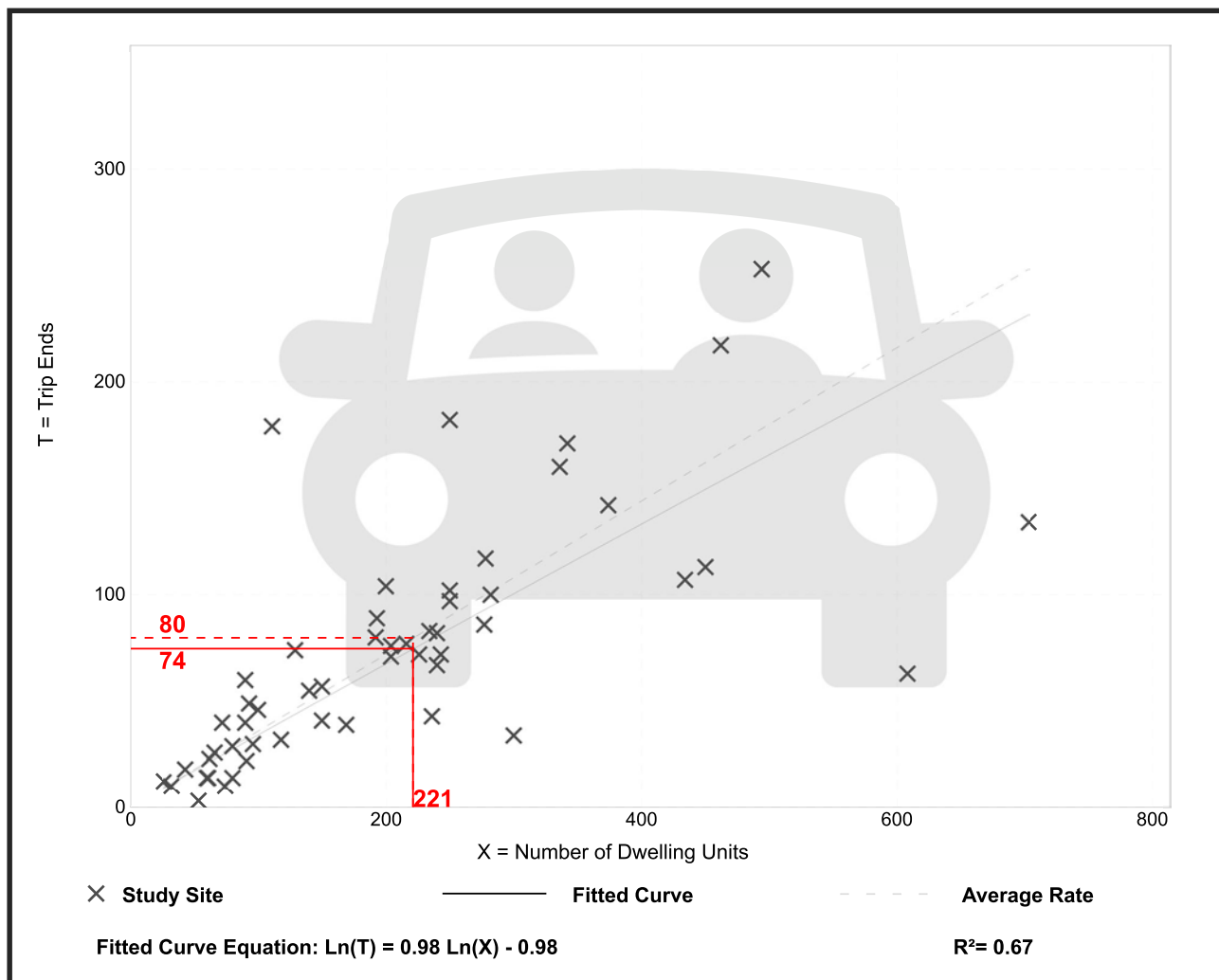
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 60

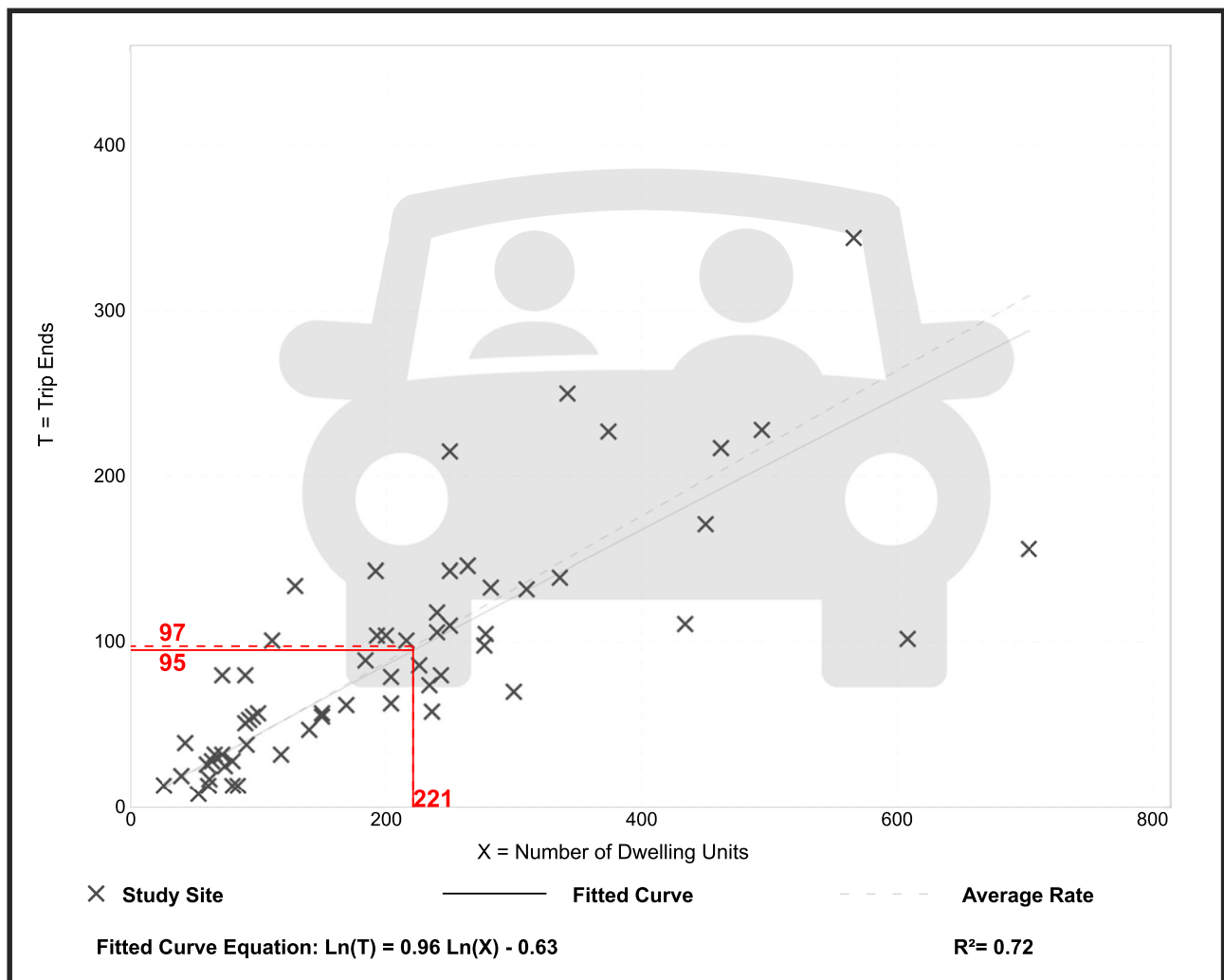
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

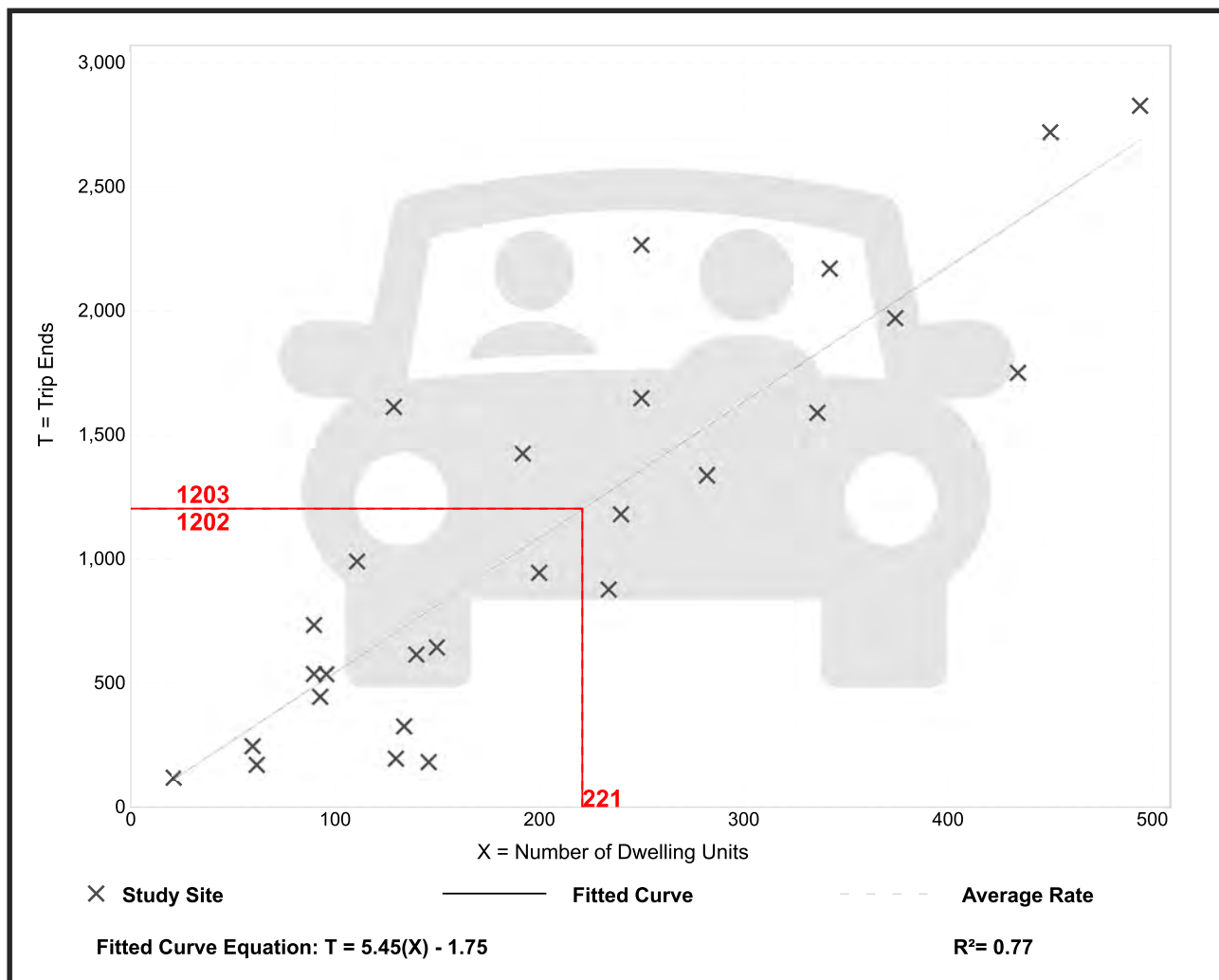
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



APPENDIX G

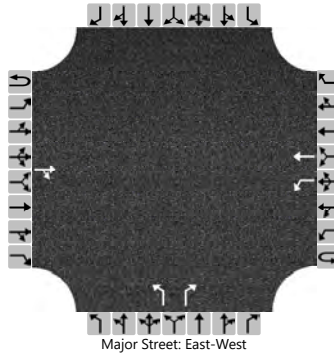
Capacity Analyses Worksheets

HCS7 Two-Way Stop-Control Report

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

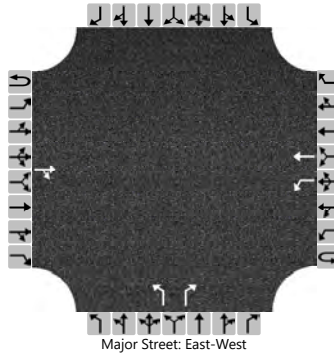
Flow Rate, v (veh/h)						70				27		91				
Capacity, c (veh/h)						1552				737		1027				
v/c Ratio						0.04				0.04		0.09				
95% Queue Length, Q ₉₅ (veh)						0.1				0.1		0.3				
Control Delay (s/veh)						7.4				10.1		8.8				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					5.0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

HCS7 Two-Way Stop-Control Report

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

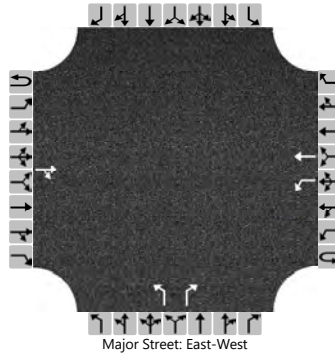
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

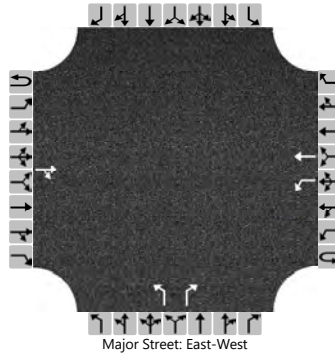
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

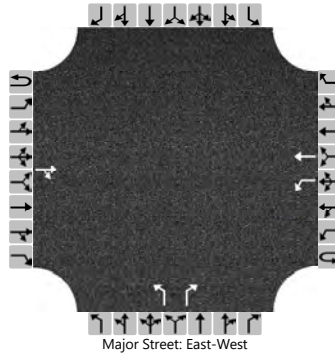
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

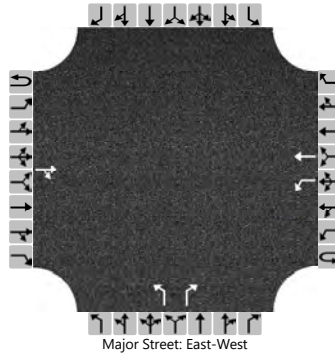
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

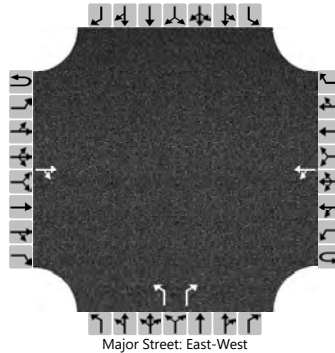
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

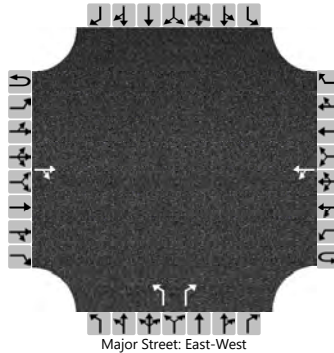
Flow Rate, v (veh/h)						17				16		50				
Capacity, c (veh/h)						1438				693		907				
v/c Ratio						0.01				0.02		0.06				
95% Queue Length, Q ₉₅ (veh)						0.0				0.1		0.2				
Control Delay (s/veh)						7.5				10.3		9.2				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					1.1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

HCS7 Two-Way Stop-Control Report

General Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

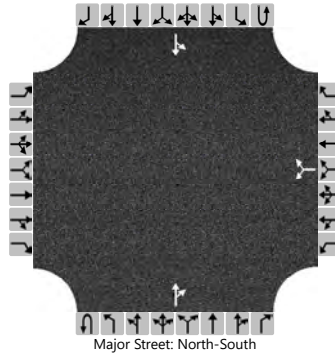
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

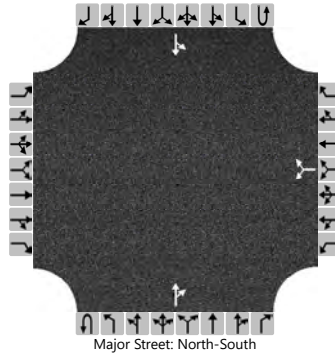
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

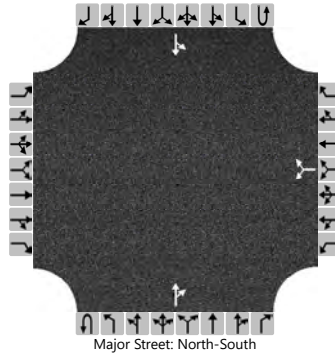
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

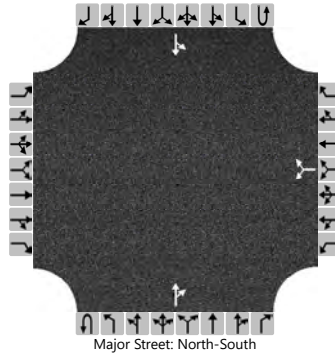
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Site Information

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Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

}

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Steven H. Goodman
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION FOR OAK RIDGE

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DECLARATION FOR OAK RIDGE

This Declaration is made by D.R. Horton, Inc.-Midwest, a California corporation ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Oak Ridge (the "Development"). The Development shall include Dwelling Units, Community Area and Attached Home Common Area.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve. Nothing in this Declaration shall be construed to require the Declarant to subject additional portions of the Development Area to the provisions of this Declaration. Those portions of the Development Area which are not made subject to the provisions of this Declaration as Premises may be used for any purposes not prohibited by law.

In order to provide for the orderly and proper maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act, and the Association shall adopt budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Dwelling Unit shall be a member of the Association and shall be responsible for paying assessments with respect to the type of Dwelling Unit owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Dwelling Units and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE Definitions

For brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Oak Ridge Homeowners Association, an Illinois limited liability company, its successors and assigns.

1.02 ATTACHED HOME: A residential unit which is constructed on an Attached Home Lot.

1.03 ATTACHED HOME COMMITTEE: A committee which shall have certain responsibilities and powers with respect to the Attached Homes hereunder and which shall be constituted as provided in Article Five.

1.04 ATTACHED HOME COMMON AREA: Those portions of the Premises which are legally described and designated in Part IV of Exhibit B hereto, as Exhibit B may be amended from time to time, as Attached Home Common Area and all improvements thereto and landscaping thereon. The Attached Home Common Area will generally consist of and include the driveways, walkways and green areas which serve the Attached Homes.

1.05 ATTACHED HOME EXPENSES. The expenses of the maintenance, repair and replacement of the Attached Home Exteriors and Attached Home Common Area; the premiums for fire and extended coverage insurance for the Attached Homes, as provided for in Article Four; any expense which is designated as an Attached Home Expense in this Declaration; and any expense incurred by the Association which, pursuant to generally accepted accounting principles, are reasonably allocable to the maintenance, repair or replacement of Attached Home Exteriors and Attached Home Common Areas. Attached Home Expenses shall not be Community Expenses. In the event that certain expenses are incurred by the Association in connection with the Community Area, Attached Home Exteriors and/or Attached Home Common Area, the allocation of such expenses between Community Expenses and Attached Home Expenses shall be made by the Managers based on generally accepted accounting principles, and any such allocation shall be final and binding.

1.06 ATTACHED HOME EXTERIOR: The roof, slab, foundation, steps, footings, decks, gutters, patios (installed by Declarant) and outer surface of exterior walls and doors of an Attached Home, together with any utility lines located therein.

1.07 ATTACHED HOME LOT: A subdivided lot which is designated in Part II of Exhibit B hereto, as Exhibit B may be amended from time to time, as a Attached Home Lot.

1.08 BACKUP SPECIAL SERVICE AREA: A special service area which may be established by the Municipality to serve as a what is commonly referred to as a "Backup Special Service Area", as more fully provided in Section 7.10.

1.09 CHARGES: The Attached Home Assessment, the Community Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the By-Laws.

1.10 COMMUNITY AREA: Those portions of the Premises which are designated in Part III of Exhibit B, as Exhibit B may be amended from time to time, as Community Area. The Community Area will generally consist of and include greenspace, wetlands, detention or retention basins, entry monuments and related landscaping and other facilities and improvements

which serve the Premises.

1.11 COMMUNITY ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Community Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.12 COMMUNITY EXPENSES: The Community Expenses shall include: (i) the expenses of administration (including management and professional services), operation, maintenance, repair, replacement and landscaping on the Community Area; (ii) the expense of maintenance, repair and replacement of improvements located on the Community Area, including, but not limited to, monument signs; (iii) the expense of maintenance, repair and replacement of personal property acquired and used by the Association in connection with the maintenance of the Community Area; (iv) the cost of insurance for the Community Area; (v) and any expenses designated as Community Expenses by this Declaration, and (vi) the expense of maintaining, repairing and replacing the fence located on Community Area adjacent to Oak Forest Avenue. Notwithstanding the foregoing, Community Expenses shall not include any payments made out of Capital Reserves. Further notwithstanding the foregoing, prior to the Tinley Park Park District acceptance of Lot 9002 as depicted in the Final Plat of Subdivision for the Development, which is intended to be utilized as a public park site, the Association shall be responsible for maintaining Lot 9002. In addition, if the Park District fails to accept Lot 9002 for ownership and maintenance, then the Association shall assume perpetual ownership and maintenance thereof and Lot 9002 shall be deemed part of the Community Area hereunder.

1.13 COMPANY: As defined in the Recitals.

1.14 COUNTY: Will County, Illinois, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in a County as of the Recording of this Declaration.

1.15 DECLARANT: D. R. Horton, Inc.-Midwest, a California corporation, its successors and assigns.

1.16 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.17 DETACHED HOME: A single family residential home which is constructed on a Detached Home Lot.

1.18 DETACHED HOME COMMITTEE: A committee which shall have certain responsibilities and powers with respect to the Detached Homes hereunder and which shall be constituted as provided in Article Five.

1.19 DETACHED HOME LOT: A subdivided lot which is designated in Part II of Exhibit B hereto, as Exhibit B may be amended from time to time, as a Detached Home Lot.

1.20 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all

improvements thereon and rights appurtenant thereto. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises. Any portions of the Development Area which are not made subject to the provisions of this Declaration as part of the Premises may be developed and used for any purposes not prohibited by law, including, without limitation, as a residential development which is administered separate from the Development.

1.21 DWELLING UNIT: A Lot which is improved with a single family residential unit for which a temporary, conditional or final certificate of occupancy has been issued by the Municipality. A Dwelling Unit may be a Detached Home Lot which is improved with one (1) Detached Home ("Detached Home Dwelling Unit") or an Attached Home Lot which is improved with one (1) Attached Home ("Attached Home Dwelling Unit").

1.22 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Dwelling Unit.

1.23 HOME: That portion of a Dwelling Unit which is improved with a residential unit which is either a Detached Home or an Attached Home.

1.24 LOT: A Detached Home Lot or an Attached Home Lot.

1.25 MANAGERS: The Declarant, as the sole Manager, or the Managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.26 MUNICIPALITY: The Village of Tinley Park, Illinois or its successors, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.27 OPERATING AGREEMENT: The Operating Agreement of the Association, a copy of which is attached hereto as Exhibit C.

1.28 OWNER: A Record owner, whether one or more persons, of fee simple title to a Detached Home Lot or an Attached Home Lot, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Detached Home Lot or an Attached Home Lot owned by the Declarant.

1.29 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.30 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.31 PRIVATE WATER AND SEWER SERVICE EXTENSIONS: The water service lines which are located on the Premises and which connect each Attached Home with the dedicated water main which serves the Premises and the sewer lines which are located on the Premises and connect each Attached Home with the dedicated sewer main which serves the Premises.

1.32 RECORD: To record in the office of the Recorder of Deeds for the County.

1.33 RESIDENT: An individual who legally resides in a Dwelling Unit.

1.34 TURNOVER DATE: The date on which the rights of the Declarant to manage the affairs of the Association and to designate the Managers of the Association and members of the Detached Home Committee and Attached Home Committee are terminated under Section 9.05.

1.35 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO

Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B hereto or which are added to Exhibit B by Supplemental Declarations (as defined in Section 12.01) Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the Premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended as provided in Section 10.02.

2.04 DWELLING UNIT CONVEYANCE: Once a Dwelling Unit has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Dwelling Unit shall be of the entire Dwelling Unit and there shall be no conveyance or transfer of a portion of the Dwelling Unit without the prior written consent of the Managers.

2.05 ACCESS EASEMENT: Each Owner shall have a non-exclusive perpetual easement for ingress to and egress from the Owner's Lot to a public way, over and across the private roads, driveways and walkways located on the Community Area, which easement shall run with the land, be appurtenant to and pass with title to every Lot. In addition, each Owner of a Attached Home Lot shall have a non-exclusive perpetual easement for ingress to and egress from his Attached Home Lot to public streets and roads over and across the private roads, driveways and walkways located on the Attached Home Common Area, which easement shall run with the land, be appurtenant to and pass with title to every Attached Home Lot. The Municipality or any other governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over and across the private roads and driveways located on the Community Area and/or the Attached Home Common Area for police, fire, ambulance, waste removal or for the purpose of furnishing municipal or emergency services to the Premises. The Association, its employees and agents, shall have the right of ingress to, egress from, and parking on the Community Area and Attached Home Common Area, and the right to store equipment on the Community Area and Attached Home Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Premises, as required or permitted hereunder.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Community Area and each Owner of an Attached Home Lot shall have the non-exclusive right and easement to use and enjoy the Attached Home Common Area. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Lot, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Community Area and, if the Owner's Dwelling Unit is an Attached Home, the Attached Home Common Area, to Residents of the Owner's Dwelling Unit. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Dwelling Unit who are Residents.

2.08 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct, renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Community Area and Attached Home Common Area for the purpose of providing utility services to the Premises. In addition, each Owner of an Attached Home Lot shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of the air conditioning system which

were originally installed by the Declarant or a utility company and which serve the Owner's Attached Home, which utility lines or wiring may be located in the Attached Home Common Area or on any other portion of the Premises, including, without limitation, under or through another Attached Home Lot. Any damage resulting from the exercise of any of the easements declared under this Section 2.08 shall be repaired by the party causing such damage.

2.09 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Community Area and Attached Home Common Area for such uses and purposes as the Managers deems to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deems to be in the best interests of the Owners. Any proceeds from leases, easements, licenses or concessions with respect to the Community Area or the Attached Home Common Area, as the case may be, shall be used to pay the Community Expenses and the Attached Home Expenses, as applicable. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Lot, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.10 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any portion of the Premises for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.11 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.08 and 2.09, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Community Area or the Attached Home Common Area to or for any public use or purpose whatsoever.

2.12 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Dwelling Unit, any improvement which is intended to service and/or be part of the Dwelling Unit shall encroach upon any part of any other Dwelling Unit or upon the Community Area, Attached Home Common Area or any improvement to the Community Area or Attached Home Common Area shall encroach upon any part of a Dwelling Unit, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Dwelling Unit shall have an easement appurtenant to his Dwelling Unit for the continuance, maintenance, repair and replacement of the following improvements, if any, which encroach onto another Dwelling Unit, Attached Home Common Area or the Community Area:

- (a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home on the Dwelling Unit;
 - (b) the chimney which serves the Home on the Dwelling Unit;
 - (c) the air conditioning equipment which serves the Home on the Dwelling Unit;
- or
- (d) balconies, steps, porches, door entries and patios which serve the Home on the Dwelling Unit.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.13 OWNERSHIP OF COMMUNITY AREA AND ATTACHED HOME COMMON AREA: The Community Area and Attached Home Common Area shall be conveyed to the Association free of mortgages no later than the Turnover Date; however any Community Area and Attached Home Common Area which is made subject to this Declaration after the Turnover Date shall be conveyed to the Association free of mortgages no later than ninety (90) days after such Community Area or Attached Home Common Area is made subject to this Declaration.

2.14 REAL ESTATE TAXES FOR COMMUNITY AREA AND ATTACHED HOME COMMON AREA : If a tax bill is issued with respect to Community Area and/or Attached Home Common Area (which is not part of a Dwelling Unit) which is made subject to this Declaration in the middle of a tax year (regardless of when it is conveyed to the Association), then the tax bill shall be prorated so that the Declarant shall be responsible for the payment of that portion of the tax bill from January 1st of the tax year to the date that such Community Area or Attached Home Common Area is made subject to this Declaration, and the Association shall be responsible for the balance of the tax bill for such year, and for any subsequent years.

ARTICLE THREE **Maintenance/Services/Alterations**

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY ASSOCIATION:

(a) The following maintenance, repairs and replacements shall be furnished by the Association as a Community Expense:

- (1) Grass cutting and added planting, replanting, care and maintenance of trees, shrubs, flowers, grass and all other landscaping on the Community Area; however, the

watering of landscaping on the Community Area, may be required to be furnished by the Owners and/or Residents pursuant to rules, regulations and procedures adopted from time to time by the Managers;

(2) Maintenance, repair and replacement of all recreational facilities, monument signs and other improvements located on the Community Area (inclusive of Lot 9002 if the same is not accepted for ownership and maintenance by the Tinley Park Park District, as noted in Section 1.12 above);

(3) Maintenance (including snow removal), repair and replacement of any private roads, driveways, parking lots and walkways located on the Community Area; and

(4) Maintenance, repair and replacement of cluster mailboxes located within or adjacent to dedicated rights of way in accordance with the design, material and color as originally constructed by Declarant; and

(5) Maintenance, repair and replacement of the fence to be installed on Community Area adjacent to Oak Forest Avenue.

(b) The following maintenance, repairs and replacements shall be furnished by the Association as an Attached Home Expense:

(1) Grass cutting and added planting, replanting, care and maintenance of trees, shrubs, flowers, grass and all other landscaping on the Attached Home Common Area; however, the watering of landscaping on the Attached Home common Area may be required to be furnished by the Owners and/or Residents of Attached Home Dwelling Units pursuant to rules, regulations and procedures adopted from time to time by the Managers;

(2) Maintenance (including snow removal and street cleaning), repair and replacement of all private service drives, driveways and walkways on the Attached Home Common Area;

(3) Maintenance, repair and replacement of improvements located on the Attached Home Common Area;

(4) To the extent not maintained by a utility company, maintenance, repair and replacement of the water sewer, electric, gas and other utility lines, including, without limitation, Private Water and Sewer Service Extensions, and components of air conditioning systems, if any, which (a) are located on the Premises, including, without limitation, those located in the Attached Home Common Area and those which run under or through Attached Homes and (b) serve more than one Attached Home; and

(5) Subject to 3.03(b), all maintenance (including periodic painting), repairs and replacement to the Attached Home Exteriors.

Repairs and replacements to an Attached Home which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.04 shall be made as provided in Section 4.04.

3.03 MAINTENANCE BY OWNER:

(a) Each Owner of a Detached Home Dwelling Unit shall be responsible for the maintenance, repair and replacement of the Owner's Detached Home Dwelling Unit.

(b) Maintenance (other than periodic painting), repairs, and replacements of windows, doors (including storm and garage doors) and screening on a Attached Home shall be the responsibility of the Owner of the Attached Home Dwelling Unit; however, at the option of the Managers (in consultation with the Attached Home Committee), such work may be furnished by the Association and the cost thereof charged to the Owner of the Attached Home Dwelling Unit based on actual cost, as determined by the Managers in its reasonable judgment.

(c) Each Owner of a Detached Home Dwelling Unit shall cause the Detached Home to be maintained so that the appearance of the Detached Home is substantially similar to its appearance when first constructed or as modified as permitted pursuant to Section 3.07, ordinary unavoidable wear and tear excepted.

(d) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of the air conditioning system which serve only the Owner's Attached Home and are located on any portion of the Premises, including, without limitation, on the Attached Home Common Area, under the Owner's Attached Home or other Attached Homes, shall be the responsibility of the Owner of the Attached Home served by such utility lines or air conditioning system.

(e) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Dwelling Unit which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Dwelling Units in the Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Premises may not be separately metered and billed to the Association. If the cost for any such utility is metered and charged to individual Dwelling Units

rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner is being charged disproportionately for costs allocable to the Community Area, Attached Home Common Area or Attached Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Community Area, Attached Home Common Area and Attached Home Exteriors and the amount thereof shall be Community Expenses or Attached Home Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Dwelling Unit, or of a household pet or guest or other authorized occupant or invitee of an Owner, damage shall be caused to the Premises and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Community Expense or an Attached Home Expense, then the Owner of the Dwelling Unit shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Managers, to the extent not covered by insurance carried by the Association.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMUNITY AREA: Subject to the provisions of Article Nine, no alterations, additions or improvements shall be made to the Community Area without the prior written consent of the Managers, and, until the Declarant no longer owns or controls title to any portion of the Development Area, the prior written consent of the Declarant, and, if required under applicable Municipality ordinances, the approval of the Municipality. The Association may cause alterations, additions or improvements to be made to the Community Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05; except, that, any such alteration, addition or improvement which shall cost more than six (6) months assessments then in effect under the then current budget shall be approved in advance at a meeting of the Owners.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO DETACHED HOME DWELLING UNITS : No additions, alterations or improvements (including, without limitation, changes in the exterior color) shall be made to the exterior of any Detached Home Dwelling Unit by an Owner without the prior written consent of the Managers and the Detached Home Committee and compliance with applicable ordinances of the Municipality. In no instance, however, may attached garages be converted to habitable space, nor shall detached garages be permitted. Further, a minimum of fifteen (15) foot setback is required between Detached Home Dwelling Unit side yards. If an addition, alteration or improvement which requires Managers and Detached Home Committee consent hereunder is made to a Detached Home Dwelling Unit

by an Owner without the prior written consent of the Managers and the Detached Home Committee, then the Managers and/or the Detached Home Committee may, in its discretion, take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Detached Home Dwelling Unit to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers or the Detached Home Committee may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Detached Home Committee, as the case may be.

3.08 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO ATTACHED HOME EXTERIORS OR ATTACHED HOME COMMON AREAS: No additions, alterations or improvements (including, without limitation, changes in the exterior color or the size or location of any patio installed by the Declarant) shall be made to any Attached Home Exterior or Attached Home Common Area by an Owner or Resident without the prior written consent of the Managers and the Attached Home Committee and compliance with applicable ordinances of the Municipality, provided that building additions to Attached Home Exteriors or the addition of decks and patios by the Owners of Attached Homes are expressly prohibited. Further, in no instance may attached garages be converted to habitable space, nor shall detached garages be permitted. The Managers and/or the Attached Home Committee may (but shall not be required to) condition its consent to the making of an addition, alteration or improvement to an Attached Home Exterior or Attached Home Common Area which requires the consent of the Managers and the Attached Home Committee upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers and the Attached Home Committee may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Attached Home Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires Managers and Attached Home Committee consent hereunder is made to a Attached Home Exterior or Attached Home Common Area by an Owner without the prior written consent of the Managers and Attached Home Committee, then the Managers and/or Attached Home Committee may, in its discretion, take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Attached Home Exterior or Attached Home Common Area to its original condition, all at the Owner's expense;

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers or the Attached Home Committee may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Attached Home Committee, as the case may be; or

(c) Ratify the action taken by the Owner, and the Managers and/or Attached Home Committee may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its prior consent under this Section.

3.09 WASTE REMOVAL: Each Owner shall be responsible for establishing service with a private waste hauler which will be responsible for providing waste disposal service to the Owner's Dwelling Unit, and the cost thereof shall be billed directly to each Owner by said private waste hauler. If the Municipality contracts with a waste hauler for waste removal services, then each Owner shall be obligated to use said contracted waste hauler for waste disposal services.

ARTICLE FOUR Insurance/Condemnation

4.01 ASSOCIATION INSURANCE:

(a) The Association shall have the authority to and shall obtain comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable, and workers compensation insurance and other liability insurance as it may deem desirable, insuring each Owner, the Association, its directors and officers, the Declarant, the managing agent, if any, and their respective employees and agents, as their interests may appear, from liability resulting from an occurrence on or in connection with, the Premises. The Managers may, in its discretion, obtain any other insurance which it deems advisable including, without limitation, insurance covering the directors and officers from liability for good faith actions beyond the scope of their respective authorities and covering the indemnity set forth in Section 5.06. Such insurance coverage shall include cross liability claims of one or more insured parties.

(b) Fidelity bonds indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling funds of the Association may be obtained by the Association in such amounts as the Managers may deem desirable.

(c) The premiums for any insurance obtained under this Section shall be Community Expenses.

4.02 DETACHED HOME INSURANCE/DAMAGE:

(a) Each Owner of a Detached Home Dwelling Unit shall be responsible for and shall procure fire and all risk coverage insurance covering such Owner's Detached Home and contents for not less than the full insurable replacement value thereof under a policy or policies of insurance with such company or companies, in such form, and for such premiums and periods as he may determine to be appropriate. Each Owner shall also be responsible for his own insurance on the contents of his Detached Home and furnishings and personal property therein.

(b) No Owner shall cause or permit anything to be done or kept on the Premises which will result in the cancellation of insurance on such Owner's Detached Home, any other Dwelling Unit, or the Community Area.

(c) In the event of damage to or destruction of any Detached Home by fire or other casualty for which the Owner is required to carry insurance hereunder, the Owner thereof shall, within a reasonable time after such damage or destruction, repair or rebuild the Detached Home in substantial and workmanlike manner with materials comparable to those used in the original structure, and in conformity in all respects to the laws or ordinances regulating the construction of buildings in force at the time of such repair or reconstruction. When rebuilt, the exterior of the Detached Home shall be substantially similar to, and its architectural design and landscaping shall be in conformity with, the surrounding Detached Homes which are not so damaged or destroyed. The Owner shall not be relieved of his obligation to repair or rebuild his Detached Home under this Subsection (c) by his failure to carry sufficient insurance or the fact that proceeds received by the Owner from his insurer are not sufficient to cover the cost thereof.

(d) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in Subsection (c), to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in Subsection (c) and the cost thereof shall be a Charge hereunder payable by the Owner to the Association upon demand.

4.03 ATTACHED HOME INSURANCE/DAMAGE:

(a) The Managers shall have the authority to and shall obtain what is currently commonly referred to as "bare wall" insurance for the Attached Homes against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost to restore an Attached Home to its "bare walls" condition. Premiums for such insurance shall be Attached Home Expenses. Such insurance coverage shall be written in the name of, losses under such policies shall be adjusted by, and the proceeds of such insurance shall be payable to, the Managers or the Association, as trustee for each of the Owners of Attached Homes. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the Association and the First Mortgagee of each Attached Home, and (iv) shall contain waivers of subrogation with respect to the Association and its Managers, directors, officers, employees and agents (including the managing agent), Owners, occupants of the Attached Home, First Mortgagees, the Declarant and/or shall name all such parties as additional insured parties as their interests may appear.

(b) The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon

such terms as the Managers shall determine consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Attached Home Expenses. In the event of any loss in excess of \$100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Attached Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Attached Home so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Attached Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

(c) Unless expressly advised to the contrary by the Managers, each Owner shall obtain his or her own insurance on the contents of the Owner's Attached Home and the fixtures, furnishings and personal property therein which are not covered by the insurance obtained by the Managers, through what is currently commonly referred to as an "HO-6 policy", which shall include all items inside the primer on the drywall of the Owner's Attached Home, including, without limitation, floor coverings, wall coverings, ceiling coverings, built in cabinets, fixtures, appliances, air conditioning equipment, furnace/hot water heaters and sump and ejector pumps, regardless of from whom or when such items were acquired. Such HO-6 policy shall also include the Owner's personal liability to the extent not covered by the liability insurance for the Owners obtained as part of the Community Expenses as above provided. The Managers shall have no obligation whatsoever to obtain any such HO-6 insurance coverage on behalf of an Owner.

(d) Each Attached Home Owner hereby waives and releases any and all claims which he may have against any other Owner, the Association, its directors and officers, the Declarant, the manager and the managing agent if any, and their respective employees and agents, for damage to the Attached Home or to any personal property located in the Owner's Attached Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

(e) In the case of damage by fire or other disaster to any Attached Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement to the bare wall condition, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement to its bare wall condition.

(f) In the case of damage by fire or other disaster to any Attached Home or building which contains Attached Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement to its bare wall condition or the Damaged Improvement

cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Attached Home Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting at which a quorum of at least 20% of the Attached Homes are represented, the Attached Home Committee shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment to be levied against all Attached Homes and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Attached Home Committee under (2) above, including the proposed special assessment. The Damaged Improvement shall be repaired or reconstructed and the proposed special assessment shall be levied only upon the affirmative vote of Voting Members representing at least two-thirds (2/3rds) of the votes cast by Voting Members representing Attached Homes at such meeting.

(4) If the Voting Members representing Attached Homes do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) and (2) above or if a quorum is not present at such meeting, then the Attached Home Committee may, at its discretion, call another meeting or meetings of the Attached Home Owners to consider or reconsider, as applicable, the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members representing Attached Homes do not vote to repair or reconstruct the Damaged Improvement under Subsection (4) above, then the Attached Home Committee may, with the consent of the Managers and Owners representing 75% of the Attached Homes in the damaged building and First Mortgagees representing 75% of the Attached Homes subject to Mortgages in the damaged building, amend this Declaration to withdraw the Attached Home Lot which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Attached Home Owner shall be made to such Attached Home Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers in consultation with the Attached Home Committee. From and after the effective date of the amendment referred to above in this paragraph, the Owners of Attached Homes located on the Attached Home Lot which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to the Attached Homes if the amendment had not been Recorded; provided, that, the Attached Home Lot shall continue to be subject to the provisions of Section 3.08

hereof and upon issuance of an occupancy permit for a building constructed on a Attached Home Lot removed from the terms hereof as provided above, the Attached Home Lot shall thereupon be subject to the terms hereof and each Attached Home to be constructed thereon shall become a Attached Home hereunder.

(g) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Attached Home Lot as they existed prior to the damage, with any variations or modifications required to comply with applicable law.

(h) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.08.

4.04 OWNER RESPONSIBILITY: In addition to the coverage described in Sections 4.02 and 4.03 above with respect to his Home, each Owner shall obtain his own personal liability insurance to the extent not covered by the liability insurance for all of the Owners obtained as part of the Community Expenses as above provided, and the Managers shall have no obligation whatsoever to obtain any such individual insurance coverage on behalf of the Owners.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waives and releases any and all claims which it or he may have against any Owner, including relatives of an Owner, the Association, its directors and officers, Declarant, the managing agent, if any, and their respective employees and agents, for damage to the Homes, Attached Home Common Area, the Community Area, or to any personal property located in or on the Homes, Attached Home Common Area or the Community Area caused by fire or other casualty, to the extent that such damage is covered by fire or other forms of casualty insurance, and to the extent this release is allowed by policies for such insurance. To the extent possible, all policies secured by the Managers under Sections 4.01(a) and (b) and by each Owner under Section 4.02 shall contain waivers of the insurer's rights to subrogation against any Owner, relatives of an Owner, the Association, its directors and officers, the Declarant, the managing agent, if any, and their respective employees and agents.

4.06 CONDEMNATION: In the case of a taking or condemnation by competent authority of any part of the Community Area or Attached Home Common Area, the proceeds awarded in such condemnation shall be paid to the Association and such proceeds, together with any Capital Reserve being held for such part of the Community Area or Attached Home Common Area, shall, in the discretion of the Managers, either (i) be applied to pay the Community Expenses or Attached Home Expenses, as applicable, (ii) be distributed to the Owners and their respective mortgagees, as their interests may appear, in equal shares for each Dwelling Unit or Attached Home Dwelling Unit, as applicable, or (iii) be used to acquire additional real estate to be used and maintained for the mutual benefit of all Owners, as Community Area or Attached Home Common Area, as applicable. Any acquisition by the Association pursuant to this Section of real estate which shall become Community Area or

Attached Home Common Area hereunder shall not become effective unless and until a supplement to this Declaration, which refers to this Section and legally describes the real estate affected, is executed by the President of the Association and Recorded.

ARTICLE FIVE The Association

5.01 IN GENERAL: Declarant has caused or shall cause the Association to be organized as a limited liability company under Illinois law. The Association shall be the governing body for all of the Owners for the administration and operation of the Premises and the maintenance, repair and replacement of the Community Area, Attached Home Lots, Attached Home Common Area and Attached Home Exteriors as more fully provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership for each Detached Home Lot and each Attached Home Lot. There shall be two classes of membership. The Declarant shall be the "Class B Member" with respect to each Detached Home Lot and each Attached Home Lot which it owns from time to time. Each Owner other than the Declarant shall be a "Class A Member" with respect to each Detached Home Lot or Attached Home Lot which the Owner owns. Membership shall be appurtenant to and may not be separated from ownership of a Detached Home Lot or an Attached Home Lot. Ownership of a Detached Home Lot or Attached Home Lot shall be the sole qualification for membership.

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Detached Home Lot and each Attached Home Lot. The Voting Member or his or her proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Detached Home Lot or Attached Home Lot shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Detached Home Lot or Attached Home Lot shall be designated by such Owner or Owners in writing to the Managers and, if in the case of multiple individual Owners no designation is given, then the Managers at its election may recognize an individual Owner as the Voting Member for such Detached Home Lot or Attached Home Lot.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 BOARD/DETACHED HOME COMMITTEE/ATTACHED HOME COMMITTEE: Subject to the rights retained by the Declarant under Section 9.05, (a) the Managers shall consist of that number of members provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member; (b) the Detached Home Committee shall consist of that number of members provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member who represents a Detached Home Lot; and (c) the Attached

Home Committee shall consist of that number of members provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member who represents an Attached Home Lot.

5.06 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Declarant and the Owners (other than the Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights at any meeting of the Association shall be vested in the Voting Members, and (a) each Voting Member who represents a Class A Member shall have one vote for each Detached Home Lot or Attached Home Lot which the Voting Member represents and (b) each Voting Member who represents the Class B Member shall have ten (10) votes for each Detached Home Lot or Attached Home Lot which the Voting Member represents. From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes cast by the Voting Members present at such meeting.

5.07 MANAGERS LIABILITY: None of the Managers, the Detached Home Committee members, the Attached Home Committee members or the officers of the Association shall be personally liable to the Owners or the Association for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such directors and officers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, the Detached Home Committee members, the Attached Home Committee members and officers, his heirs, executors or administrators, against all contractual and other liabilities to the Owners, the Association or others arising out of contracts made by or other acts of the directors and officers on behalf of the Owners or the Association or arising out of their status as directors or officers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such indemnified party may be involved by virtue of such person being or having been such Managers, or a member of the Attached Home Committee or Detached Home Committee, as the case may be; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers, there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, Detached Home Committee member or Attached Home Committee member.

5.08 MANAGING AGENT: Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.09 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Community Area, Attached Home Common Area and Attached Home Exteriors. Without limiting the foregoing, the Association shall have the power after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Community Area, the Attached Home Common Area and Attached Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.10 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Community Area owned by the Association shall be conveyed to the Owners of Dwelling Units as tenants in common and any Attached Home Common Area owned by the Association shall be conveyed to the Owners of Attached Homes as tenants in common.

5.11 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the votes represented by the Voting Members to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or (b) counterclaims brought by the Association in proceedings instituted against it.

5.12 CONVERSION/MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers shall have the right, power and authority to convert the Association from an Illinois Limited Liability Company to an Illinois Not for Profit Corporation (“NFP Conversion”), as permitted under applicable laws of the State of Illinois, as amended from time to time (“IL Law”). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute such documents as may be required under Illinois Law on behalf of each Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting an Attached Home Lot and a Detached Home Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the NFP Conversion and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of the NFP Conversion, including, without limitation, adopting By-Laws for the Association to replace the Operating Agreement.

ARTICLE SIX

Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively for the purposes of administering the affairs of the Association, paying the

Community Expenses and Attached Home Expenses, and accumulating reserves for any such expenses.

6.02 ASSESSMENTS: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing capital year, which shall show the following with reasonable explanations and itemizations:

- (a) The estimated Community Expenses;
- (b) The estimated amount, if any, to maintain adequate reserves for Community Expenses;
- (c) The estimated net available cash receipts from sources other than assessments, including, without limitation, receipts from any leases, licenses or concessions;
- (d) The amount of the "Community Assessment" payable by the Owners of Dwelling Units, which is hereby defined as the amount determined in (a) above, plus the amount in (b) above, minus the amount determined in (c) above;
- (e) That portion of the Community Assessment which shall be payable by the Owner of each Dwelling Unit each month until the next Community Assessment or revised Community Assessment becomes effective, which monthly amount shall be equal to the Community Assessment, divided by the number of Dwelling Units, divided by 12, so that each Owner shall pay equal Community Assessments for each Dwelling Unit owned;
- (f) The estimated Attached Home Expenses;
- (g) The estimated amount, if any, to maintain adequate reserves for Attached Home Expenses;
- (h) The estimated net available cash receipts from sources other than assessments;
- (i) The amount of the "Attached Home Assessment" payable by the Owners of Attached Homes, which shall be equal to the amount determined in (f) above, plus the amount determined in (g) above, minus the amount determined in (h) above; and
- (j) That portion of the Attached Home Assessment which shall be payable by the Owner of each Attached Home Dwelling Unit until the next annual Attached Home Assessment or revised Attached Home Assessment becomes effective, which monthly amount shall be equal to the Attached Home Assessment divided by the number of Attached Home Dwelling Units, divided by 12, so that each Owner shall pay equal Attached Home Assessments for each Attached Home Dwelling Unit owned.

The Attached Home Committee shall prepare and approve that portion of the budget provided for in (f), (g), (h), (i) and (j) above.

Anything herein to the contrary notwithstanding the following provisions shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's then current plan for the Development ("Declarant's Development Plan") and (ii) all proposed Dwelling Units have been built, sold and are occupied. The Declarant's Development Plan shall be kept on file with the Association and may be modified from time to time by Declarant. Prior to the Turnover Date, (i) each Owner (other than the Declarant) shall pay as the Owner's monthly share of the Community Assessment an amount equal to the budgeted Community Expenses as shown on the Stabilized Budget divided by the number of planned Dwelling Units as shown on the Declarant's Development Plan, divided by 12 so that each Owner (other than Declarant) will pay, with respect to each Dwelling Unit owned by the Owner, a monthly Community Assessment equal to what the Owner would be paying if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Dwelling Units have been built and are occupied, and (ii) each Owner of an Attached Home (other than Declarant) shall pay as the Owner's monthly share of the Attached Home Assessment an amount equal to the budgeted Attached Home Expenses as shown on the Stabilized Budget, divided by the number of planned Attached Homes as shown on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Attached Home owned by the Owner, a monthly Attached Home Assessment equal to what the Owner would be paying with respect to the Attached Home if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Attached Homes have been built and are occupied. Declarant shall not be obligated to pay any Community Assessments or Attached Home Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Community Assessments or Attached Home Assessments plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Community Expenses or Attached Home Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Community Assessment or Attached Home Assessment, each Owner of a Dwelling Unit shall pay to the Association, or as the Managers may direct, that portion of the

Community Assessment or Attached Home Assessment, if any, which is payable by each Owner of a Dwelling Unit under Section 6.02.

6.04 REVISED ASSESSMENT: If the Community Assessment or Attached Home Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers (or in the case of the Attached Home Assessment, the Attached Home Committee) may increase or decrease the assessments payable under Section 6.02 by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: The Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Community Expenses and Attached Home Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Community Area, Attached Home Common Area, Attached Home Exteriors or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all of Dwelling Units in equal shares; except, that a special assessment with respect to Attached Home Dwelling Units or Attached Home Common Area or to cover a deficit under the prior year's budget for Attached Home Expenses shall be levied only against the Owners of Attached Home Dwelling Units and only by action of the Attached Home Committee. No special assessment shall be adopted without the affirmative vote Voting Members representing at least two-thirds (2/3) of the votes cast on the question and only those Owners of Dwelling Units against which the proposed special assessment shall be levied may vote on the question . The Managers shall serve notice of a special assessment on all affected Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account (the "Capital Reserve") to be used solely for making capital expenditures in connection with the repair and replacement of the following "Reserve Items": (i) improvements located on the Community Area, including without limitation any private roads located on the Community Area; (ii) driveways, walkways and other improvements located on the Attached Home Common Area; (iii) Attached Home Exteriors; and (iv) Private Water and Sewer Extensions. The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Reserve Items and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Reserve Items and the purchase of other property to be used by the Association in connection with its duties hereunder; provided, that the Attached Home Committee shall make such determinations with respect to the Attached Home Exteriors, the Attached Home Common Area and the Private Water and Sewer Extensions. The Capital Reserve may be built up by separate or special assessments or out of the Community Assessment

or Attached Home Assessment. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Reserve Items shall be held by the Association as agent and trustee for the Owners of Dwelling Units with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will be adopted from time to time by the Managers appointed by the Declarant prior to the Turnover Date shall include reserve buildups which the Managers deems to be appropriate based on information available to the Managers. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Managers appointed by the Declarant for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Reserve Items. If the Managers choose not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers does provide for in its budgets does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the expenditure and repay the borrowed funds out of future Community Assessments, Attached Home Assessments, separate assessments or special assessment.

6.07 INITIAL CAPITAL CONTRIBUTION:

(a) Upon the closing of the first sale of any Dwelling Unit by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in the amount of Five Hundred Dollars (\$500.00).

(b) The payments made pursuant to (a) above shall be held and used by the Association for its working capital needs.

(c) Any advance assessment payment made hereunder shall be applied as an advance payment of assessments with respect to such period; however, if assessments increase during such period the Owner of the Dwelling Unit shall be required to pay the amount of the increase.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Dwelling Unit and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN

Collection of Charges and Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Dwelling Unit by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Dwelling Unit, as applicable. Each Charge, together with interest thereon

and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Dwelling Unit against which such Charge is made and also shall be the personal obligation of the Owner of the Dwelling Unit at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for thirty (30) days or more shall bear interest at the rate of 10 % per annum from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within thirty (30) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Community Area or Attached Common Area or by abandonment or transfer of his Dwelling Unit.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Dwelling Unit which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Dwelling Unit. Where title to a Dwelling Unit is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Dwelling Unit shall be personally liable for his share of the Charges with respect to which a lien against his Dwelling Unit has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the applicable Owners pursuant to a subsequently adopted annual or revised Attached Home Assessment, Community Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Dwelling Unit, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or

any rules and regulations adopted hereunder, the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Dwelling Unit to enforce any lien created hereunder; and failure by the Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of 10% per annum, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Dwelling Unit as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Dwelling Unit to enforce any lien created hereunder.

7.09 ENFORCEMENT BY MUNICIPALITY: The Municipality is hereby granted the right, but shall not be obligated, to enforce covenants and obligations of the Association or the Owners hereunder. If the Association or one or more Owners fail to comply with any covenants and obligations hereunder, the Municipality shall have the right (but shall not be obligated) to give notice to the Association or the offending Owner of the Owner's failure to perform the Owner's obligations. If such notice is given and the Association or the offending Owner or Owners do not perform to the reasonable satisfaction of the Municipality within thirty (30) days after the giving of such notice, then the Municipality may (but shall not be obligated to) enter upon the Premises and perform any and all work which it deems necessary and appropriate, either directly or through contractors engaged by the Municipality. The Association or the offending Owner or Owners shall, upon demand, reimburse the Municipality for the reasonable cost of such work, and if payment is not made within thirty (30) days after demand, then the amount due, plus reasonable costs of collection, including reasonable attorneys' fees, shall become a lien on the property of the offending Owner or Owners or, in the case of the Association, the property of the Association, effective as of the date on which such work was completed; provided, however, that such lien shall be subordinate to the lien of any first mortgage on a Dwelling Unit Recorded prior to the date on which any such cost becomes a lien against the Dwelling Unit as provided above.

7.10 BACKUP SPECIAL SERVICE AREA: The Municipality may establish one or more Backup Special Service Areas to give the Municipality the power to levy taxes to pay the cost of furnishing any or all maintenance, repairs and replacements required to be furnished by the Association hereunder if the Association fails to do so and the Municipality chooses to furnish such services.

ARTICLE EIGHT

Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Community Area or Attached Home Common Area nor shall any "For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Premises, except as permitted by the Managers or as permitted under Article Nine.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of the Premises. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. All rubbish and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality.

8.03 SATELLITE DISHES/ANTENNAS: Subject to applicable federal, state or local laws, ordinances or regulations, no television antenna, radio receiver or transmitter, satellite dish or other similar device shall be attached to or installed on any portion of any Premises without the approval of the Managers; provided, that a satellite dish of less than twenty (20) inches in diameter may be installed in the rear or side yard of a Home or on the roof of a Home as long as it is not visible from the front of the Home. Without limiting the foregoing, the provisions of this paragraph shall not apply to the Association with respect to the installation of equipment necessary for a master antenna system, cable television system or other similar systems within the Premises.

8.04 RESIDENTIAL USE ONLY: Each Dwelling Unit shall be used only as a residence; provided that no Owner shall be precluded, with respect to his Dwelling Unit, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein or (iii) handling his personal business or professional calls or correspondence therefrom. Notwithstanding the foregoing, to the extent permitted under applicable laws and ordinances, a Resident may conduct an in-home business in a Dwelling Unit.

8.05 PARKING: No commercial vehicle, recreational vehicle, snow mobile, motorcycle or other motorized vehicle and no boat, trailer, hitch or other similar personal property shall at any time be parked or stored on any portion of the Premises other than on a driveway or in a garage with the garage door closed. Unless otherwise specifically permitted by the Managers or pursuant to rules and regulations adopted by the Managers, a driveway serving a Dwelling Unit may only be used to park (i) no more than one commercial vehicle which does not exceed a "Class B" license plate definition, per Illinois Vehicle Code, provided that said commercial vehicle may not encroach over the sidewalk or street curb adjacent to said driveway, (ii) recreational vehicles, snow mobiles, boats, trailers, hitches or other similar personal property for a period not to exceed 48 hours at a time, and (iii) operable automobiles.

8.06 PETS: No animal of any kind shall be raised, bred or kept in the Community Area or the Attached Home Common Area. The Managers may from time to time adopt rules and

regulations governing (a) the keeping of pets in a Home, which may include prohibiting certain species of pets from being kept in a Home, and (b) the use of the Community Area and the Attached Home Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.07 NO NUISANCE: No noxious, offensive or illegal activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.08 RULES AND REGULATIONS: The use, occupancy and enjoyment of the Community Area, Attached Home Common Area and Dwelling Units shall at all times be subject to reasonable rules and regulations adopted from time to time by the Managers in consultation with the Attached Home Committee with respect to the Attached Home Common Area.

8.09 FENCING: No fence of any type shall be permitted on any Attached Home Dwelling Units. Subject to the provisions of Sections 3.07 and 9.08, a Detached Home Dwelling Unit may be improved with a fence on the interior boundary thereof which conforms to the following specifications, as such specifications may be modified, from time to time, by action of the Managers and the Detached Home Committee, with the written consent of Declarant (until such time as Declarant no longer holds title to any portion of Development Area):

- (a) The Owner shall, before constructing any fence, submit his/her plan (location and type) for the fence to the Municipality and Managers for approval.
- (b) Chain link fence is prohibited on all Detached Home Dwelling Units.
- (c) Wood fences are permissible subject to the following specifications:
 - i. cedar or pressure-treated lumber
 - ii. natural/clear stain only, not colored
 - iii. solid board (board on batten or shadow box)
 - iv. not to exceed five feet (5') in height from the finished grade of the Lot
 - v. six inch (6") full width boards, spaces edge-to-edge and back-to-back
 - vi. 4 x 4 posts with wood cap, set 42" into ground and 8 feet +/- on center, with concrete footings
 - vii. a minimum of two 2 x 4 back rails (1-1/2" wide); one at the top of the boards and one 12" up from bottom of the boards

- viii. 1 x 4 top cap, centered on boards
- (d) Ornamental fences are permissible subject to the following specifications:
 - i. aluminum or steel
 - ii. black in color
 - iii. not to exceed five feet (5') in height from the finished grade of the Detached Home Lot
 - iv. flat top, three channel and standard bottom style
- (e) PVC/Vinyl fences are permissible subject to the following specifications:
 - i. white in color
 - ii. solid tongue & groove
 - iii. not to exceed five feet (5') in height from the finished grade of the Detached Home Lot
- (f) The Owner of the Detached Home Lot shall at all times maintain the fence in good condition and repair at the Owner's sole cost and expense.
- (g) Approval by the Managers does not guarantee that the style, size or placement of a fence meets all requirements set forth in applicable codes and ordinances. Similarly, approval by the Municipality does not guarantee approval of an Owner's fence proposal by the Managers.
- (h) The fencing (including, without limitation, the location of fencing on any Detached Home Lot or a corner Detached Home Lot) shall comply with all Municipal codes and ordinances.

8.10 **SHEDS:** Sheds and other accessory structures are prohibited on Attached Home Dwelling Units. Except as permitted pursuant to this Section 8.10, no shed, outbuilding, gazebo or other temporary or permanent structure shall be constructed on a Detached Home Dwelling Unit unless the same is approved, in writing by the Managers and the Detached Home Committee pursuant to Section 3.07, and provided, further, that any such shed or structure, shall, at a minimum, comply with the following, as such specifications may be modified or eliminated, from time to time, by action of the Managers and the Detached Home Committee pursuant to Section 3.07, with the written consent of the Declarant (until such time as the Declarant no longer holds title to a portion of the Development Area):

- (a) The appearance and color of the shed or structure shall be compatible with that of the subject Home, inclusive of matching the shingle color and style with that of the Home;

- (b) No metal, vinyl, resin, poly, plastic or pre-assembled shed or structure shall be permitted;
- (c) The shed or structure shall be located in the rear of the Lot at a location that is not visible from the street being adjacent to the front of the subject Home;
- (d) The floor area of the shed or structure may not exceed 8' x 10' feet;
- (e) The shed or structure shall be constructed upon a concrete slab and/or concrete footings;
- (f) The maximum height of the shed or structure at its roof peak shall not exceed 10.5'.

Approval of the Managers and the Detached Home Committee (and, if applicable, Declarant) does not guarantee that the style, size or placement of a shed meets the requirements of the Municipality.

8.11 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Community Area and, in consultation with the Attached Home Committee with respect to the Attached Home Common Area, on the Attached Home Common Area. Without limiting the foregoing, the Managers may require the Owner of a particular Dwelling Unit to be responsible for watering specific portions of the Premises as designated from time to time by the Managers.

8.12 ABOVE GROUND POOLS: Above ground swimming pools are expressly prohibited on any portion of the Premises. No swimming pool of any type shall be permitted on any Attached Home Dwelling Units or on any Attached Home Common Area.

ARTICLE NINE

Declarant's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate at such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area.

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing

offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold by and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Dwelling Units on the Premises or at other properties in the general location of the Premises which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Community Area or the Attached Home Common Area, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any home owned by it to any person or entity which it deems appropriate in its sole discretion.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Dwelling Units or to the Community Area or Attached Home Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Community Area to the Municipality or to any other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Community Area and the Attached Home Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer or water lines, or any other utility services serving any Dwelling Unit.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. Declarant's rights under this Section to manage the affairs of the Association or designate the Managers, Detached Home Committee and the Attached Home Committee shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any part of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof or (iv) at such time as required by applicable law. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". The Declarant may appoint Owners (other than representatives of the Declarant) from time to time to be and act as non-voting counselors to the Managers, Detached Home Committee and/or Attached Home Committee. From and after the Turnover Date, the Managers, the Detached

Home Committee and the Attached Home Committee shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date all voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners (other than Declarant) shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: All rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable in whole or in part. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 DESIGN AND MAINTENANCE CONTROLS:

(a) The Declarant shall have the right and power from time to time to adopt reasonable rules, regulations, guidelines, and standards governing the design and exterior finish (including color) of all improvements or landscaping from time to time constructed, installed or proposed to be constructed, installed or modified on the Premises. Without limiting the foregoing, no earthmoving, filling, dredging, grading, excavating, installation of landscaping, alteration of landscaping, construction of a building, driveway, walkway, signs or other advertising or promotional devices or any other temporary or permanent improvement to any portion of the Premises or any modification, alteration, renovation, addition or removal of any of the foregoing, including change of exterior color ("Regulated Work") shall be commenced or maintained with respect to any portion of the Premises without the prior written consent of the Declarant to the plans therefor, which consent may be granted or withheld in Declarant's sole and absolute discretion. The Declarant reserves the right and power to promulgate and amend from time to time standards, policies, procedures and guidelines in order to implement the foregoing. If any Regulated Work which requires Declarant approval as provided above is commenced without obtaining the required written consent of the Declarant, then the Declarant may seek any remedy or take any action provided for herein or permitted at law or in equity in order to enforce the provisions hereof, including injunctive relief to stop work and/or restore the portion of the Premises to its condition prior to the commencement of the work. Declarant's decision to approve or disapprove Regulated Work in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for Regulated Work subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

(b) The Declarant shall have the right and power from time to time to adopt rules, regulations, guidelines, and standards governing the maintenance and upkeep of portions of the

Premises, including without limitation, improvements thereto, signs, advertising and landscaping thereon. Without limiting the foregoing, those portions of the Premises on which construction of improvements has not yet commenced shall at all times be maintained in a neat and clean condition and all weeds shall be periodically cut. If in the sole judgment of the Declarant a portion of the Premises is not being maintained in good condition and repair or the appearance of any such portion of the Premises is not of the character and quality of that of other portions of the Premises or is not in compliance with rules, regulations, guidelines, and standards adopted from time to time by the Declarant, then without limiting any rights or remedies available to the Declarant hereunder, at law or in equity, Declarant shall have the right to enter upon any such portion of the Premises and perform any maintenance or repair work which it deems necessary or appropriate. The cost of any such work shall be charged to the Owner or party responsible for maintenance of such portion of the Premises if different from the Owner, and shall be payable to the Declarant upon demand. In the event that the party charged for such work fails to make prompt payment of any such amount within thirty (30) days after demand, such amount shall become and continue to be a lien upon the portion of the Premises owned by such party until such time as payment is made in full; provided, that any such lien shall be subordinate to the lien of any First Mortgage on a Dwelling Unit Recorded prior to the date on which any such amount becomes a lien against a Dwelling Unit as provided above.

(c) Any one or more of the rights and powers of the Declarant under this Section may be delegated to one or more individuals or entities designated from time to time by the Declarant.

(d) Subject as hereinafter provided, from time to time, the Declarant may enter into an agreement ("Transfer Agreement") with the Association whereby the Declarant assigns and transfers to the Association some or all of its rights and powers under Subsections (a) and (b). Any Transfer Agreement shall be executed by both the Declarant and the Association and shall be Recorded; provided, that the execution of the Transfer Agreement by the Association shall be approved in advance by action of the Voting Members at an annual meeting or special meeting of the Voting Members. A Transfer Agreement may include such terms as are agreed upon between the Declarant and the Association. From and after the recording of a Transfer Agreement, the rights and powers of the Declarant under Subsections (a) and (b) which are transferred to the Association pursuant to the Transfer Agreement shall be administered as provided in the Transfer Agreement. Any rights and powers of the Declarant under Subsections (a) and (b) which are not transferred to the Association pursuant to a Transfer Agreement shall expire and terminate at such time as (i) the Development has been fully developed and improved per Declarant's Development Plan and (ii) the Declarant no longer holds or controls title to any portion of the Development Area.

ARTICLE TEN

Amendment

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other

governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct errors, omissions, ambiguities or inconsistencies in the Declaration or any Exhibit, (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations, (v) to amend Exhibit A to include additional real estate, and (vi) to grant easements and provide for cost sharing arrangements with respect to Community Area which will serve other homes located on the Development Area and/or to enter into cost sharing arrangements with one or more homeowners associations which administer other portions of the Development Area. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the Declaration to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least seventy-five percent of the total votes or by an instrument executed by Owners of at least seventy-five Percent (75%) of the Dwelling Units; except, that (i) the provisions of this Section 11.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, (ii) Article Nine, and any other provisions relating to the rights of Declarant may be amended only with the written consent of the Declarant, and (iii) Sections 7.09 and 7.10 and any other provision relating to the rights of the Municipality may be amended only with the written consent of the Municipality. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Dwelling Unit shall no longer have the legal access to a public way from his Dwelling Unit.. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN

First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Dwelling Unit covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or

guarantor of a Mortgage, the Association shall permit such party to have an audited statement for the preceding fiscal year of the Association prepared at such party's expense;

(c) Copies of notices of meetings of the Owners;

(d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

(e) Notice of any substantial damage to any part of the Community Area, Attached Home Common Area or the Home on the Dwelling Unit subject to the First Mortgagee's mortgage;

(f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Community Area, Attached Home Common Area or the Dwelling Unit subject to the First Mortgagee's mortgage;

(g) Notice of any default by the Owner of the Dwelling Unit which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and regulations of the Association which is not cured within thirty (30) days of the date of the default;

(h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Dwelling Units (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Community Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten,

(iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by By-Laws which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v) changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Dwelling Unit; or

(2) The withdrawal of the Premises from the provisions of this Declaration.

However, in no event shall the consent of Eligible First Mortgagees be required with respect to any action taken by Declarant pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within thirty (30) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Community Area or the Attached Home Common Area or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Community Area or the Attached Home Common Area, any such distribution shall be made to the Owners or Attached Home Owners, as applicable, and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Dwelling Unit with respect to any such distribution to or with respect to such Dwelling Unit; provided, that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged Community Area or Attached Home Common Area or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to fifteen (15) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Community Area shall be referred to as "Added Community Area"; any portion of any Added Premises which is made part of the Attached Home Common Area shall be referred to as "Added Attached Home Common Area"; and any Lots contained in the Added Premises shall be referred to as "Added Lots". After the expiration of said fifteen (15) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent Voting Members representing at least 2/3rds of the votes held by the Voting Members is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Community Area, Added Attached Home Common Area, and Added Lots to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Lot shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Lots immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Community Area, Added Attached Home Common Area or the Added Lots, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Dwelling Unit or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Lot which is subject to assessment hereunder shall be responsible for the payment of the Attached Home Assessment (if the Lot is an Attached Home Lot) and Community Assessment pursuant to Section 6.02, as applicable,

but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Lot became subject to assessment hereunder.

ARTICLE THIRTEEN

Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Attached Homes shall constitute and be a "Party Wall", and the Owner of a Attached Home immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Attached Home, which includes a portion of a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Attached Home which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Attached Home.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Attached Home which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Attached Homes to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Attached Home Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Attached Home.

13.04 CHANGE IN PARTY WALL: Any Owner of a Attached Home who proposes to modify, rebuild, repair or make additions to any structure upon his Attached Home in any

manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Attached Home and the Managers, in addition to meeting any other requirements which may apply. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant concerning the structural integrity of the Party Wall or of either the Attached Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to an adjacent Attached Home or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Attached Homes adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN

Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepared, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Dwelling Unit. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Dwelling Unit is held by a title holding trust, under the terms of which all powers of management, operation and

control of the Dwelling Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Dwelling Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Dwelling Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Dwelling Unit.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Dwelling Unit from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Dwelling Unit and, accordingly, no Owner of a Dwelling Unit shall be able to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

14.07 MUNICIPAL ORDINANCES AND REGULATIONS: Notwithstanding anything in this Declaration to the contrary, to the extent ordinances, regulations and requirements of the Municipality (collectively, the "Municipal Requirements") are more restrictive than requirements set forth in this Declaration, the Municipal Requirements shall be deemed to govern and control as if fully set forth herein, and it shall be the responsibility of each Owner of a Dwelling Unit to comply with the applicable Municipal Requirements.

Dated: _____, 2022

DECLARANT:

D.R HORTON, INC.-MIDWEST

By: _____
Its Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the Division President of D.R. Horton, Inc.-Midwest, a California corporation, personally known to be to be the same person whose name is subscribed to the foregoing instrument as such Division President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this ____ day of _____, 2022.

Notary Public

**EXHIBIT A TO
DECLARATION FOR OAK RIDGE**

All Lots and Outlots as depicted on the Final Plat of Subdivision for Oak Ridge, recorded on _____, 2022 as Document No. _____ in Will County, Illinois, plus all real property located within 2500 feet of the perimeter boundary of said Subdivision.

**EXHIBIT B TO
DECLARATION FOR OAK RIDGE**

The Premises

I. Premises:

- A. Lots 58 through 81, both inclusive, 1121 through 1125, both inclusive, 1131 through 1134, both inclusive, 1251 through 1256, both inclusive, 1271 through 1276, both inclusive, 1421 through 1426, both inclusive, 9000, 9001, 9003, 9004, 9005, 9014, 9015, 9016 and 9018, as depicted on the Final Plat of Oak Ridge Subdivision, being a subdivision of part of the West ½ of the Southwest ¼ of Section 29, Township 36 North, Range 13 East of the Third Principal Meridian in the Village of Tinley Park, Cook County, Illinois, recorded on _____ as Document No. _____ in Cook County, Illinois (the “Oak Ridge Subdivision”).

II. Lots:

A. Detached Home Lots:

1. Lots 58 through 81, both inclusive, in the Oak Ridge Subdivision.

B. Attached Home Lots:

1. Lots 1121 through 1125, both inclusive, 1131 through 1134, both inclusive, 1251 through 1256, both inclusive, 1271 through 1276, both inclusive and 1421 through 1426, both inclusive, in the Oak Ridge Subdivision.

III. Community Area:

1. Lots 9000, 9001, 9015, 9016 and 9018 in the Oak Ridge Subdivision.

IV. Attached Home Common Area:

1. Lots 9003, 9004, 9005 and 9014 in the Oak Ridge Subdivision.

**EXHIBIT C TO
DECLARATION FOR OAK RIDGE**

Operating Agreement

OPERATING AGREEMENT
OF
THE OAK RIDGE HOMEOWNERS ASSOCIATION, LLC

This Operating Agreement is entered into as of _____, in Schaumburg, Illinois, between The Oak Ridge Homeowners Association, LLC, an Illinois limited liability company (the “Association”), and D.R. Horton, Inc. - Midwest, a California corporation, its sole Member (sometimes referred to herein as the “Declarant”).

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____; and

A. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I
NAME OF ASSOCIATION

The full legal name of the Association is The Oak Ridge Homeowners Association, LLC.

ARTICLE II
PURPOSE AND POWERS

2.01 PURPOSES: The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is subject to the provisions of the Declaration for Oak Ridge (“Declaration”) recorded with the Office of the Recorder of Deeds for Will County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 POWERS: The Association shall have and exercise all powers as are now or may hereafter be granted by the Illinois Limited Liability Company Act (the “Act”), the Declaration and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a “homeowners association” under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association’s principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Dwelling Unit shall automatically be a “Member” of the Association. There shall be one membership per Dwelling Unit. There shall be two (2) classes of membership. The Declarant shall be the “Class B Member” with respect to Dwelling Units which it owns from time to time. Each owner other than the Declarant shall be a “Class A Member” with respect to each Dwelling Unit the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit.

4.02 VOTING RIGHTS: Any or all Members may be present at any meeting of the Members, but the voting rights shall be vested exclusively in the representative designated by the Owner of each Lot, in writing or by electronic notice to the Association, and such representative shall be deemed a “Voting Member”, as defined in the Declaration; provided, that, prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member who represents a Dwelling Unit owned by a Class A Member shall have one vote for each Dwelling Unit which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Dwelling Unit which it owns. The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Will County, Illinois, as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum;

provided, however, that in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held. Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members ("First Meeting") shall be held upon not less than twenty-one (21) days' written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members ("Annual Meeting") on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by U.S. Mail or by E-mail to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Lot of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V

BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the “Board”), which shall consist of five (5) persons (each a “Manager” and, collectively, the “Managers”), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

- (a) Original copies of the Declaration, this Operating Agreement and the Association’s Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.
- (b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.
- (c) All Association funds and bank accounts.
- (d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The three (3) candidates receiving the greatest number of votes shall each serve a two-year term and the two (2) candidates receiving the next greatest number of votes shall each serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted; provided that the Class B Member shall be entitled to cast up to 10 votes for each candidate that the Class B Member votes for.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold its first meeting within thirty (30) days of the First Meeting, and (ii) not less than four (4) Board meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (1/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present ("Board Action").

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

- (a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;
- (b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;
- (c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Community Area and Attached Home Common Area for which the Association is responsible under the Declaration and this Operating Agreement;
- (d) To procure insurance as provided for under the Declaration;
- (e) To estimate and provide each Member with an annual budget showing the Community Expenses (and Attached Home Expenses for each Owner of an Attached Home Lot);
- (f) To set, give notice of, and collect from the Members, Community Assessments and other assessments, as provided in the Declaration;
- (g) To pay the Community Expenses and Attached Home Expenses;
- (h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;
- (i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration,

management, maintenance, conservation and beautification of the Community Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;

(j) To delegate the exercise of its power to committees appointed pursuant to Article Seven, Article Eight and Article 9 of this Operating Agreement;

(k) To borrow money and pledge the assets of the Association, including the right to receive future assessments, as collateral for repayment thereof; and

(l) To convey all or substantially all of the Association's assets to, or to merge with, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.07 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII
DETACHED HOME COMMITTEE

7.01 IN GENERAL: The Detached Home Committee shall consist of three (3) individuals. The Detached Home Committee shall have all of the powers granted to it under the Declaration and this Operating Agreement.

7.02 DECLARANT DESIGNATED DETACHED HOME COMMITTEE: Anything herein to the contrary notwithstanding, until the First Meeting, the Detached Home Committee shall consist of the Declarant or up to three (3) individuals from time to time designated by the Declarant. Such individuals may, but need not, be Owners and shall serve at the discretion of the Declarant.

7.03 DETACHED HOME COMMITTEE AFTER TURNOVER DATE: At the First Meeting, the Voting Members who represent Detached Home Lots shall elect a full Detached Home Committee in the manner hereinafter provided to replace the Declarant or the Declarant designated Detached Home Committee established under Section 7.02. From and after the First Meeting, each member of the Detached Home Committee shall be a Voting Member who represents a Detached Home Lot.

7.04 ELECTION: At each election for members of the Detached Home Committee, each Voting Member for each Detached Home Lot shall be entitled to the number of votes equal to the number of members to be elected and cumulative voting shall not be permitted. At the First Meeting, a full Detached Home Committee shall be elected, each member of which shall serve a two (2) year term. Thereafter, each member of the Detached Home Committee shall serve a two (2) year term. Each Member of the Detached Home Committee shall serve until his term expires or is terminated or until his successor shall have been elected and qualified. A member of the Detached Home Committee may succeed himself in office and may simultaneously serve as a Manager.

7.05 ANNUAL MEETINGS: The Detached Home Committee shall hold an annual meeting within ten (10) days after the annual meeting of the Owners at such place as shall be fixed by the Detached Home Committee members at the annual meeting of the Owners.

7.06 REGULAR MEETINGS: Regular meetings of the Detached Home Committee shall be held at such time and place as shall be determined at the annual meeting or, from time to time, by a majority of the Detached Home Committee members, provided that from and after the First Meeting, not less than two (2) such meetings shall be held during each fiscal year.

7.07 SPECIAL MEETINGS: Special meetings of the Detached Home Committee may be called by the President or by a Detached Home Committee member.

7.08 NOTICE OF DETACHED HOME COMMITTEE MEETINGS: Notice of each meeting of the Detached Home Committee shall be mailed or personally delivered to each member of the Detached Home Committee at least forty-eight (48) hours prior to the meeting.

7.09 QUORUM: A majority of the Detached Home Committee members serving from time to time shall constitute a quorum for the transaction of business at any meeting of the Detached Home Committee. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Detached Home Committee members present at a meeting at which a quorum is present.

7.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: No Detached Home Committee member shall be compensated by the Association for services rendered to the Association, except as expressly provided in a resolution duly adopted by the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Detached Home Committee member shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his duties as the Detached Home Committee member.

7.11 REMOVAL OR RESIGNATION OF DETACHED HOME COMMITTEE MEMBER: After the First Meeting, a Detached Home Committee member may be removed from office, with or without cause, by action of the Voting Members who have the right to vote for such Detached Home Committee members at any annual meeting or at a special meeting called for such purpose. Any Detached Home Committee member may resign at any time by submitting his written resignation to the Board. If a Detached Home Committee member ceases to be a Voting Member who represents a Detached Home, he shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Detached Home Committee member who resigns or is removed may be appointed by a majority of the remaining Detached Home Committee members at any regular meeting or at any special meeting called for such purpose and any successor so appointed shall serve the balance of his predecessor's term.

7.12 POWERS AND DUTIES OF THE DETACHED HOME COMMITTEE: Subject to the rights and powers reserved to the Declarant in the Declaration, the Detached Home Committee shall have all of the powers and duties granted to it or imposed upon it by the Declaration and this Operating Agreement, including, without limitation, the following powers and duties:

- (a) To consult with the Board in connection with the alteration, addition or improvement to Detached Homes; and
- (b) To generally consult with the Board concerning matters relating to certain use restrictions as set forth in the Declaration.

ARTICLE VIII ATTACHED HOME COMMITTEE

8.01 IN GENERAL: The Attached Home Committee shall consist of three (3) individuals. The Attached Home Committee shall have all of the powers granted to it under the Declaration and this Operating Agreement.

8.02 DECLARANT DESIGNATED ATTACHED HOME COMMITTEE: Anything herein to the contrary notwithstanding, until the First Meeting, the Attached Home Committee

shall consist of the Declarant or up to three (3) individuals from time to time designated by the Declarant. Such individuals may, but need not, be Owners and shall serve at the discretion of the Declarant.

8.03 ATTACHED HOME COMMITTEE AFTER TURNOVER DATE: At the First Meeting, the Voting Members who represent Attached Home Lots shall elect a full Attached Home Committee in the manner hereinafter provided to replace the Declarant or the Declarant designated Attached Home Committee established under Section 8.02. From and after the First Meeting, each member of the Attached Home Committee shall be a Voting Member who represents an Attached Home Lot.

8.04 ELECTION: At each election for members of the Attached Home Committee, each Voting Member for each Attached Home Lot shall be entitled to the number of votes equal to the number of members to be elected and cumulative voting shall not be permitted. At the First Meeting, a full Attached Home Committee shall be elected, each member of which shall serve a two (2) year term. Thereafter, each member of the Attached Home Committee shall serve a two (2) year term. Each Member of the Attached Home Committee shall serve until his term expires or is terminated or until his successor shall have been elected and qualified. A member of the Attached Home Committee may succeed himself in office and may simultaneously serve as a Manager.

8.05 ANNUAL MEETINGS: The Attached Home Committee shall hold an annual meeting within ten (10) days after the annual meeting of the Owners at such place as shall be fixed by the Attached Home Committee members at the annual meeting of the Owners.

8.06 REGULAR MEETINGS: Regular meetings of the Attached Home Committee shall be held at such time and place as shall be determined at the annual meeting or, from time to time, by a majority of the Attached Home Committee members, provided that from and after the First Meeting, not less than two (2) such meetings shall be held during each fiscal year.

8.07 SPECIAL MEETINGS: Special meetings of the Attached Home Committee may be called by the President or by an Attached Home Committee member.

8.08 NOTICE OF ATTACHED HOME COMMITTEE MEETINGS: Notice of each meeting of the Attached Home Committee shall be mailed or personally delivered to each member of the Attached Home Committee at least forty-eight (48) hours prior to the meeting.

8.09 QUORUM: A majority of the Attached Home Committee members serving from time to time shall constitute a quorum for the transaction of business at any meeting of the Attached Home Committee. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Attached Home Committee members present at a meeting at which a quorum is present.

8.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: No Attached Home Committee member shall be compensated by the Association for services rendered to the Association, except as expressly provided in a resolution duly adopted by the Voting Members. Upon the presentation of receipts or other appropriate documentation, an Attached Home

Committee member shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his duties as the Attached Home Committee member.

8.11 REMOVAL OR RESIGNATION OF ATTACHED HOME COMMITTEE MEMBER: After the First Meeting, an Attached Home Committee member may be removed from office, with or without cause, by action of the Voting Members who have the right to vote for such Attached Home Committee members at any annual meeting or at a special meeting called for such purpose. Any Attached Home Committee member may resign at any time by submitting his written resignation to the Board. If an Attached Home Committee member ceases to be a Voting Member who represents an Attached Home, he shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an Attached Home Committee member who resigns or is removed may be appointed by a majority of the remaining Attached Home Committee members at any regular meeting or at any special meeting called for such purpose and any successor so appointed shall serve the balance of his predecessor's term.

8.12 POWERS AND DUTIES OF THE ATTACHED HOME COMMITTEE: Subject to the rights and powers reserved to the Declarant in the Declaration, the Attached Home Committee shall have all of the powers and duties granted to it or imposed upon it by the Declaration and this Operating Agreement, including, without limitation, the following powers and duties:

- (a) To consult with the Managers in the preparation of the that portion of the proposed annual budget for the Attached Home Expenses, as provided for in the Declaration;
- (b) To consult with the Board in providing for the maintenance, repair, alteration, addition, improvement or replacement of the Attached Home Lots and Attached Home Common Area for which the Association is responsible under the Declaration and this Operating Agreement; and
- (c) To generally consult with the Board concerning matters relating to the Attached Homes.

ARTICLE IX COMMITTEES DESIGNATED BY BOARD

9.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees (in addition to the Detached Home Committee and the Attached Home Committee). Each committee designated by the Board after the First Meeting shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

9.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

9.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

9.04 CHAIRPERSON: Except as otherwise provided in Section 9.02, one member of each committee shall be appointed chairperson.

9.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

9.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

9.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE X CONTRACTS, CHECKS, DEPOSITS AND FUNDS

10.01 CONTRACTS: The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

10.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be

signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

10.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board shall elect.

10.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE XI FISCAL MANAGEMENT

11.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

11.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

11.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

- (a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and
- (b) The status and amount of any and all Capital Reserves.

11.04 ASSESSMENT PROCEDURE: Community Assessments, Attached Home Assessments, and special assessments shall be made and collected as provided in the Declaration.

ARTICLE XII TRANSFER OF MEMBERSHIP

12.01 MEMBERSHIP: The Owner of each Lot shall automatically be a Member of the Association. There shall be one membership per Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Lot within ten (10) days prior to such change. Any attempt to transfer

membership in the Association separate from ownership of a Lot shall be invalid, null and void, and of no force and effect.

12.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 12.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XIII BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XIV MISCELLANEOUS PROVISIONS

14.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

14.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

14.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XV AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (a) no

provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (b) no provision of this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

The Oak Ridge Homeowners Association,
LLC, an Illinois limited liability company

By: D.R. Horton, Inc. – Midwest, a California
corporation

By: _____
Its: _____

MEMBER/DECLARANT:

By: D.R. Horton, Inc. – Midwest, a California
corporation

By: _____
Its: _____

PLAN COMMISSION STAFF REPORT

May 5, 2022 - Workshop

Petitioner

Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co.

Property Location

8301 185th Street

PINs

19-09-02-200-028-0000
& 19-09-02-201-001-0000

Zoning

M-1 PD (General Manufacturing, Northstar Business Center)

UDOD (Urban Design Overlay District)

Approvals Sought

- Special Use Permit for PUD Deviation
- Site Plan/Architecture Approval
- Final Plat Approval

Project Planner

Daniel Ritter, AICP
Planning Manager

Atlas Putty New Warehouse

8301 185th Street



EXECUTIVE SUMMARY

The Petitioner, Steve Vernon of Vernon Development Inc., (Petitioner/Developer) on behalf of Atlas Putty Products Co. (Owner), is seeking a Special Use Permit for a Substantial Deviation from the Northstar Business Center Planned Unit Development, Final Plat Approval, and Site/Architectural Approval to allow for the construction of a new 87,267 sq. ft. warehouse building to be used by Atlas Putty on the property at 8301 185th Street.

Atlas Putty is an existing business in the Village and has two current building locations in Tinley Park at 8351 185th Street and 8301 183rd Street. They are looking to expand their available space nearby these existing locations to allow for the most efficient movement between the different sites. As part of the new warehouse structure being built, an existing office building at 8231-33 185th Street will be demolished to combine that property with the vacant land on the adjacent Atlas Putty site.

This proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The Special Use for a Substantial Deviation will approve these Exceptions, the lot changes to the existing PUD, and additional structure density.

EXISTING SITE & HISTORY

The subject property consists of two existing parcels. The first parcel (8351 185th Street) is an approximately 9.62-acre parcel that was originally developed for Atlas Putty's headquarters and was an approximately 46,800 sq. ft. building. The original building was approved in 2000 and completed in 2001 with a concept plan of having an addition on the first building and a potential second building on the vacant land to the east. The approximately 50,000 sq. ft. building addition was approved in 2007 and completed in 2008. The land for the second building has remained vacant since and remains part of the same parcel as the portion with the building. This land area will be subdivided off to combine with the second parcel for a new lot as part of this proposed redevelopment.

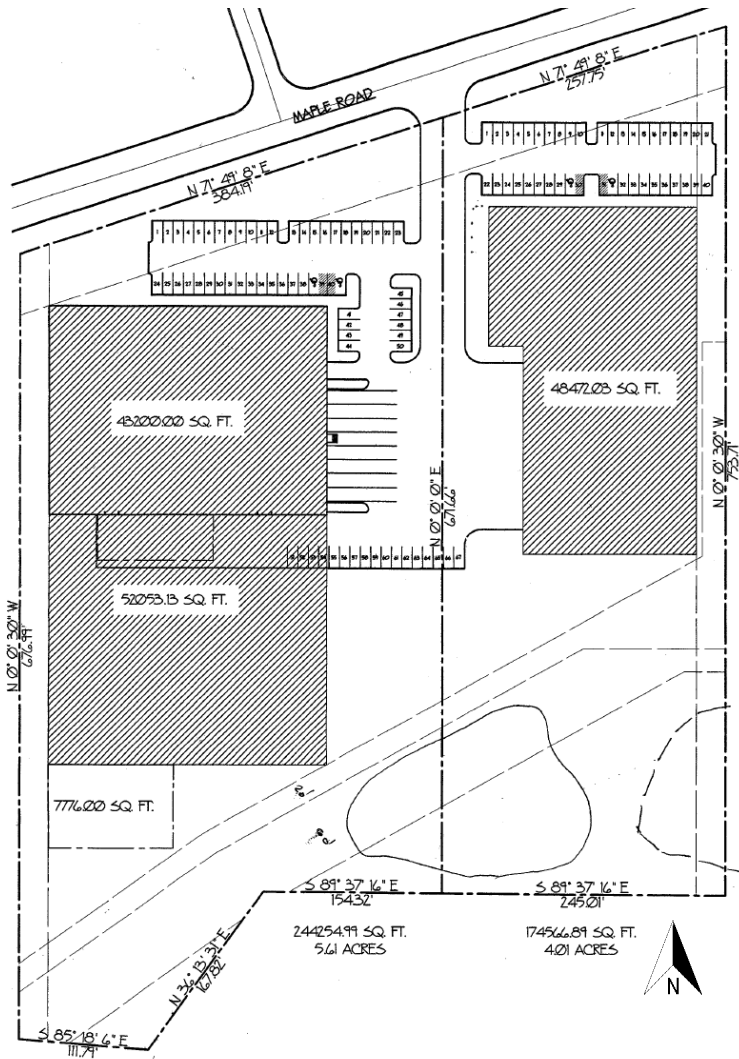
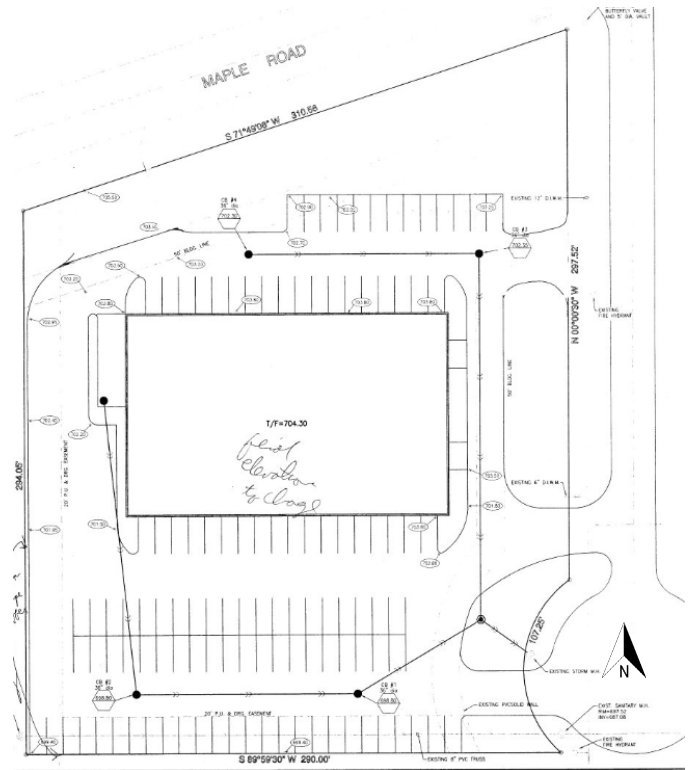
The second parcel of land is approximately 2.28 acres directly to the east of the first parcel at 8231-33 185th Street. This is an existing 20,000 sq. ft. "flex space" building (with parking, landscaping, and loading areas) that was designed to be used for a mix of purposes but has primarily used as offices. The building was approved in 1996 and completed in 1997. The building was purchased in early 2022 and existing tenants are going to be moving out to prepare for the building's demolition.

Existing Parcels:



Proposed New Development Area:



Original Site Plans:Left: Lot 1 - 2007 Concept Plan – 8351 185th StRight: Lot 2 - 1996 Site Plan – 8231-33 185th St**ZONING & NEARBY LAND USES**

The property is zoned M-1, General Manufacturing and is part of the Northstar Business Center Planned Unit Development (PUD). The PUD was originally approved in 1994 (Ord. 94-O-041) with the M-1 base zoning covering the full area. The PUD was developed over time in phases, some as speculation builds and some as build-to-suit for specific tenants. The PUD includes a mixture of office, light industrial and warehouse/distribution uses. The subject sites are at the southwest corner of 185th Street (previously referred to as Maple Road) and Northstar Court. The overall area was developed from 1995 to the mid-2000s. The Northstar development is very similar to the nearby Tinley Crossings Corporate Center that came in with a similar zoning and development pattern in 1998.



To the west of the subject site is the existing Atlas Putty headquarters (8351 185th Street) and the American Sales Distribution Center and Outlet Store (8401 185th Street). To the north and east are similar industrial warehouse buildings. The PUD is fully developed despite the ability for some building additions. All surrounding sites are zoned M-1 and located in Northstar, Mercury, or Tinley Crossings PUDs. To the south of the site is I-80 and a truck weigh station with the Village of Mokena on the south side of the expressway.

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. These regulations override the underlying zoning regulations when applicable. The UDOD regulations only apply to buildings less than 100,000 sq. ft. While the proposed building will be less than that, it is relevant they noted that the intent of the regulations is hard to meet with larger industrial and commercial developments, which should be looked at on their own merit. Due to the inconsistencies between the intent of the UDOD and the industrial truck-oriented development pattern of the existing development within the Northstar Business Center Planned Unit Development, staff relied primarily on the PUD development pattern to guide the review of the project.

PROPOSED USE

Atlas Putty produces a number of different chemicals and products for industrial and commercial applications (www.putty.com). Areas of expertise include Do It Yourself Patch and Repair products, Sealants and Adhesives, Paints and Coatings, and Specialty OEM Compounds. Additionally, they have experience in Automotive Care and Janitorial/Housekeeping, serving mid- to large-size manufacturers, including divisions of Fortune 500 companies and companies looking to outsource production. The petitioner has three locations now: their existing HQ building at 8351 185th Street in Tinley Park, a second building nearby at 8301 183rd Street in Tinley Park, and then a temporary location they currently lease in Mokena. The Petitioner proposes to construct a new 87,267 sq. ft. warehouse building for production and storage of the goods they produce that is adjacent to their largest building and headquarters. This new building allows them to continue to grow while keeping their production and warehouse facilities near each other in the Village of Tinley Park.

PUD EXCEPTIONS

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions are looked at in terms of their conformance to their overall PUD's design and goals. While it is not necessary to call out every Exception shown in the corresponding PUD Exhibits and plans, staff outlines anything significant so that the Plan Commission, Village Board, and future owners can understand what specific flexibility is being given to the development through the PUD process. The Exceptions include:

1. UDOD (Sec. V.D.2.) – Increased primary (north) and secondary (east) front yard setbacks
2. UDOD (Sec. V.D.2.) - Allowing parking in the front yards (north and east)
3. UDOD (Sec. V.D.2.) - Maximum of one curb cut access per site
4. Off-Street Parking (Sec. IX) - Allowing Parking in the front and side yards

The Northstar Business Center PUD was designed prior to the approval of the Urban Design Overlay District. The setbacks move the building closer than was previously permitted under the M-1 zoning (min. 50' setback) Due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate access for trucks. Cross-access has been planned with the existing Atlas Putty location to the west that will allow for the building footprint to be maximized but also for operational efficiencies with the two building's docks nearby to each other.

Open Item #1: Discuss the requested Substantial Deviation with Exceptions from Zoning Ordinance regulations and Urban Design Overlay District.

SITE PLAN

The development is unique in that it will be one lot with one large building but will have two different entrances and parking areas. To get from one side to the other, vehicles and trucks will need to go on to 185th Street and Northstar Court. It is typically preferred these areas be connected on the site to avoid traffic using public roadways for circulation. However, the design of the site is unique due to the complexity of combining two separate lots and maximizing the building footprint. The proposed site design is not expected to generate more traffic than two separate industrial buildings would produce.

The primary employee and visitor entrance will be on the northeast corner where the majority of the parking is located. There is a smaller dock area that will be used for some limited deliveries depending on the internal warehouse layout. The southwest corner will be the primary dock area for receiving and shipping. There is a rear parking area that can be utilized by employees who may work in that side of the warehouse. Each parking lot has a 5-foot extension at the end to allow vehicle to reverse out and turn around.

The dual parking and dock proposal work best for Atlas Putty but may also provide flexibility in the future if the building has multiple tenants. Accessible pedestrian connections in compliance with the Illinois Accessibility Code are proposed to connect the parking field to the building entrances.



Exterior Storage

No exterior storage or materials is proposed and is similar to the surrounding developments that have limited or small exterior storage areas. If any exterior storage is proposed in the future, it will need to meet the location (only rear yards), size (maximum 30% of lot), and screening (screened by a solid fence or acceptable buffer landscaping).

Dumpster Enclosure

A dumpster enclosure location is shown, but is conceptual and not expected to be constructed at this time. The enclosure location is shown in the event that part of the building is rented or owned separately in the future. The current tenant prefers interior trash compactors which is placed within one of the recessed docks. This is an option that provides a better exterior look, less maintenance, closer to staff who do not need to walk outside, and also limits the promotion of “fly dumping” which can be problematic in industrial areas. The proposed location also allows flexibility to expand the enclosure a significant amount if there is larger trash producing tenant in the building.

Open Item #2: Review proposed site plan, location of parking fields, and overall site circulation.Sidewalks

The Subdivision Code requires any new development or redevelopment to install a public sidewalk on adjacent rights-of-way per engineering standards. However, there is no existing sidewalk network in the area. While sidewalk systems do need to start somewhere, staff left the option to the Petitioner to either install the sidewalk or provide a cash-in-lieu payment instead of installing the sidewalk. The Petitioner preferred the option of a cash-in-lieu payment as opposed to a sidewalk on a roadway with no sidewalk present. The Village Engineer will need to estimate a cost to be paid prior to start of construction work. The Petitioner may always still elect to design and install the sidewalk with this project if they wish, but the cash-in-lieu payment has been recommended at this location. Staff is recommending the Plan Commission include this condition as part of their recommendation to the Village Board for clarification purposes.

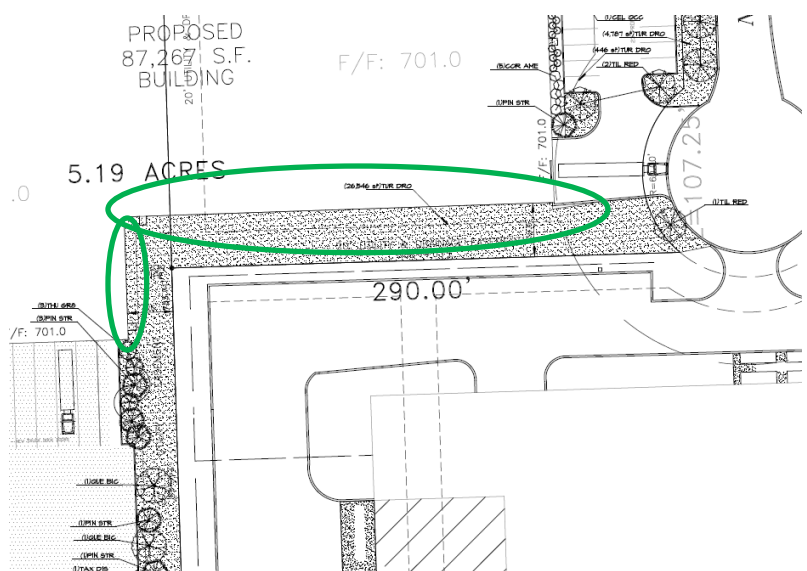
Engineering

The proposed design and revised plan have not been re-reviewed by Engineering. Final engineering will be reviewed as part of the final development permit. A recommended condition has been added clarifying that this approval is not approving final engineering and that approval is still required with the site development permit.

Open Item #3: Final Engineering Review and approval has not been completed yet, all approvals are to be conditioned upon engineering approval.**LANDSCAPE**

The propose Landscaping Plan is attached in the staff report and in substantial conformance with the Landscape Ordinance with regards to planting locations, amounts, and species types. The development is attractively landscaped and will exceed most existing/older properties in the area.

The one waiver that is requested is to the south side between the subject site and the Steiner Electric property (18600 Northstar Ct.) This area has no landscaping proposed where a rear bufferyard planting and foundation landscaping is required. While this area won't be highly visible to the public, it remains visible to the subject site and neighboring property. It is noted that there is a utility easement with a sanitary main located in it. While plantings are permitted in the easement, certain types like large trees or deep roots are not recommended. To meet the intent of the landscaping regulations, staff feels the best option is to only install foundational landscaping along the south portion of the façade. Since this area has limited visibility, low maintenance shrubs, bushes, are recommended to help break up a large flat façade.

**Open Item #4: Review and discuss the proposed Landscape Plan and staff recommendation to place foundational landscaping where there is none currently on the south side of the building.**

ARCHITECTURE

The building will be constructed of pre-cast concrete panels. As a structure over 80,000 sq. ft. in size in the M-1 zoning district, the precast panels comply with the masonry requirement. However, with precast panels comes a unique challenge with regards to architectural design. The design is often similar to other industrial buildings with limited ability to differentiate it. There can also be large expanses of flat areas with little character or design elements. When possible, good design of these large footprint buildings incorporates differing design elements that create vertical and horizontal articulation, as well as other visual changes in the façade (color, material type, canopies, etc.)

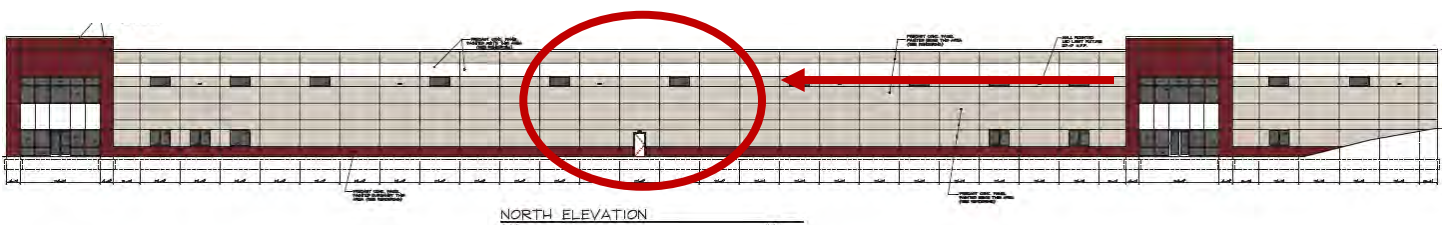


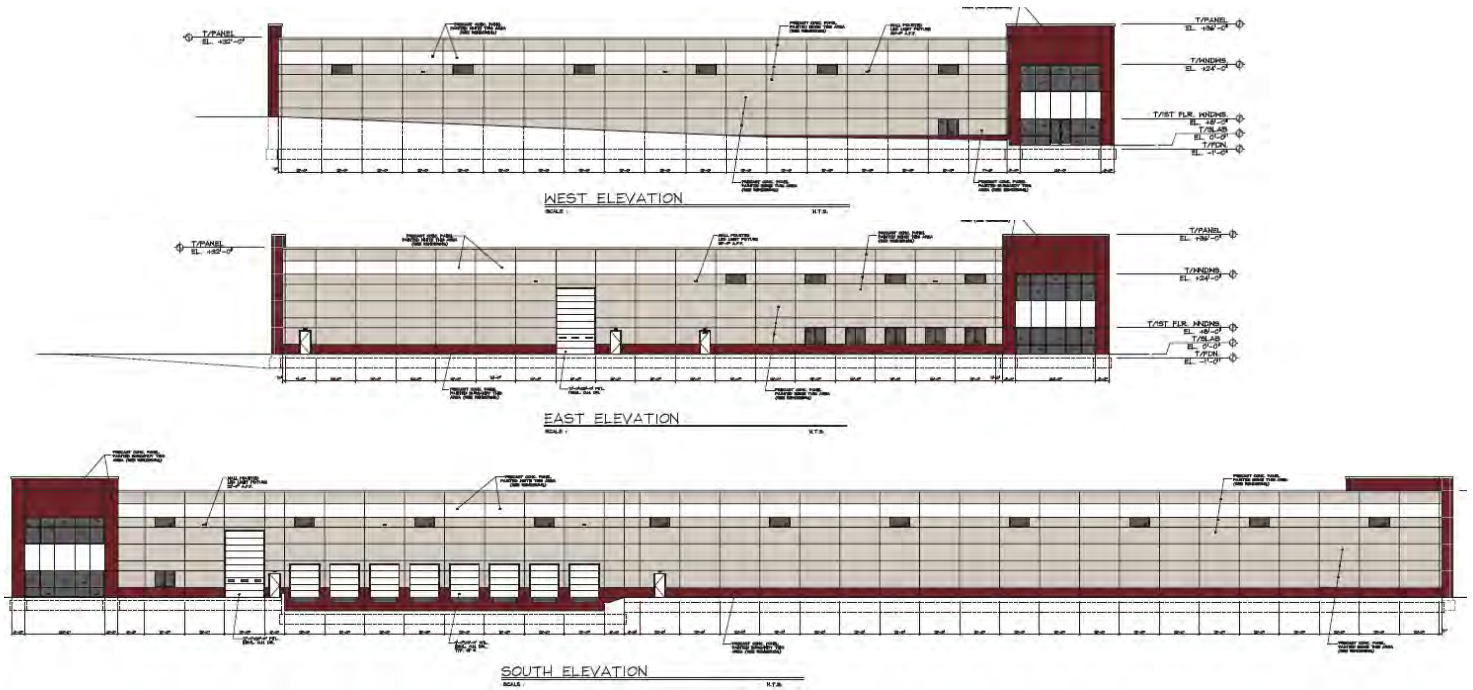
Above: Rear/Southwest Corner 3D Rendering.

With the proposal there are raised red architectural elements located at different areas of the building. These elements are most often located on the corner of a building and include use of glazing. However, as you can see on the elevations below, it was a challenge to locate that at the northwest corner due to a steep grade difference, which shifts the architectural element east from that corner.

The main concern with the design relates to the north elevation which will be visible from 185th Street. That elevation has a large expanse of over 300 feet of flat wall. Staff recommends adding one more raised red architectural element over the proposed door area that is half way between the two proposed elements on that façade. The change will bring an additional break along the most visible and front façade of the building.

Open Item #5: Review proposed architecture and provide any suggestions for interesting/detailed design. Review recommendation to add an additional raised architectural element spaced between the two existing elements on the north/front façade.





Lastly there is some clarification needed between the 2D drawings and 3D renderings:

1. Top Panel Color - With clarifying colors of the top panels in the architectural element area. The 2D plans show red with the 3D rendering showing white/cream color matching the band around the top of the building.
2. Offset Architectural Areas - Clear indication of what areas are to be raised/offset away from the building. This appears flat on the 2D plans. A note or indication with a thicker line where there is an offset is helpful.
3. East Overhead Doors - 2D plans show one overhead door on the east elevation, with the 3D rendering showing two overhead doors.



Open Item #6: Petitioner to provide clarity on differences between 2D color drawings and 3D renderings.

SIGNAGE

The existing ground sign on the 8231-33 185th Street will be reused by Atlas Putty with a panel change. The sign is non-conforming due to the lack of a solid base matching the principal structure materials and design and will need to be replaced in the future with a conforming sign or base if any structural elements require replacement. However, the sign is low in profile, in good structural conditions, and similar to other ground signage in the area. Landscaping that is required at the base will be replaced per the proposed Landscape Plan.



Specific Wall signage has not been proposed but will need to comply with the Section IX (Signs) of the Zoning Ordinance or request a variation/exception separately. It is noted that wall signs facing I-80 are permitted to be larger than typical wall signs in the M-1 zoning district to allow for some visibility from the expressway. However, only one wall sign is still permitted per elevation, and the size and location of the signs may be impacted by the architectural design of the building.

PARKING

Parking requirements are always an inexact science and this is particularly noticeable on industrial buildings which have a wide range of users and a wide range of parking and truck access needs. The concern is that by over requiring parking, it can lead to a less desirable and useful site with unused pavement area. On the other hand, developments designed so specifically to a user with parking or docking needs, leaves limited reuse of the building. The goal is usually to hit somewhere in the middle where it is not too uniquely design for a specific user, but allows them some flexibility for their proposed operation.

The Zoning Ordinance requires the following for warehouse uses: “One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the enterprise”. The Petitioner has noted they only require a maximum of 30 spaces for the employees that work at this location. However, to ensure they have flexibility of the parking supply as Atlas Putty grows at this property and the neighboring sites (and for any future tenants/owners), a total of 84 parking spaces is proposed. The total complies with the Zoning Ordinance and appears sufficient for current and most future users of the space.

LIGHTING

Lighting is proposed to be downcast, full-cutoff fixtures, mounted on poles in the parking lot. The lighting is compliant with the lighting regulations for the fixture and minimum/maximum lighting levels. The Photometric plan and lighting cutsheets are attached to the packet.

FINAL PLAT OF SUBDIVISION

The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the proposed development. Appropriate easements are being recorded for cross-access (shared drive with the property to the west), and public utilities as part of the final plat approval. Additionally, a utility easement will need to vacated where the new building is proposed, with new utility easements proposed at the new western property line. The vacation will need to be approved by any utilities located within the easement.

As with most plats, they are subject to minor changes as utilities or other items are reviewed. The Plat is still subject to final review, changes, and approval by the Village Engineer or Village Attorney prior to recording, and a standard condition clarifying that is recommended

Open Item #7: Review the Final Plat of Subdivision and recommended condition of approval for final engineering and attorney review.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

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

Architectural

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

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

Site Design

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

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the May 19, 2022 Plan Commission meeting.



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Atlas Putty

Project Description: New, 87,267 sq/ft, pre-cast concrete warehouse building

Project Address: 185th St. Property Index No. (PIN): 19-09-02-201-001-0000

Zoning District: M-1 Lot Dimensions & Area: 247,145 sq/ft

Estimated Project Cost: \$ 6.5M

OWNER OF RECORD INFORMATION

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

Name of Owner: Payton Family Partnership Company: Atlas Putty

Street Address: 8231 W 185TH ST STE 100 City, State & Zip: Tinley Park, IL 60487

E-Mail Address: dpayton@putty.com Phone Number: 708-429-5858

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: Steven Vernon Company: Vernon Development, Inc.

Relation To Project: General Contractor

Street Address: 18670 Graphics Dr. - STE 202 City, State & Zip: Tinley Park, IL 60477

E-Mail Address: mfleck@vernoncc.com Phone Number: 708-614-9502



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

David J. Payton

Property Owner Name (Print):

DAVID J. PAYTON

Acknowledgements

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

Property Owner Signature:

David J. Payton

Property Owner Name (Print):

DAVID J. PAYTON

Applicant Signature:
(If other than Owner)

Steven Vernon

Applicant's Name (Print):

Steven Vernon

Date:

1/10/22

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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

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

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

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

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

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

No aspect of this Special Use, should it be approved, will be detrimental or endanger the public health, safety, morals, comfort or general welfare.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The Special Use will be consistent with other uses in the immediate vicinity and will be built and maintained to the highest standards. The use of the building will not impair the use and enjoyment of the surrounding properties. Because of the quality and detail of the facility, we would expect that it could actually improve property values within the neighborhood.

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

The establishment of the Special Use will not impede the normal and orderly development as it will be the final development within the area. The Development uses the property in a way that is consistent with local zoning and ordinances.

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

All necessary infrastructure including access roads, drainage, parking, landscaping and other green spaces will all be provided in a way that is consistent with local ordinance and surrounding facilities.

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

The new project will use ingress and egress that is already established and was originally designed to provide appropriate access to the Site without adding to congestion in the public streets.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

The Special Use will be designed and built to meet all applicable regulations of the district of which it is located.

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

This Special Use will allow an existing, contributing Manufacturer to directly improve the economic development of the area.



January 25, 2022

Village of Tinley Park
16250 Oak Park Ave.
Tinley Park, IL 60477

RE: Approximately 87,267 sq/ft Precast Concrete Warehouse Building

To whom this may concern,

Atlas Putty Products wishes to expand their operations in Tinley Park, IL. They currently exist in two (2) buildings in Tinley Park with their Headquarters being at 8351 W. 185th St. which is an 87,000 sq/ft Office and Manufacturing Facility, currently sitting on 9.62 acres. Their second location is at 8301 W. 183rd St., which will be expanding in a separate Application. In addition to the two (2) facilities in Tinley Park and because of their recent growth, they have been forced to Lease an additional 35,000 sq/ft in Mokena, IL. In an effort to alleviate their space shortfalls, Atlas Putty would like to build a new 87,267 sq/ft facility. Atlas Putty has been in Tinley Park since 1994 and have seen significant growth since.

Atlas Putty Products Company is a leader in providing turn-key contract filling, toll manufacturing, and chemical compounding. Serving the Industrial, Commercial and Consumer markets since 1949. Their areas of expertise include "Do It Yourself" Patch and Repair products, Sealants and Adhesives, Paints and Coatings, and Specialty OEM Compounds. Additionally, Atlas Putty has experience in Automotive Care and Janitorial/Housekeeping. They serve mid to large size manufacturers, including divisions of Fortune 500 companies. The Atlas Putty team also provides contract manufacturing services for companies that wish to outsource all or some of their own production.

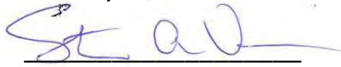
The Atlas Putty Headquarters currently sits on the Western portion of the 9.62 acres mentioned above with the balance of the property, approximately 4 acres and currently vacant, previously built out as a future pad site for expansion. Atlas Putty would now like to build a new, third location immediately adjacent and to the East of their current facility on 185th St. The approximate street address would be 8321 W. 185th. In order to achieve this, we are asking that the current 9.62 acres be sub-divided into Parcel 1, Parcel 2 and Outlot A. This would make Parcel 1, their current Headquarters, Parcel 2 will be the site of the new 87,267 sq/ft building and Outlot A will be used to handle the required detention. Unfortunately, the new Parcel 2 alone is just not large enough to meet the needs that Atlas Putty envisions for their third building. Because of that, they have acquired the adjacent property at 8231 W. 185th St. This site is 2.28

acres and currently houses a small Office/Industrial building. It is the intent to demolish this smaller building, leaving a vacant lot.

It is our hope to consolidate this vacant lot with our new Parcel 2, creating a single, L-shaped parcel of approximately 5.19 acres. Please see Plat of Subdivision and Consolidation provided. On the new, consolidated Parcel 2, we hope to build the new, precast manufacturing facility as shown in the attached Site Plan and Renderings. This new facility should provide adequate space for Atlas Putty's ventures well into the future.

The submittal package for this project is attached and a contract for the landscaping plan has been assigned and will be submitted as soon as it is available. It is our hope that both projects will receive approval this Spring and we will immediately move into construction with a goal of completion by early Spring of 2023.

Thank you,



Steven Vernon

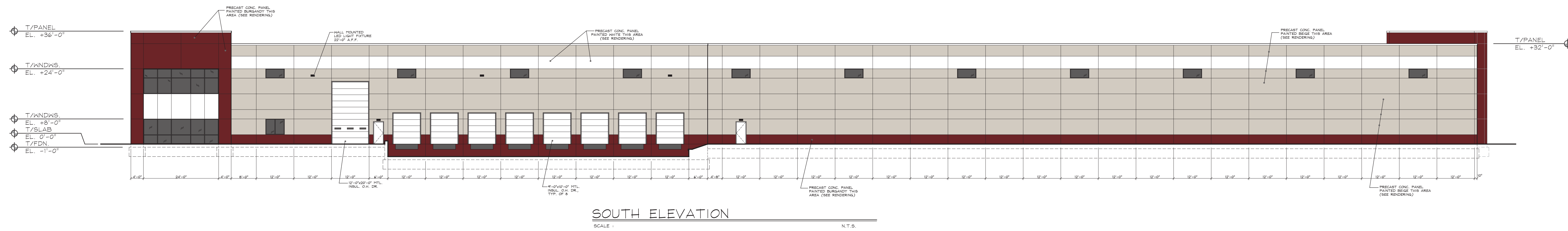
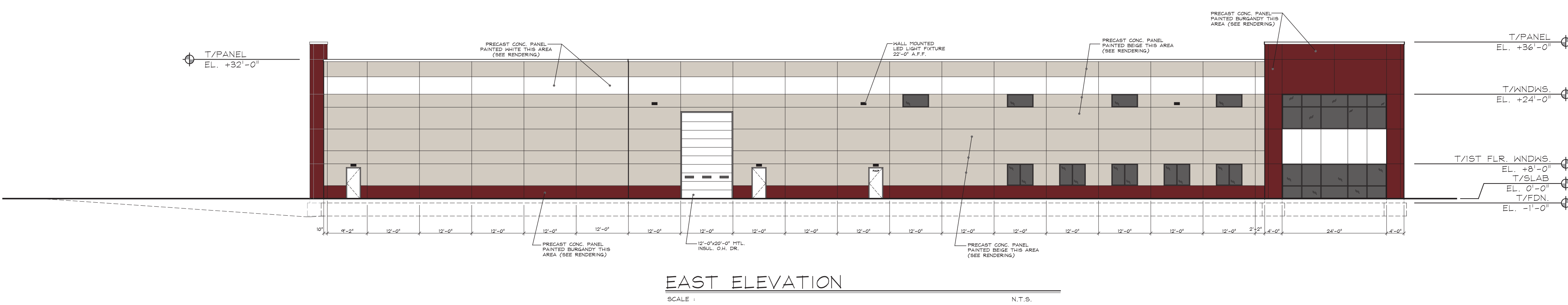
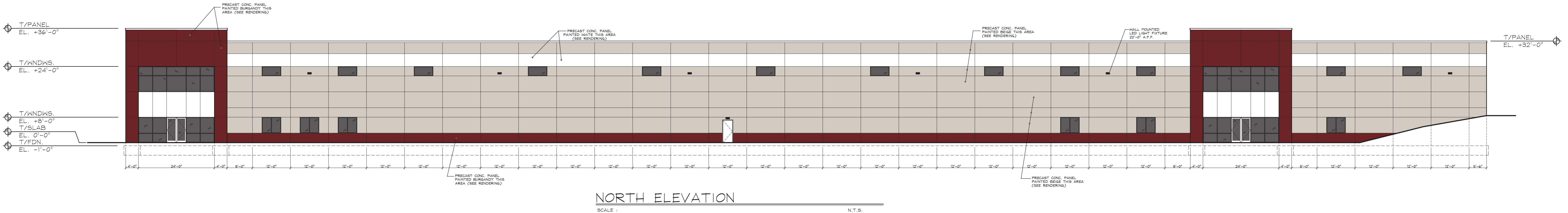
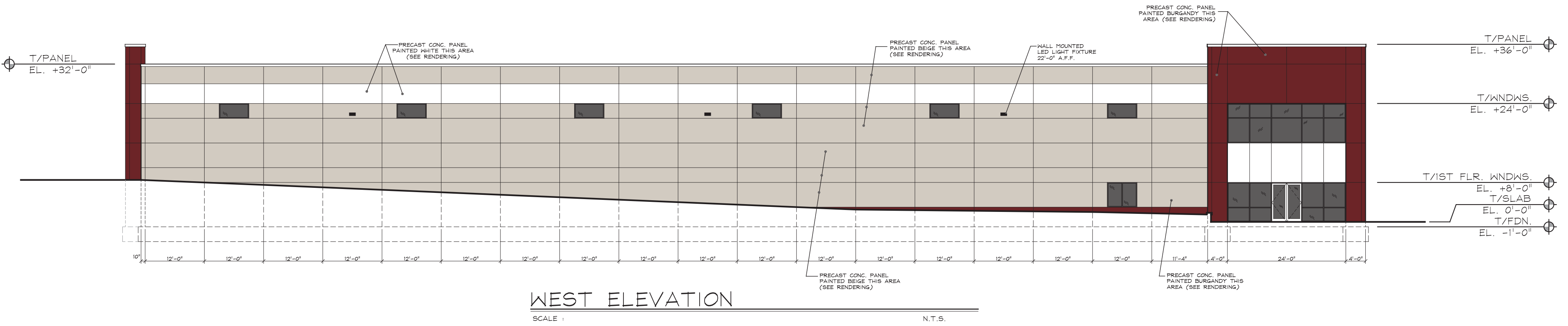
President – Vernon Development, Inc.

18670 Graphics Dr. – STE 202

Tinley Park, IL 60477

ATLAS PUTTY PRODUCTS COMPANY

185TH STREET, TINLEY PARK, IL.



185TH STREET, TINLEY PARK, IL.

PROPERTY ZONING: M-1 GENERAL MANUFACTURING

BUILDING USE: F-1 MODERATE - HAZARD
FACTORY INDUSTRIAL

SITE AREA: 274,145 S.F.

PERVIOUS: $\pm 116,008$ S.F. (42.3%)

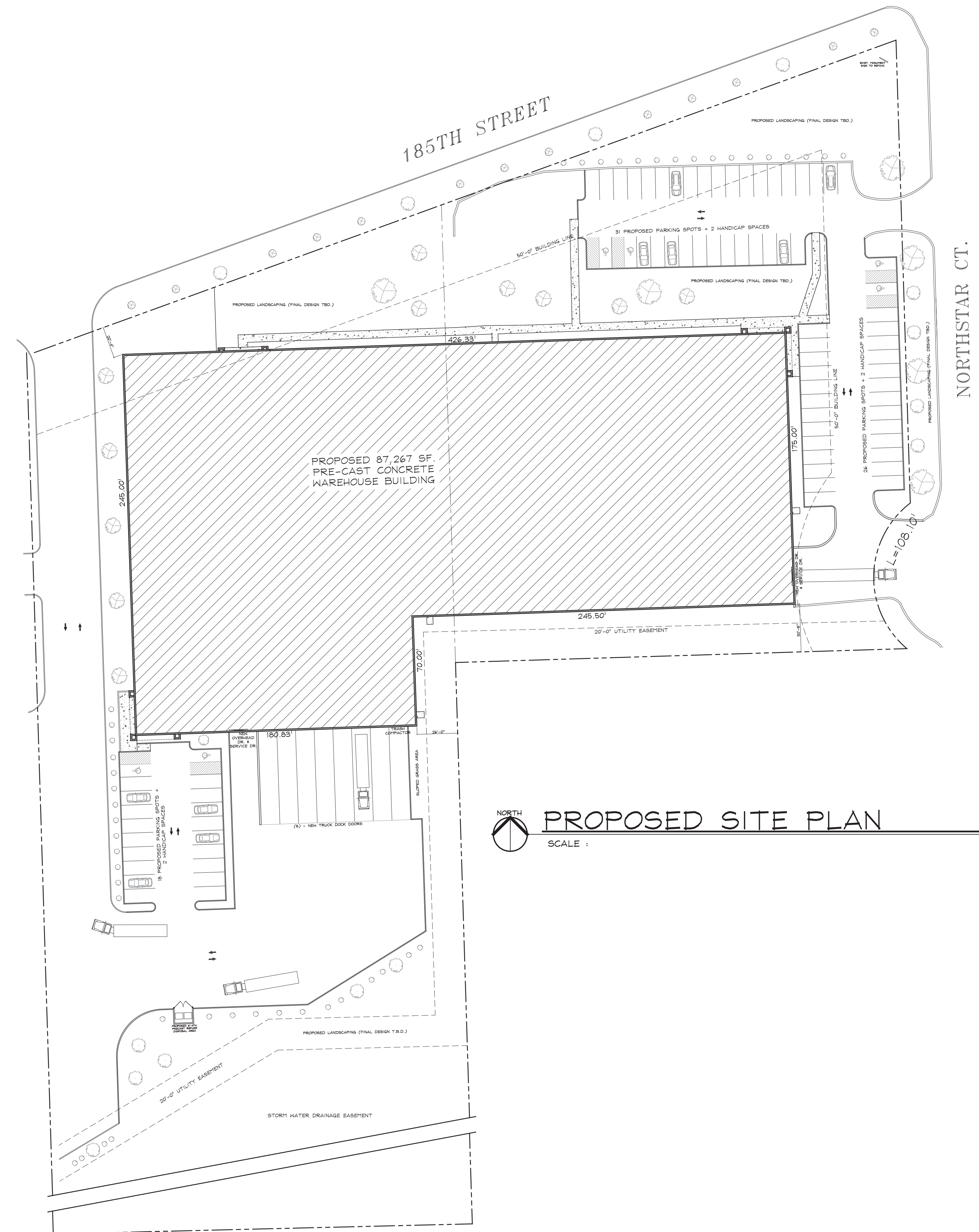
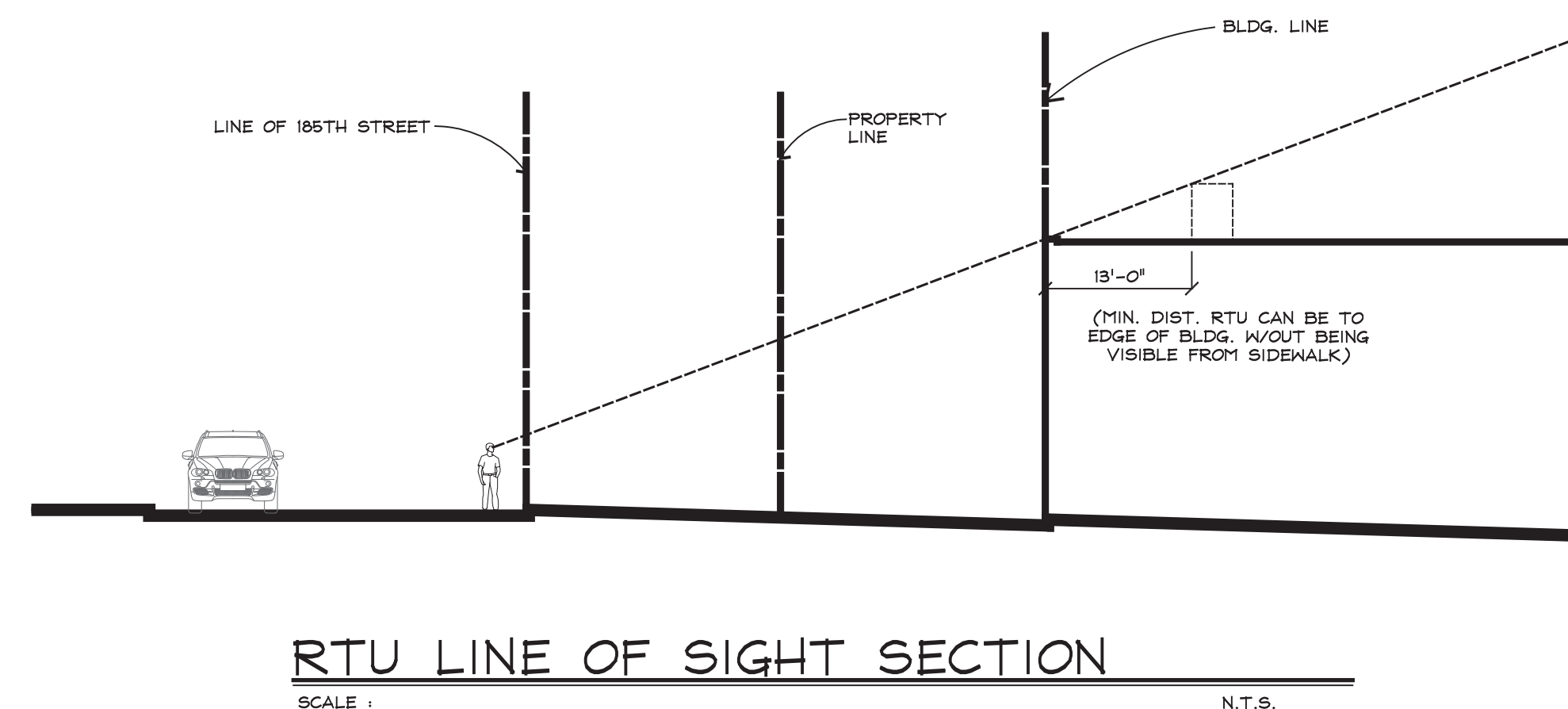
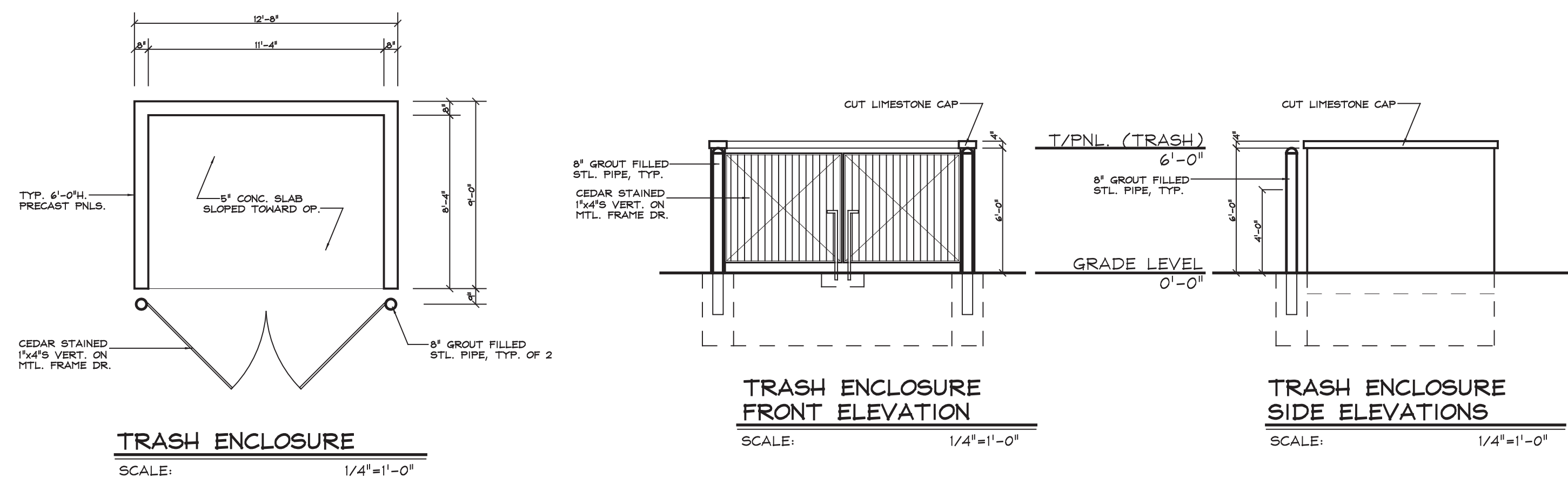
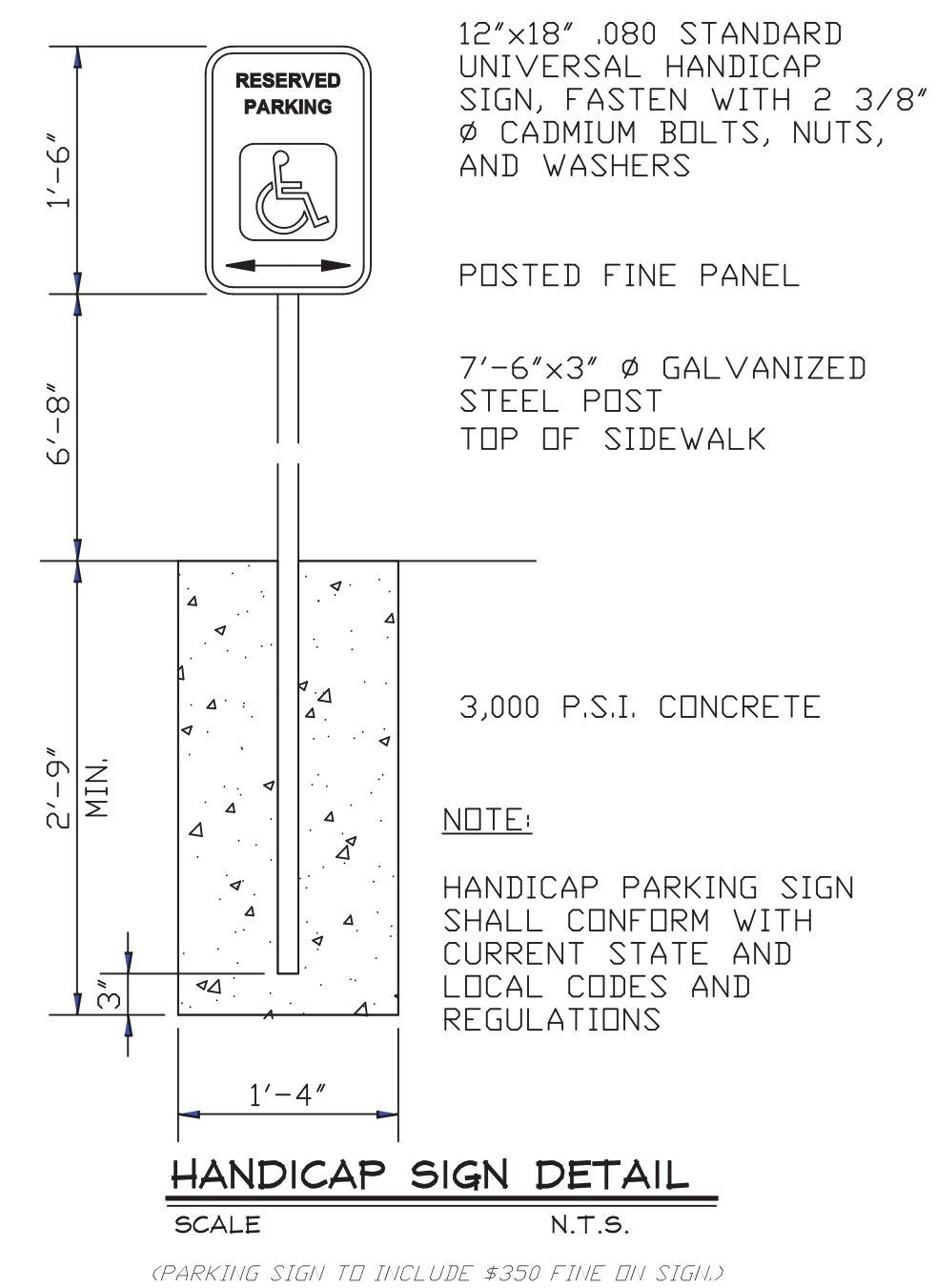
IMPERVIOUS: $\pm 70,870$ S.F. (25.8%)

BUILDING AREA: 87,267 S.F.

F.A.R.: 31.9%

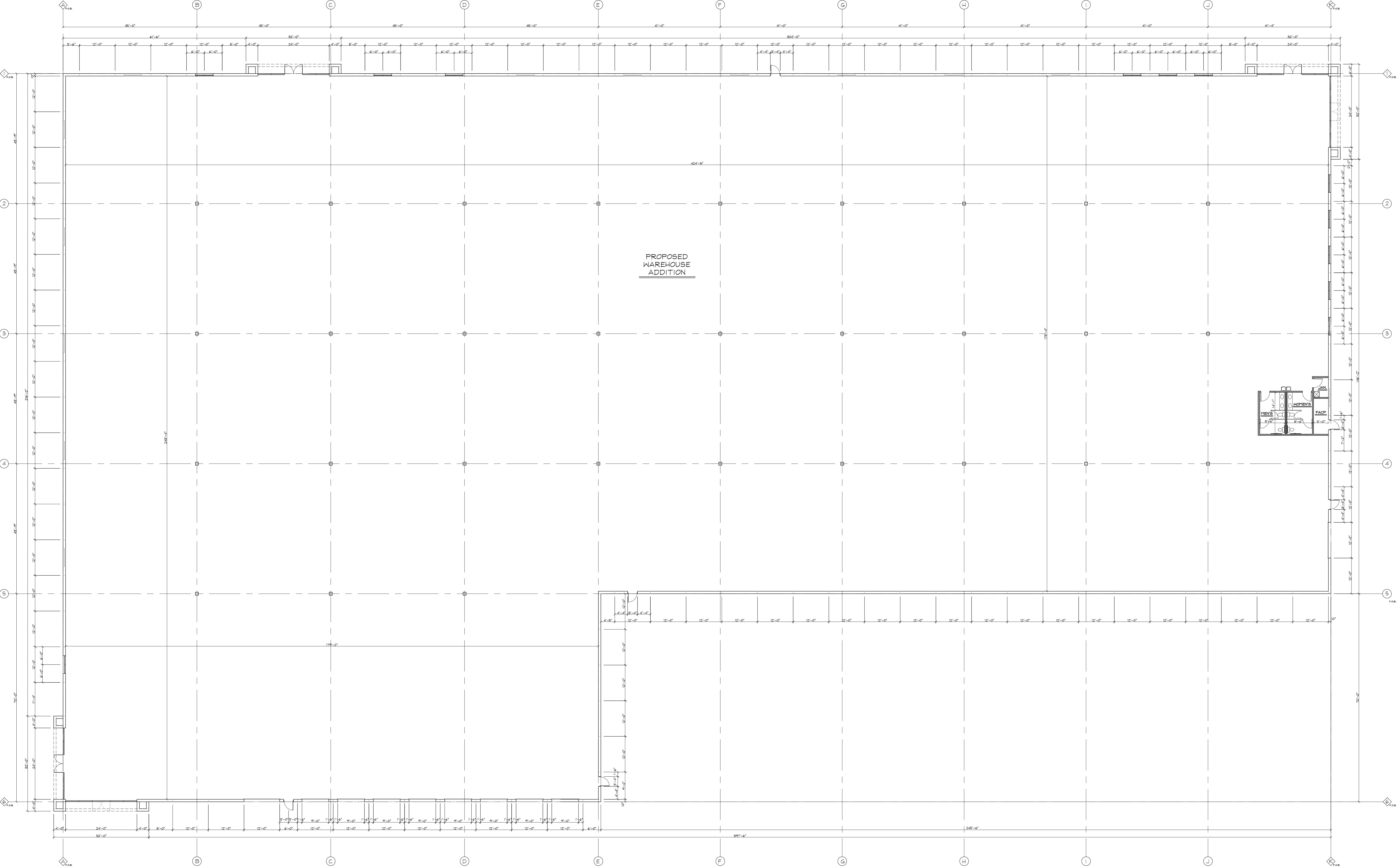
PARKING PROVIDED: 6 HANDICAPPED + 75 STANDARD =
84 SPACES TOTAL (1/900 S.F. GROSS)

DESIGN OCC. LOAD: 30 EMPLOYEES MAX. (REPORTED BY OWNER)



ATLAS PUTTY PRODUCTS COMPANY

185TH STREET, TINLEY PARK, IL.



NORTH
PROPOSED FLOOR PLAN LAYOUT
SCALE: 1" = 16'-0"
N.T.S.

8301 W. 183RD STREET, TINLEY PARK, IL.



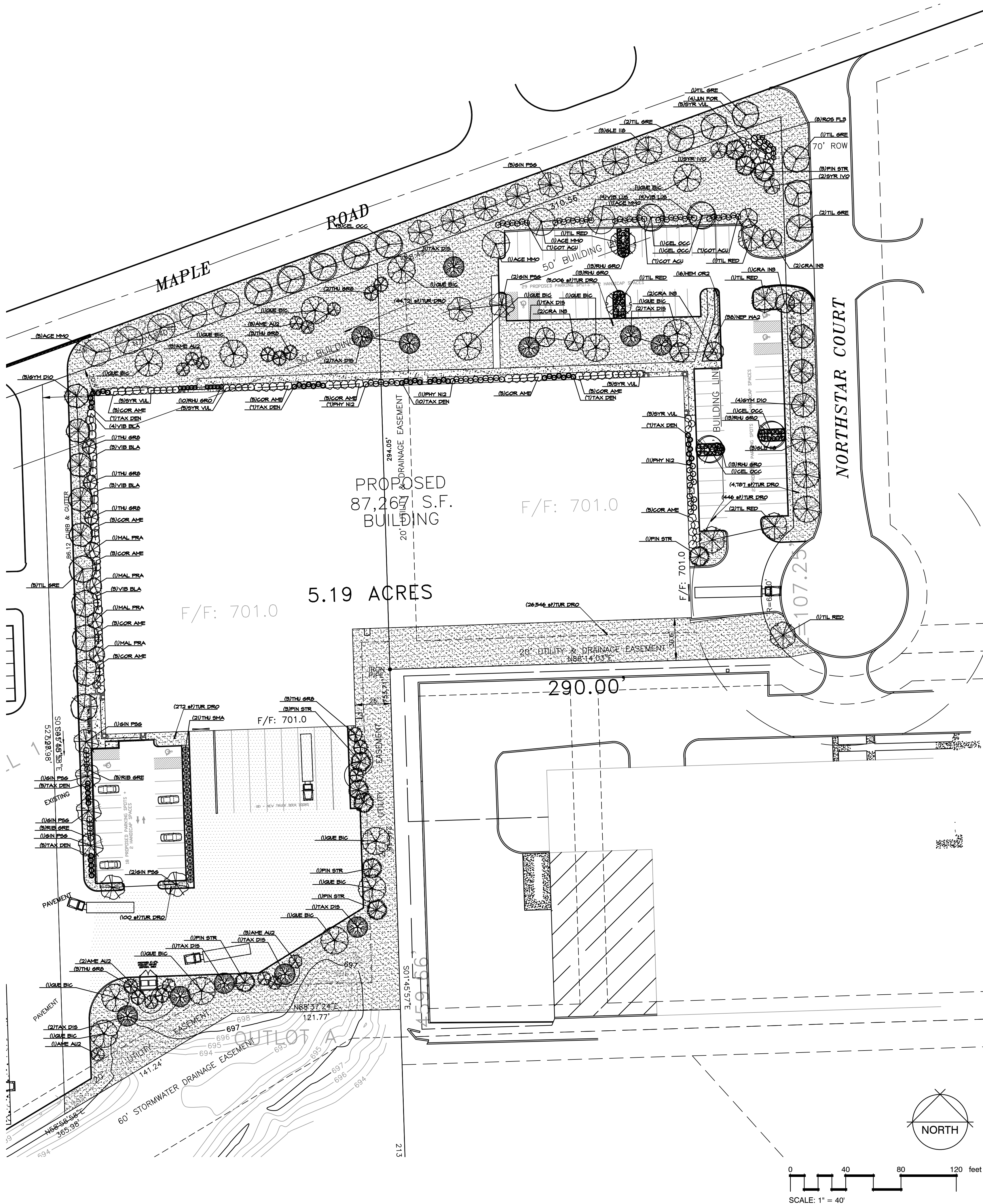
SCALE :

N.T.S.







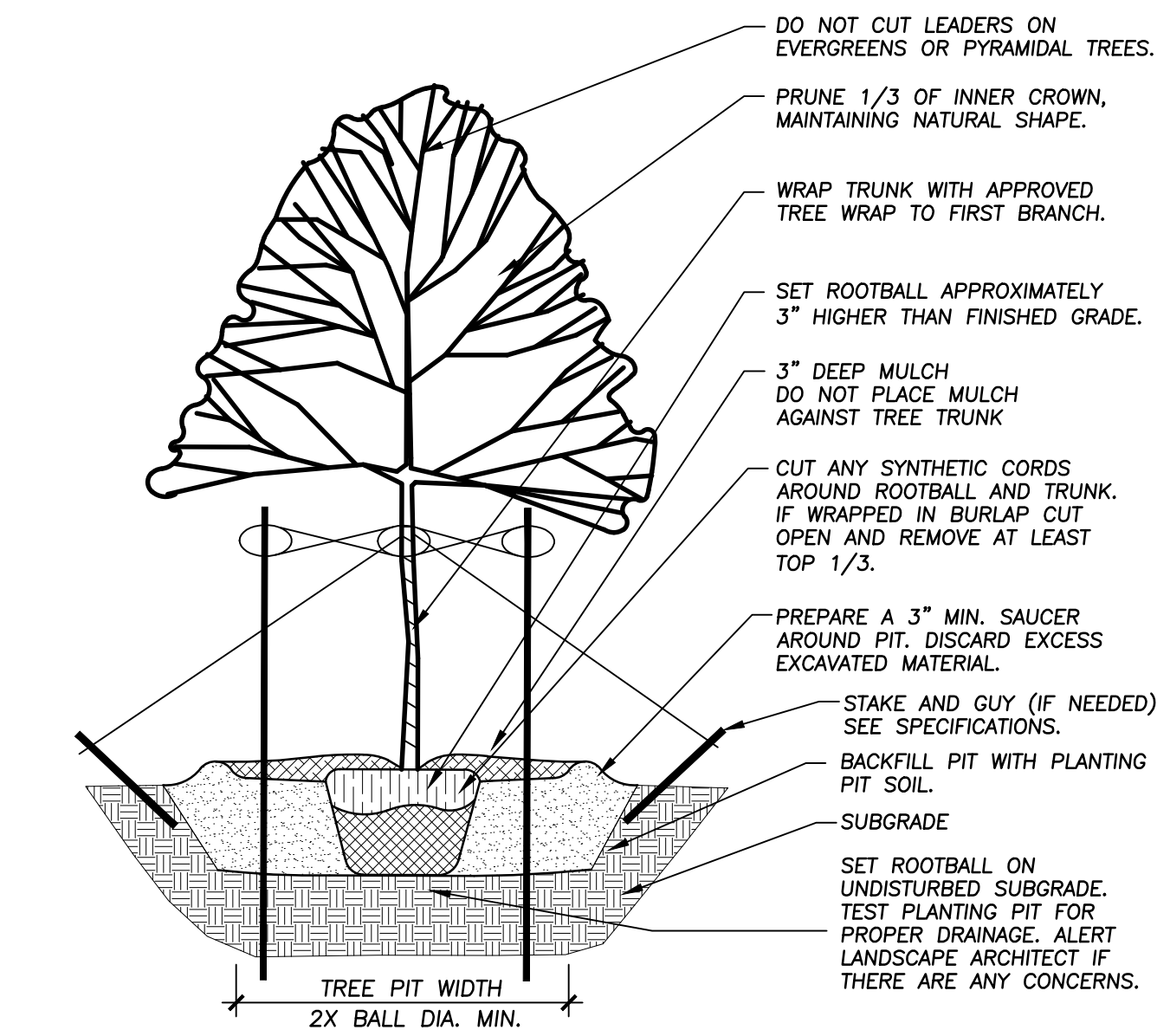


PLANT SCHEDULE

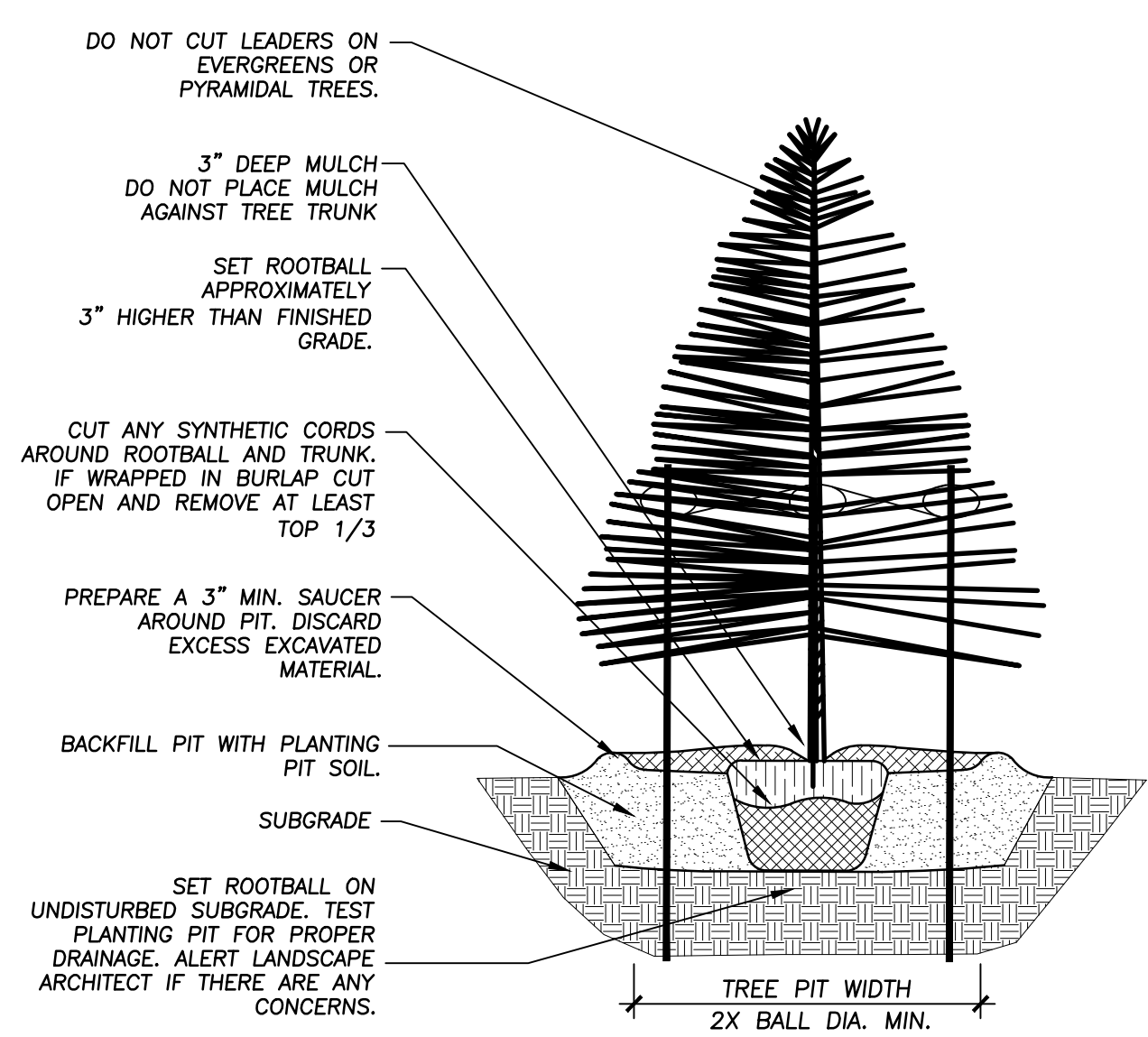
CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
ACE MMO	ACER X FREEMANII 'MARMO' / MARMO FREEMAN MAPLE	B & B	25' CAL	8
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	25' CAL	9
GIN PSS	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	25' CAL	13
GLE I18	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	25' CAL	6
GYM D10	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	25' CAL	9
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	25' CAL	14
TAX DIS	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	25' CAL	11
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	25' CAL	7
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	25' CAL	11
EVERGREEN TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6' HT.	10
THU GR8	THUJA OCCIDENTALIS 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	14
UNDERSTORY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
AME AU2	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8' MULTI-TRUNK	12
CRA IN3	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	8' MULTI-TRUNK	7
MAL PRA	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	B & B	8' HT.	4
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2' CAL	3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	B & B	36" HT.	44
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	30" HT.	21
PHY N12	PHYSCARPUS OPULIFOLIUS / NINEBARK	B & B	36" HT.	29
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	62
RIB GRE	RIEBS ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	10
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	#5	24" SPREAD	8
SYR VUL	SYRINGA VULGARIS / COMMON LILAC	B & B	36" HT.	23
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	18
VIB BLA	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	B & B	36" HT.	13
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" HT.	4
TAX DEN	TAXUS MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" HT.	48
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	48" HT.	21
GROUND COVERS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
HEM OR2	HENIEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	QUART	16
NEP WA2	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	38
TURF	BOTANICAL / COMMON NAME	COND	SIZE	QTY
TUR DRO	TURF SEED / DROUGHT TOLERANT FESCUE BLEND	SEED	SEED	81,878 SF

LANDSCAPE NOTES:

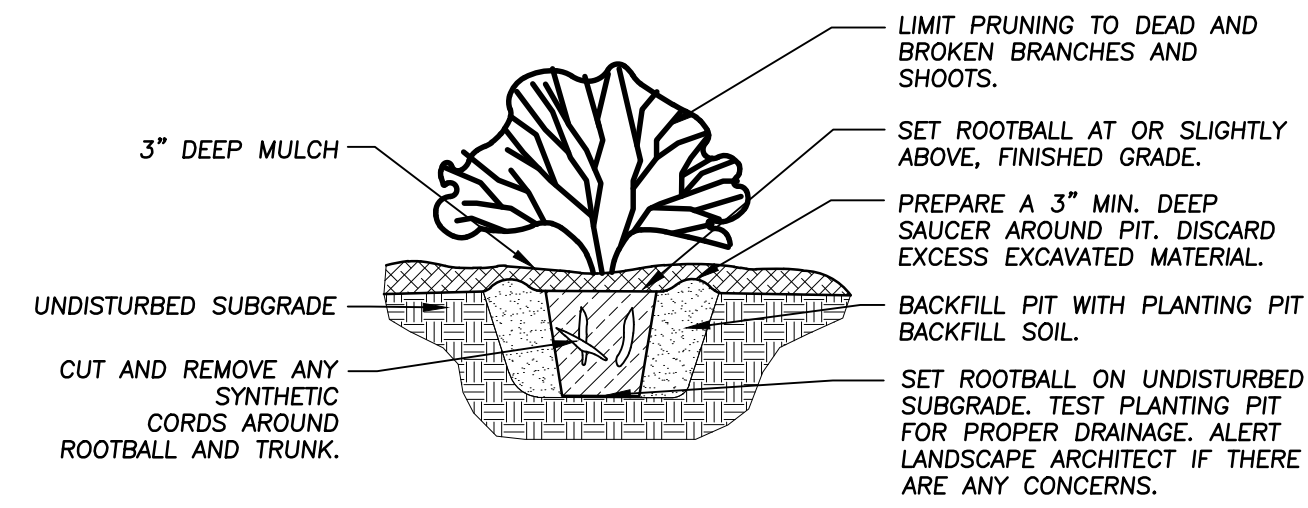
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE NEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- ALL NOTED SHRUB HEIGHTS ARE THE REQUIRED HEIGHT AT INSTALLATION.
- ALL LARGE SHADE TREES SHALL BE A MINIMUM TEN (10) FEET FROM ALL LIGHT POLES, MANHOLES, AND FIRE HYDRANTS. ALL OTHER PLANTINGS SHALL BE A MINIMUM 5-8 FEET FROM ALL FIRE HYDRANTS.
- ANY PROPOSED CHANGES TO THE APPROVED LANDSCAPE PLAN SUCH AS SPECIES SUBSTITUTIONS, SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW AND APPROVAL.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING SHOWN ON THE APPROVED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.



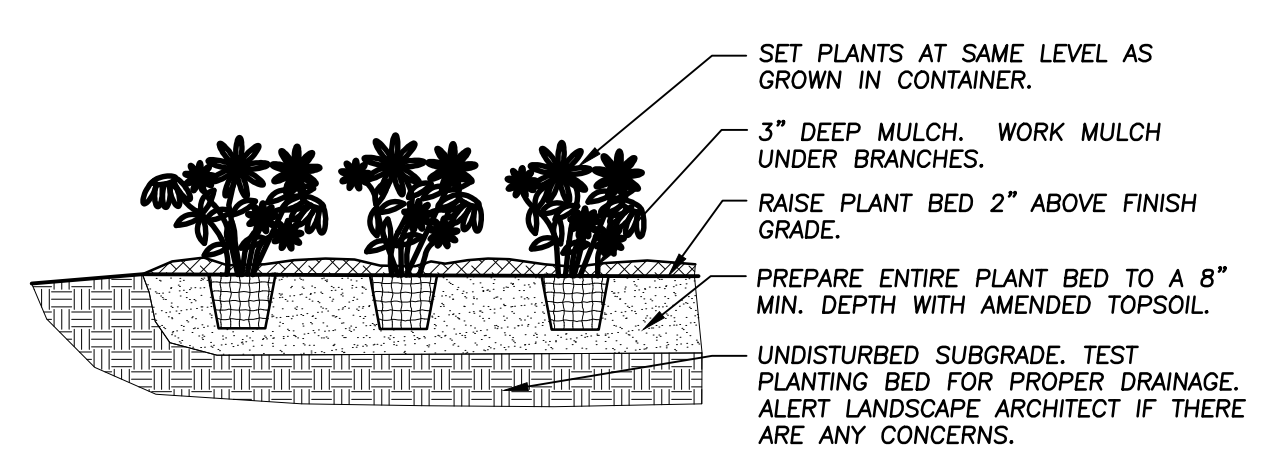
1 TREE PLANTING DETAIL
Not To Scale 32 9343-01



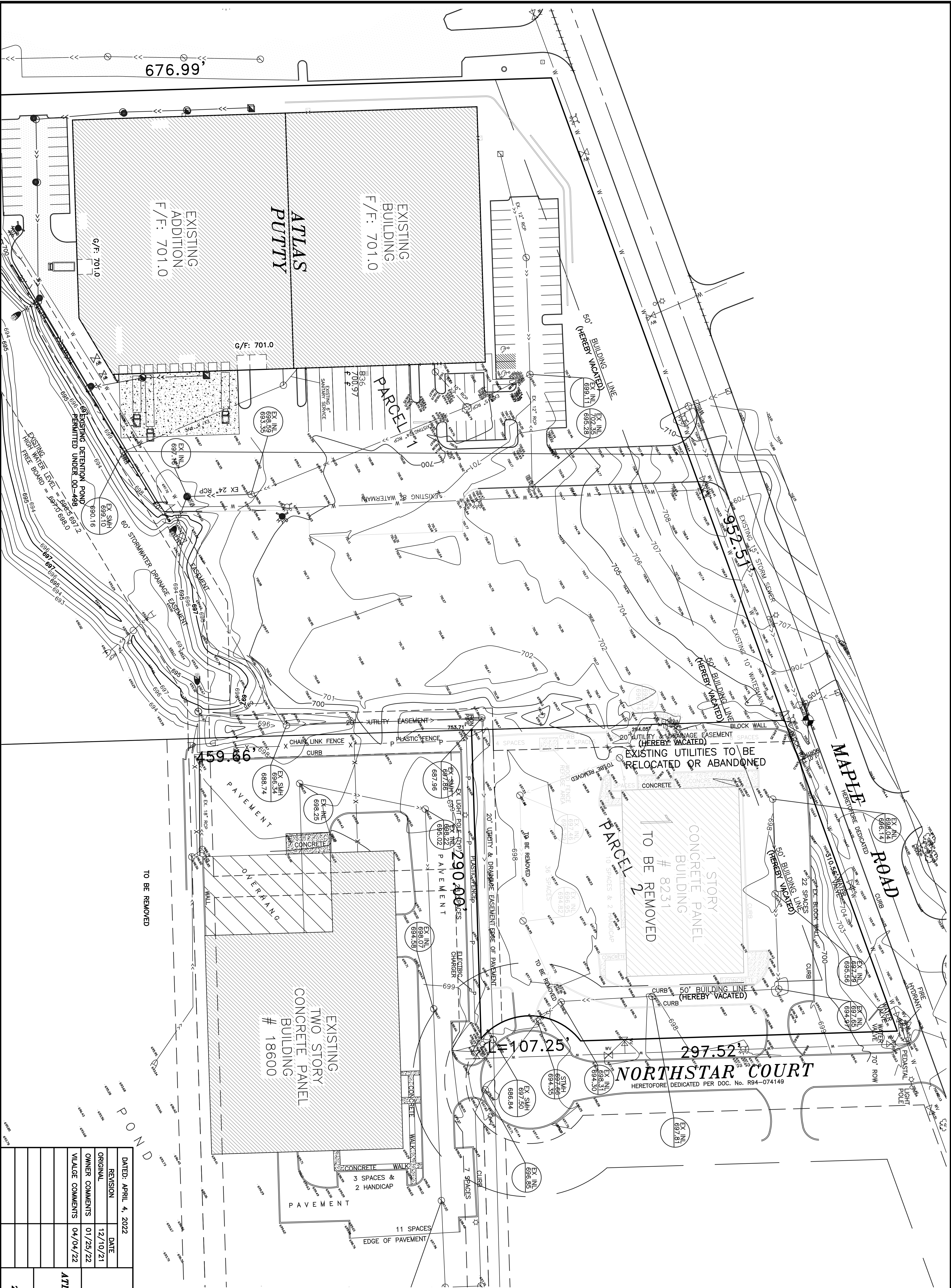
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 32 9343-02



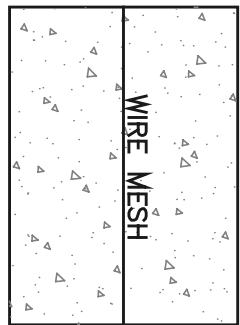
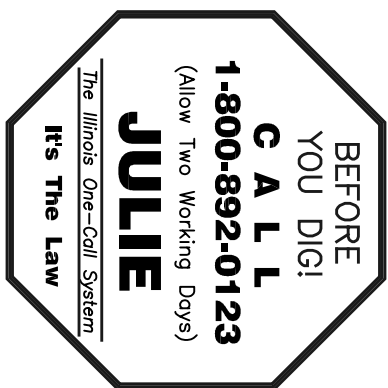
3 SHRUB PLANTING DETAIL
Not To Scale 32 9333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 32 9301-03

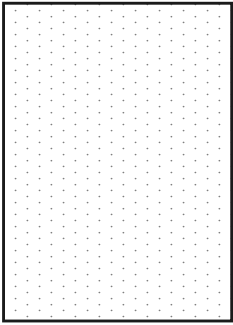


DATED: APRIL 4, 2022		ENGINEERED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 18144 S. BELL ROAD HOMER, ILLINOIS 62401 (708) 645-0545 Fax: 645-0546
REVISION	DATE	
ORIGINAL	12/10/21	
OWNER COMMENTS	01/25/22	
VIALGE COMMENTS	04/04/22	
ATLAS PUTTY 165TH ST. EXPANSION EXISTING CONDITIONS & DEMOLITION PLAN		
PROJECT 21-04-070-ENG		PAGE 13 OF
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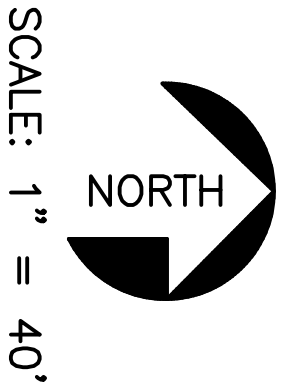


CONCRETE

STRUCTURAL NUMBER	
SURFACE	1.5" X 0.40
BINDER	2.0" X 0.33
PAV	4.0" X 0.26
STONE	7.0" X 0.10
SN	3.00



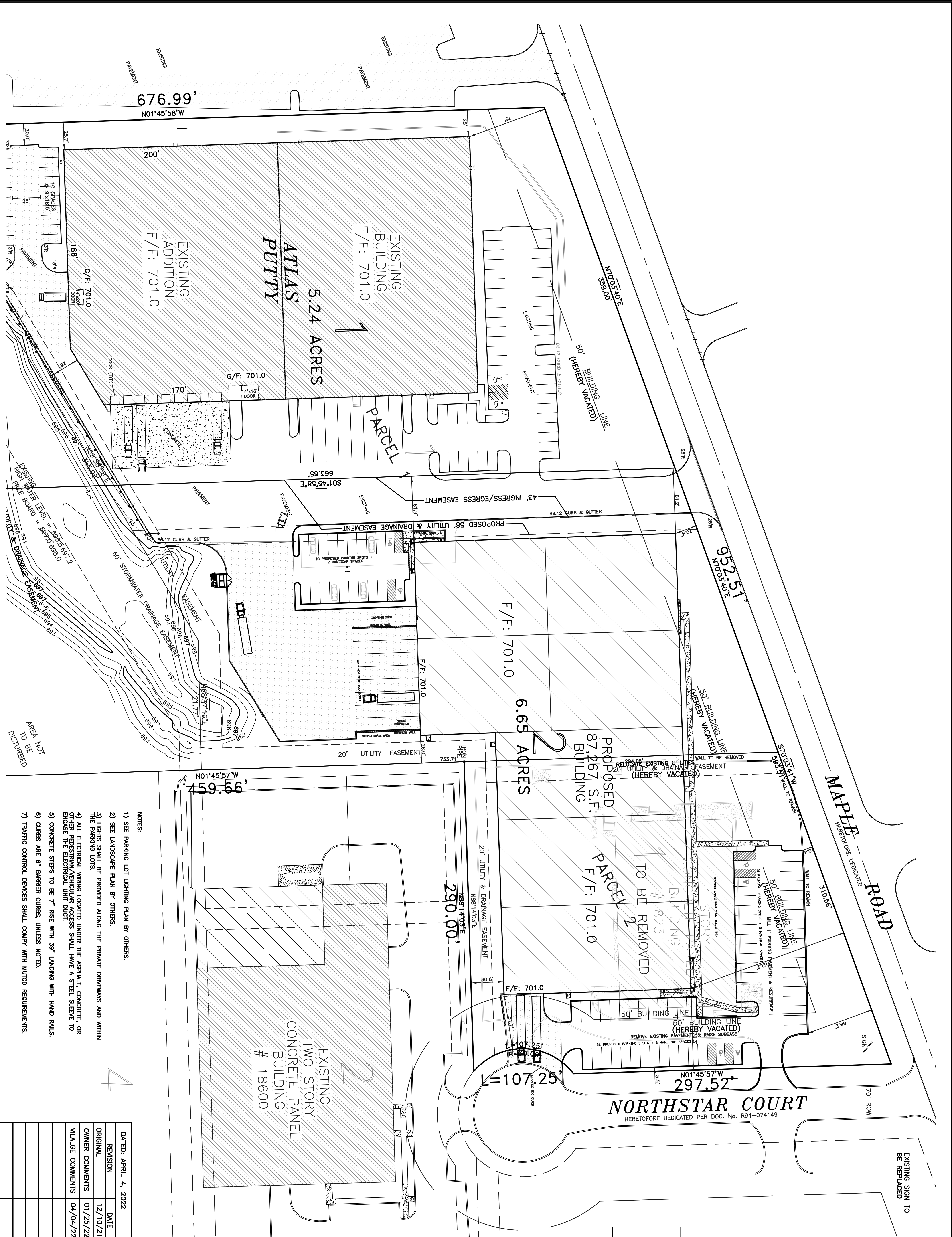
HEAVY DUTY PAVEMENT



SCALE: 1" = 40'

NOTES:

- 1) SEE PARKING LOT LIGHTING PLAN BY OTHERS.
- 2) SEE LANDSCAPE PLAN BY OTHERS.
- 3) LIGHTS SHALL BE PROVIDED ALONG THE PRIVATE DRIVEWAYS AND WITHIN THE PARKING LOTS.
- 4) ALL ELECTRICAL WIRING LOCATED UNDER THE ASPHALT, CONCRETE, OR OTHER SURFACING MATERIALS SHALL HAVE A STEEL SLEEVE TO ENCASE THE ELECTRICAL UNIT DUCT.
- 5) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.
- 6) CURBS ARE 6" BARRIER CURBS, UNLESS NOTED.
- 7) TRAFFIC CONTROL DEVICES SHALL COMPLY WITH MUTCD REQUIREMENTS.



DATED: APRIL 4, 2022
REVISION
ORIGINAL
OWNER COMMENTS
VIALGE COMMENTS

DATE
12/10/21
01/25/22
04/04/22

KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
1814 S. BELL ROAD
HOMER, ILLINOIS 62401
(708) 645-0545 FAX: 645-0546

ATLAS PUTTY 165TH ST. EXPANSION
GEOMETRY PLAN

FLOWMASTER COMMERCIAL DRAIN

Flowmaster Commercial is a 4" removable top drain that features a double wall base and a trap in two. When installing this drain the tops are staggered past the joints making the joints very rigid. Because the Flowmaster Commercial Drain tops are removable this drain is easy to clean and the tops can be replaced if necessary. Flowmaster Commercial Deck Drain is used on many commercial swimming pools, patios and other areas where large amounts of water need to be removed.

FLOW RATE:

Drain Calculations:

Assumptions / Constants:

- Gradient = Slope (S) = 1 in 200 (0.5%)
- Surface Roughness (Manning's n) = 0.009 (PVC & ABS)
- Schedule Roughness (Manning's n) = 0.010 (Ductile Iron)

0.005 ft/s, Castaris UV Inhibitors
0.009 Pipe/Pipe PVC & ABS, Castaris UV Inhibitors
SS or PP or UV Resistant with some concentrations - to insure duration of 20 yrs.
303 or 304 stainless steel, 316 or 317, all at selective pool deck.

Configuration	Area	Pipe Size	Radius	Height	Velocity	Q (GPM)	Coverage sq. ft.	Openings (ft ²)	(Inch)	EFT	GWT	Length (ft)
STANDARD	0.131	0.0935	0.040	3.188	0.046	0.414	11.7	185.5	0.075	3270	304	1

The technical drawing shows a side view of the drain assembly. It includes a cross-section of the pipe with a radius dimension of 0.040 inches. The total height of the assembly is indicated as 3.188 inches. A horizontal distance of 20 inches is shown from the centerline to the edge of the top plate. The bottom flange has a width of 4.25 inches. A note indicates a 1/2 inch gap between the top plate and the flange.

A photograph showing the drain installed in a grey concrete deck. The drain has a silver-colored metal grate with a circular pattern. A black flexible hose is connected to the side of the drain. The surrounding deck surface is finished with a light-colored aggregate.

Flowmaster Commercial is a 4" removable top drain that features a double wall base and a snap top. When installing this drain the tops are staggered past the joints making the joints very rigid. Because the Flowmaster Commercial Drain tops are removable this drain is easy to clean and the tops can be replaced if necessary. Flowmaster Commercial Deck Drain is used on many commercial swimming pools, patios, and other areas where large amounts of water need to be removed.

FLOW RATE:

Assumptions/ constants:
Gradient - Slope (S) 1 in 200 (0.5%)

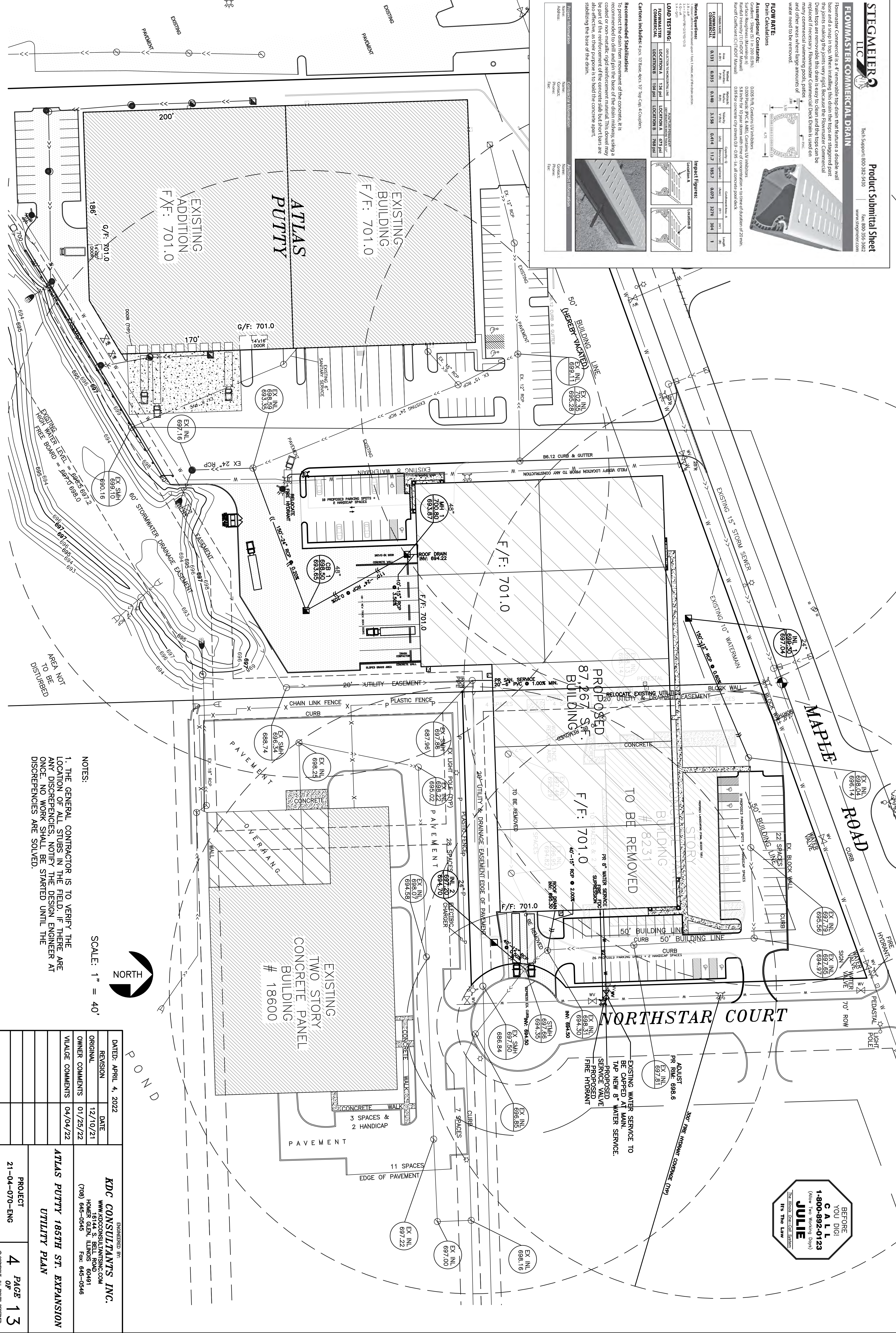
Runoff Coefficient (C) (XDOF Manual)	0.95 For concrete city streets 0.9 - 0.95 - i.e. all concrete pool deck
--------------------------------------	---

Notes/Equations: 1. Above Caltrans area based upon 1 foot, 1 meter, etc. of the drain section. 2. $R = AP$ $\Delta V = (1.49)(m^{1/3})(2.7)(PS)(1/2)$ $\Delta D = 0.04$	Impact Figures: <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Location A  </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Location B  </div> </div>
--	--

LOAD TESTING:		DEFLECTION TO HORIZONTAL LINE		PUNCTURE PERMANENT DEFORMATION MORE THAN 1/2"	
FLOWMASTER COMMERCIAL	LOCATION A	126 psi	LOCATION A	675 psi	
	LOCATION B	104 psi	LOCATION B	768 psi	

Recommended Stabilization:
To protect the drain from movement of the concrete, it is recommended to drill and pin the base of the drain midway, using a coated or non-metallic rigid reinforcement material. This dowel may be part of the reinforcement of the concrete slab but short bars are also effective, as their purpose is to hold the concrete apart, stabilizing the base of the drain.

Project Information			Contractor Information			Architect Information		
Name:			Name:			Name:		
Address:			Contact:			Contact:		
			Phone:			Phone:		
			Fax:			Fax:		

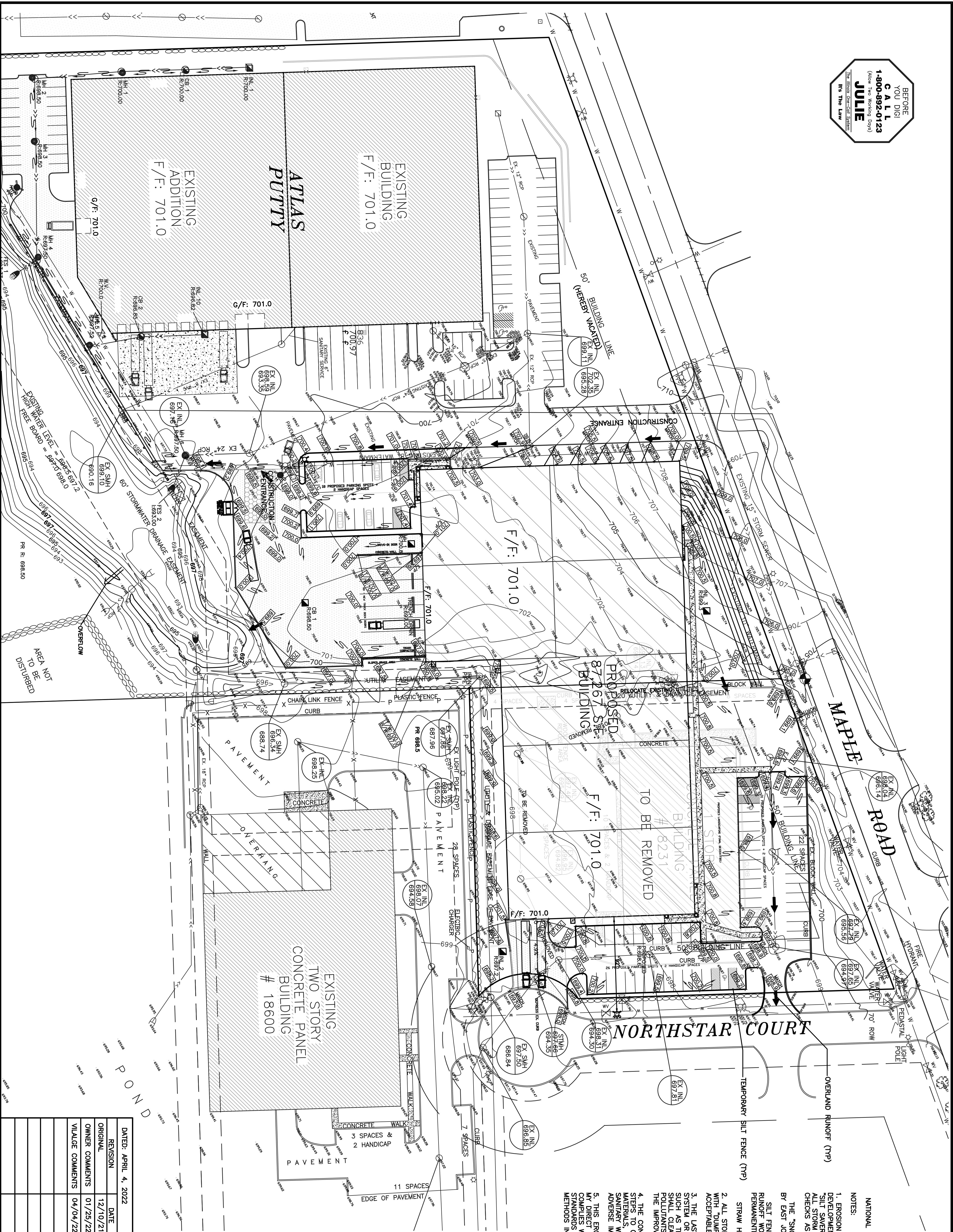


NOTES

SCALE: 1" = 40'



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DATED: APRIL 4, 2022	REVISION	DATE	
	ORIGINAL	12/10/21	
	OWNER COMMENTS	01/25/22	
	VIALAGE COMMENTS	04/04/22	
ATLAS PUTTY 185TH ST. EXPANSION UTILITY PLAN			
PROJECT		4 PAGE 13 21-04-070-ENG 0P	



NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL

NOTES:

1. EROSION CONTROL MEASURES TO BE UTILIZED DURING THE DEVELOPMENT OF THIS SITE INCLUDE SILT FENCING, THE "SNOUT", "SILT SHOUT" (OR EROSION FRAMES AND FILTER ASSEMBLES OVER ALL STORM SEWER STRUCTURES AND SILT BASINS & DITCH CHECKS AS APPROPRIATE.

THE "SNOUT" AND "INFRA-RISER" ARE PRODUCTS DISTRIBUTED BY EAST JORDAN IRON WORKS, INC. (815) 740-1640.

SILT FENCE SHALL BE INSTALLED AROUND THE SITE WHERE ANY RUNOFF WOULD BE DIRECTED OFF SITE, EITHER TEMPORARILY OR PERMANENTLY.

STRAW HALE BALES ARE NOT ACCEPTABLE.

2. ALL STORM WATER FRAMES AND GRATES SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK" OR OTHER ACCEPTABLE LETTERING AS APPROVED BY THE VILLAGE.

3. THE LAST CATCH BASIN PRIOR TO THE OUTLET TO A DETENTION SYSTEM OR NATURAL WATERWAY SHALL BE EQUIPPED WITH A TRAP SUCH AS THE "SNOUT" OR APPROVED EQUIV. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TRAP AND OTHER POLLUTANTS ON A REGULAR BASIS UNTIL THE VILLAGE ACCEPTS THE IMPROVEMENTS.

4. THE CONTRACTOR/DEVELOPER SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

5. THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL AND GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

NOTES:
1. GRADES AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

SCALE: 1" = 40'



DATED: APRIL 4, 2022	ENGINEERED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 18144 S. BELL ROAD HOMER, ILLINOIS 62401 (708) 645-0545 FAX: 645-0546
REVISION	
DATE	
OWNER COMMENTS	
VILLAGE COMMENTS	
ATLAS PUTTY 166TH ST. EXPANSION GRADING & EROSION CONTROL PLAN	PROJECT 21-04-070-ENG
	5 PAGE 13

A. REFERENCED SPECIFICATIONS		
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING: * ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION; * ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION; * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL; * MWRD STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION, LATEST EDITION; * PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.		
B. NOTIFICATIONS		
1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055). 2. THE VILLAGE OF ENGINEERING DEPARTMENT AND PLUMBS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTORS SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION FOR EACH WORK PHASE. 3. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 312.111.1 AT 1-800-892-0123.		
C. GENERAL NOTES		
1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTORS: _____ FT _____ IN 2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS. 3. THE CONTRACTORS(S) SHALL INDORSEIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, IF CONSTRUCTION IS TO BE PERFORMED. 4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AND SPECIFICATIONS. ANY CHANGES TO THE PLANS SHALL BE APPROVED BY THE ENGINEER, MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS. 5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS. 6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. 7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER. 8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES. 9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION. 10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS POSSIBLE AFTER THE COMPLETION OF THE PROJECT. ANY CHANGES TO THE PLANS SHALL BE APPROVED BY THE ENGINEER, MUNICIPALITY, OR AUTHORIZED AGENT. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BRIDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BRIDS SHALL BE TIED TO A FINE HYDRAUNT. D. SANITARY SEWER 1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS. 2. A WATER-TIGHT SLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER LINE REMOVAL. THE SLUG SHALL BE REMOVED AFTER THE SEWER LINE IS REINSTALLED AND THE SEWERS HAVE BEEN TESTED AND ACCEPTED. 3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD. 4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION). 5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM. 6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. 7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:		
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-2304	ASTM D-2312
150 LB. PER FOOT (150 LB/FT) 36 INCH TO 60 INCH DIAMETER (7D)=46	ASTM F-499	ASTM D-2312
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-2550	ASTM D-2321, F-2820 (HEAT FUSION)
WATER MAIN QUALITY PVC	ASTM D-2550	ASTM D-3339
4 INCH TO 36 INCH	ASTM D-241	ASTM D-3139
14 INCH TO 18 INCH	ASTM D-3035	ASTM D-3139
18 INCH TO 36 INCH	ASTM D-3035	ASTM D-3139
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE	ASTM F-2736	D-3212, F-477
12 INCH TO 24 INCH DOUBLE WALL	ASTM F-2764	D-3212, F-477
30 INCH TO 60 INCH TRIPLE WALL	ASTM F-2764	D-3212, F-477
E. EROSION AND SEDIMENT CONTROL		
1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. 2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE. 3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL. 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. 5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, PRIOR TO ANY a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE. b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION. 6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-OPERATIVE SHALL OBTAIN AN APPROVED EROSION AND SEDIMENT CONTROL MEASURES. 7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE. THE STABILIZED MAT SHALL BE MAINTAINED IN AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. 8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE. 9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES. 10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS. 12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CAUSED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS. 13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE (OR EQUIVALENT). 14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. 15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR OTHER BUFFERS. 16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET. 17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES. 18. THE CONTRACTOR SHALL EITHER REMOVE OR REPAIR ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A GREEN INFRASTRUCTURE PRACTICES. 19. IF DEWATERING SERVICES ARE USED, ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERWAYS AS WELL AS THEIR SERVICES THROUGH A SEDIMENT SETTLING POND OR EQUIVALENT EFFICIENT SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SLURRY PIT, FILTER BAGS OR EXISTING VEGETATED PROTECTIVE AREAS. SEDIMENT CONTROL MEASURES SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTED AREAS OR THE COMBINED SEWER SYSTEM. 21. ALL REMAINING EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBANCE ACTIVITIES. 22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED UNTIL PERMANENT STABILIZATION IS ACHIEVED. 23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION. 24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.		

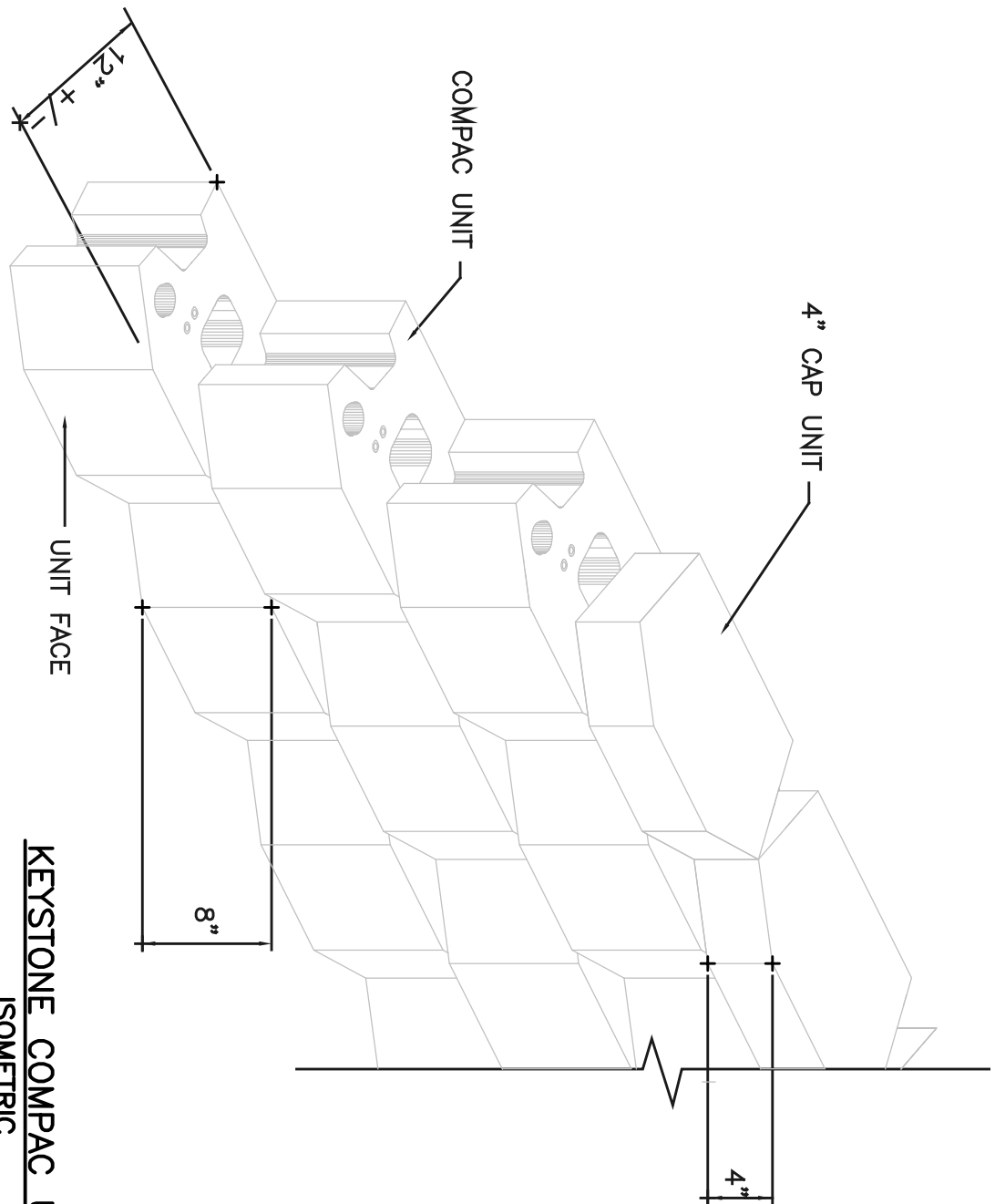


TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

07/12/2016
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PAGE NO. 19

DATED: APRIL 4, 2022		<div>ENGINEERED BY:</div> <div>KDC CONSULTANTS INC.</div> <div>WWW.KDCCONSULTANTSINC.COM</div> <div>1814 S. BELL ROAD</div> <div>HOMER GLEN ILLINOIS 60491</div> <div>(708) 645-0545</div> <div>Fax: 645-0546</div>	
REVISION	DATE		
ORIGINAL	12/10/21		
OWNER COMMENTS	01/25/22		
VIALGE COMMENTS	04/04/22		
		<div>ATLAS PUTTY 185TH ST. EXPANSION</div> <div>MWRD SPECIFICATIONS</div>	
PROJECT 21-04-070-ENG		8 PAGE OF 13	
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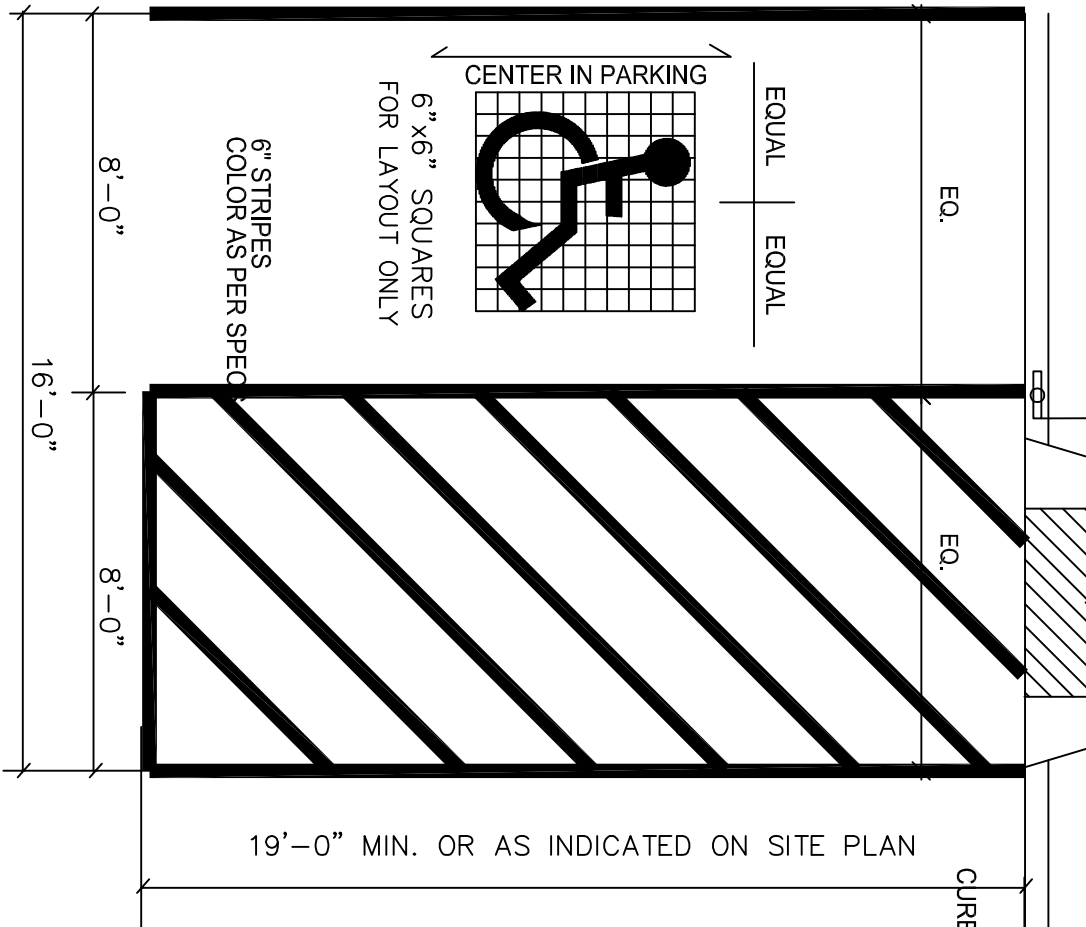
KEYSTONE COMPAC UNIT

ISOMETRIC

SCALE: NONE

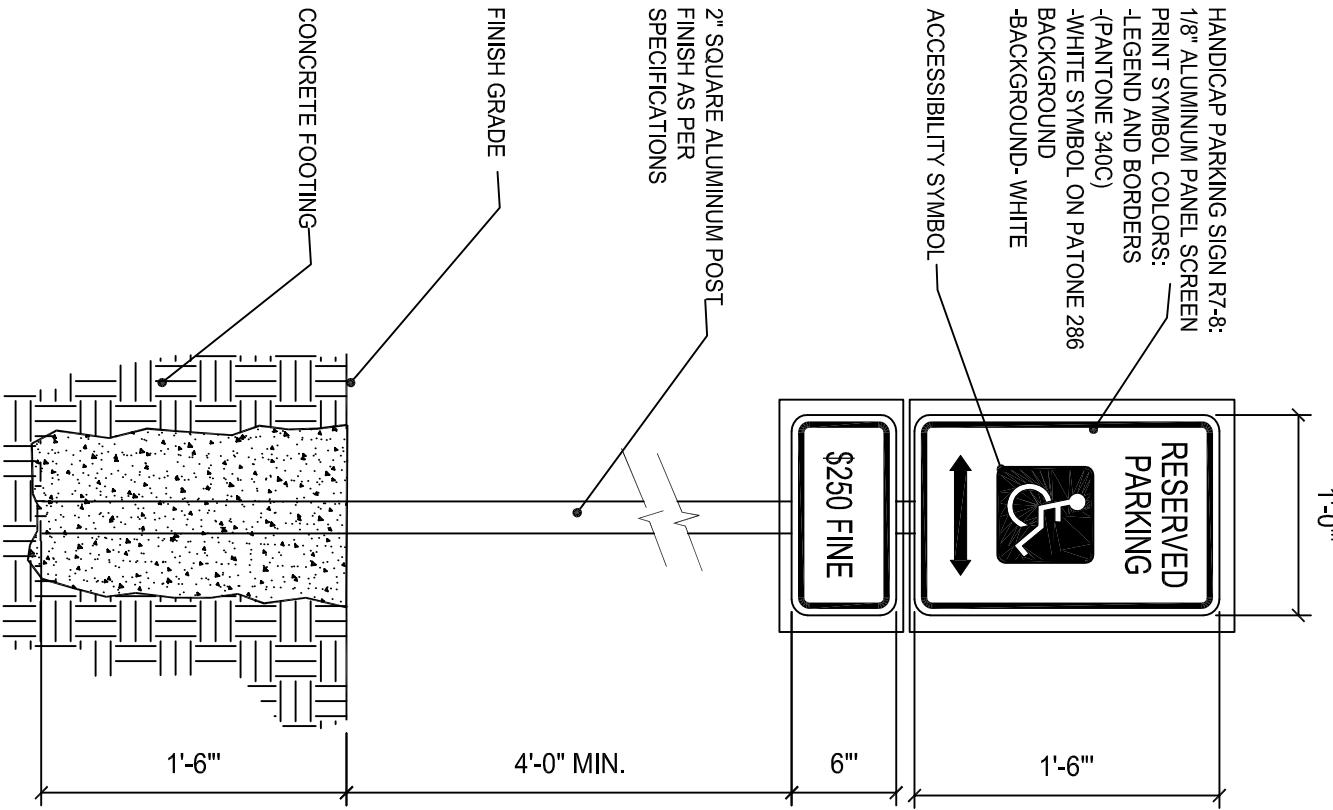
ACCESSIBLE PARKING SIGN - SEE E.C.T.

WHEELCHAIR RAMP DETECTABLE WARNING PER ADA - TYP.



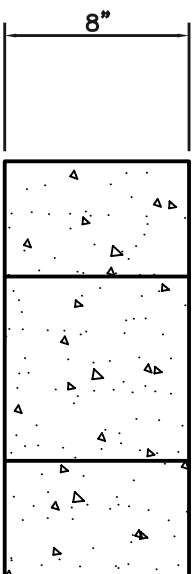
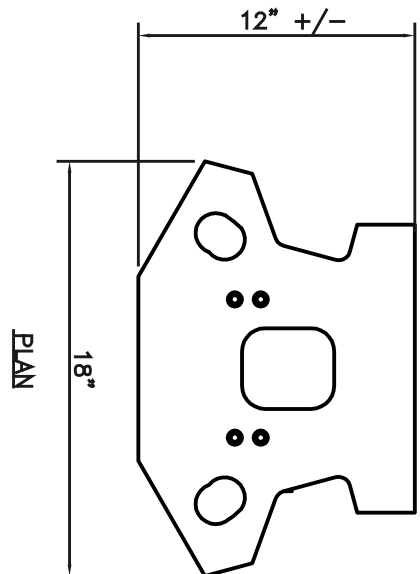
HANDICAPPED PARKING

SCALE: NOT TO SCALE



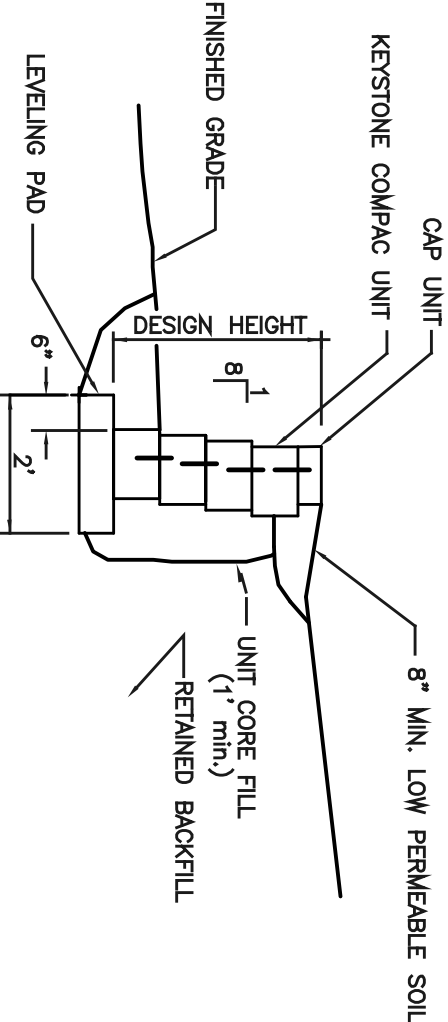
HANDICAP PARKING SIGN

SCALE: NOT TO SCALE



KEYSTONE COMPAC UNIT

SCALE: NONE



TYPICAL GRAVITY SECTION COMPAC UNITS - 1" SETBACK

SCALE: NONE

NOTE:

MAXIMUM DESIGN HEIGHT PRIOR TO USE OF SOL STABILIZED REINFORCEMENT:

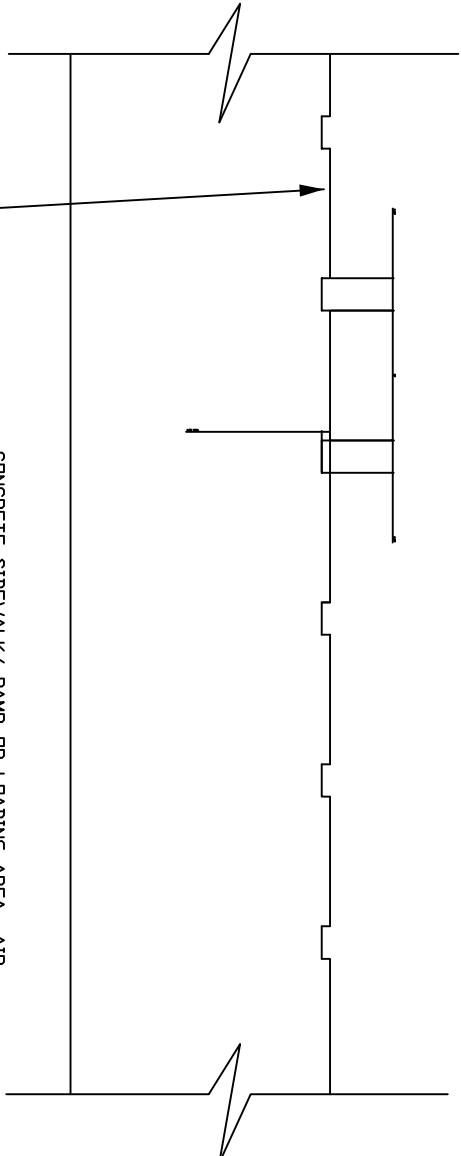
COMPAC UNITS: 3 FEET

STANDARD UNITS: 6 FEET

PRIOR TO CONSTRUCTION, WALLS TO BE DESIGNED & CERTIFIED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

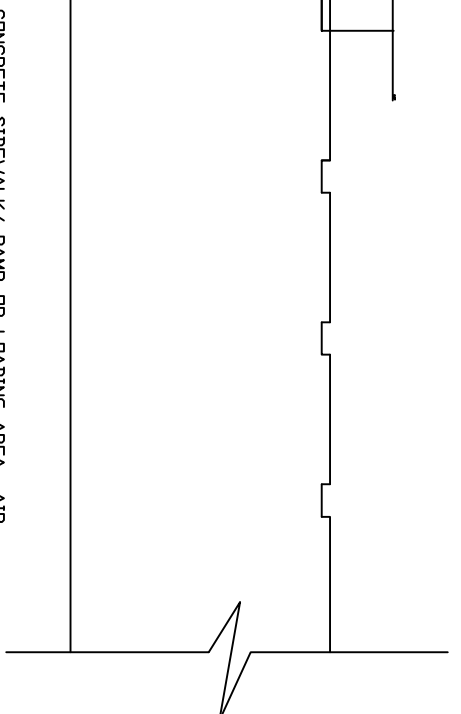
SHOP DRAWINGS WITH STRUCTURAL SEAL SHALL BE SUBMITTED TO THE VILLAGE FOR THEIR FILES.

RETAINING WALL DETAILS



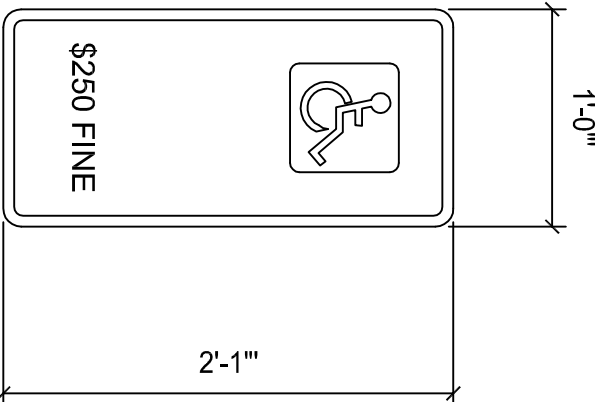
H.C. PARKING SIGN DETAIL

SCALE: NOT TO SCALE



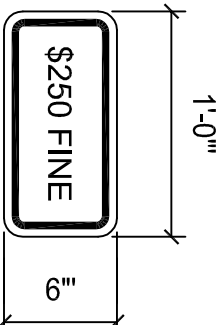
PROFILE OF TACTILE WARNING AREA

SCALE: NOT TO SCALE



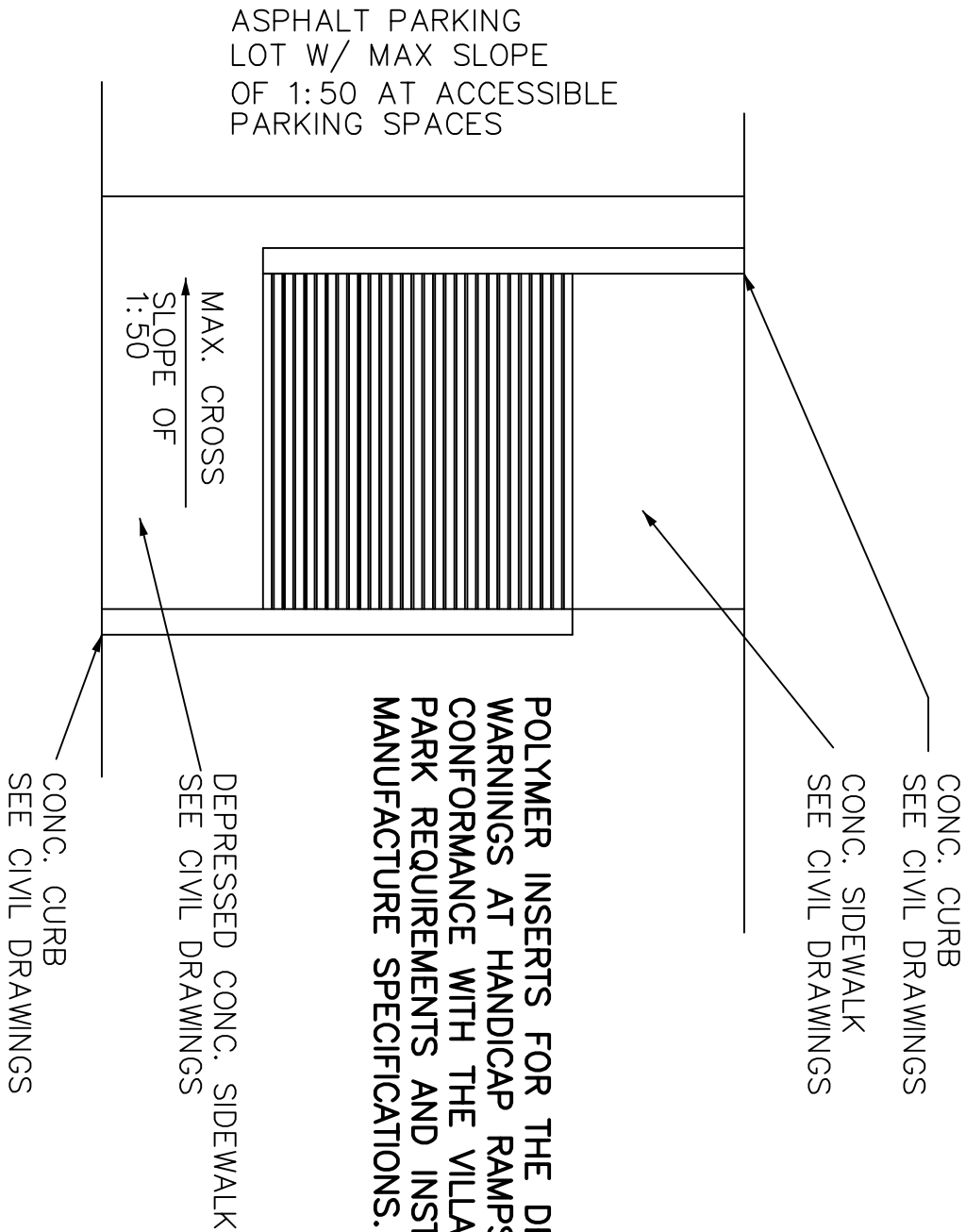
ALT. H.C. PARKING SIGN

SCALE: NOT TO SCALE



H.C. PARKING SIGN DETAIL

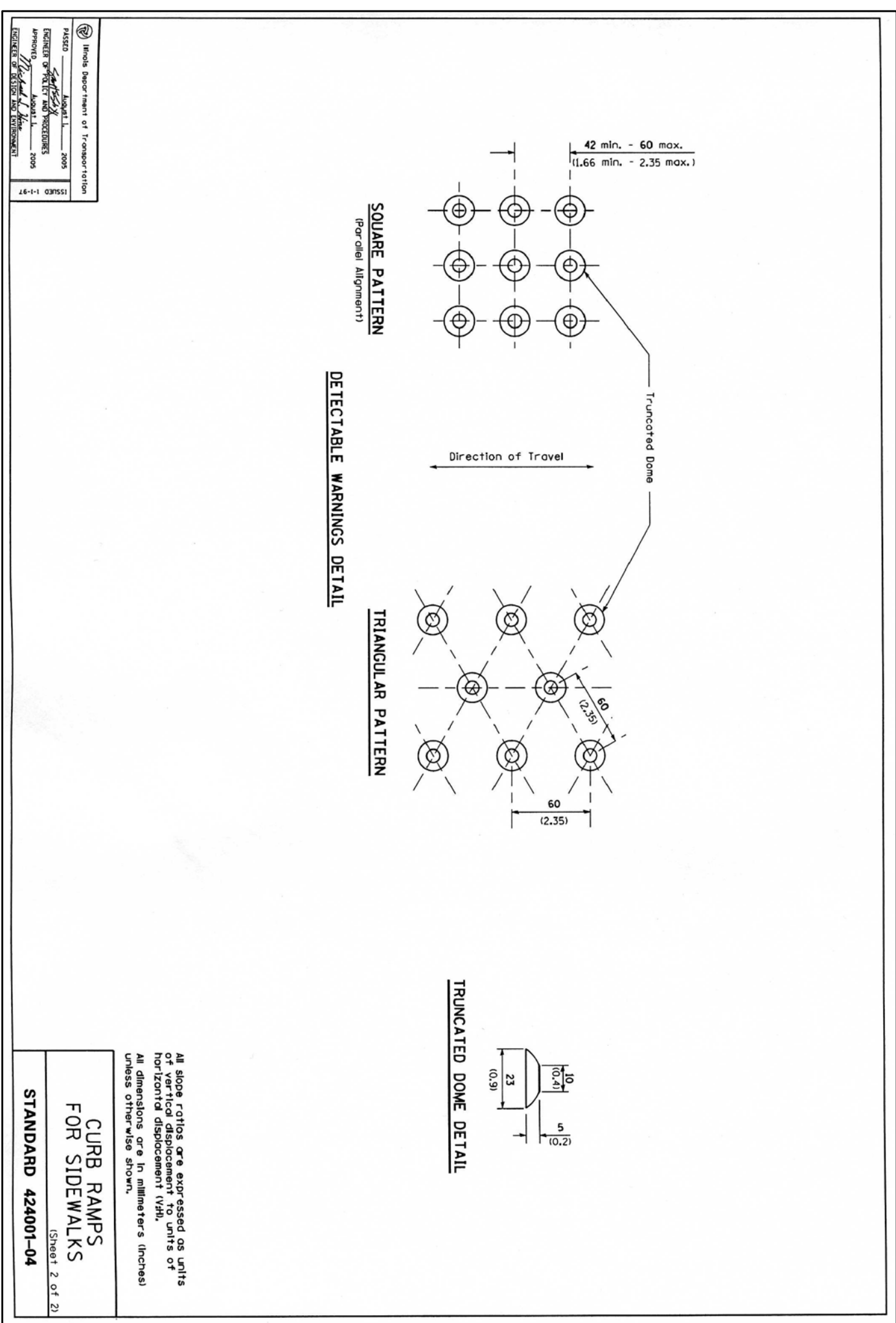
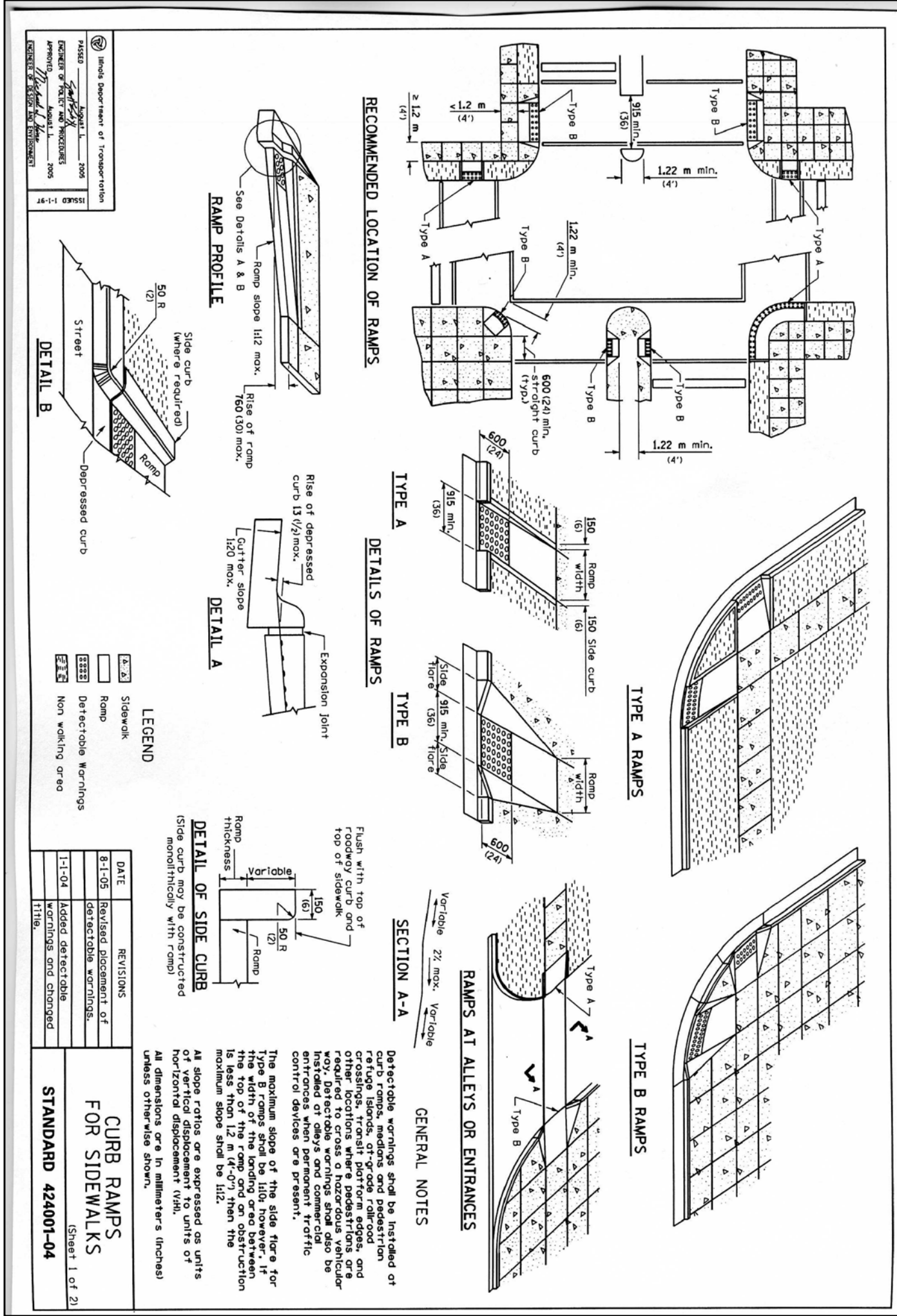
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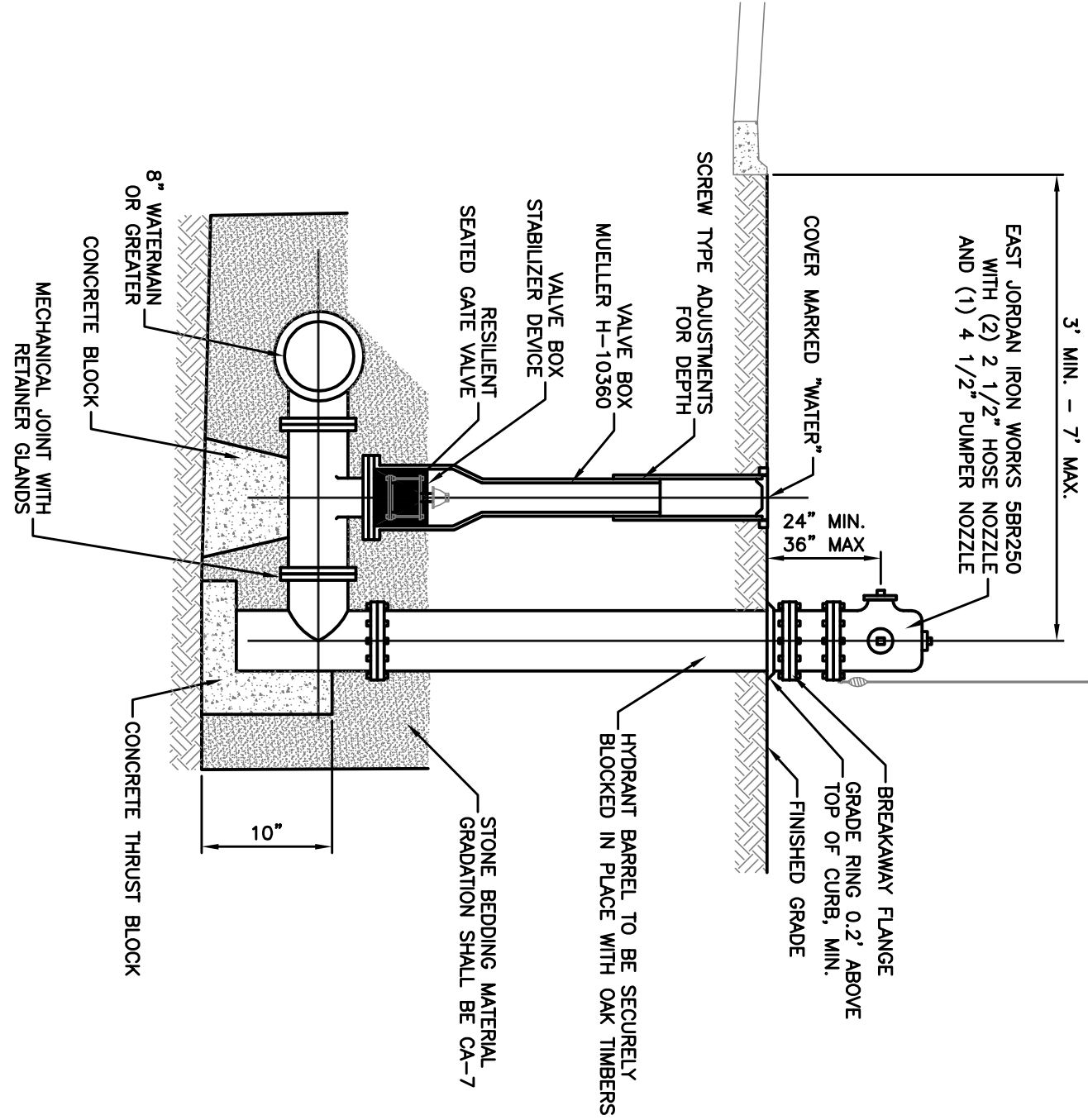
RAMP DETAIL

SCALE: NOT TO SCALE

NOTE: USE OF EAST JORDAN IRON WORKS 700S SERIES DETECTABLE WARNING PLATES FOR THE SIDEWALK CURB RAMPS.



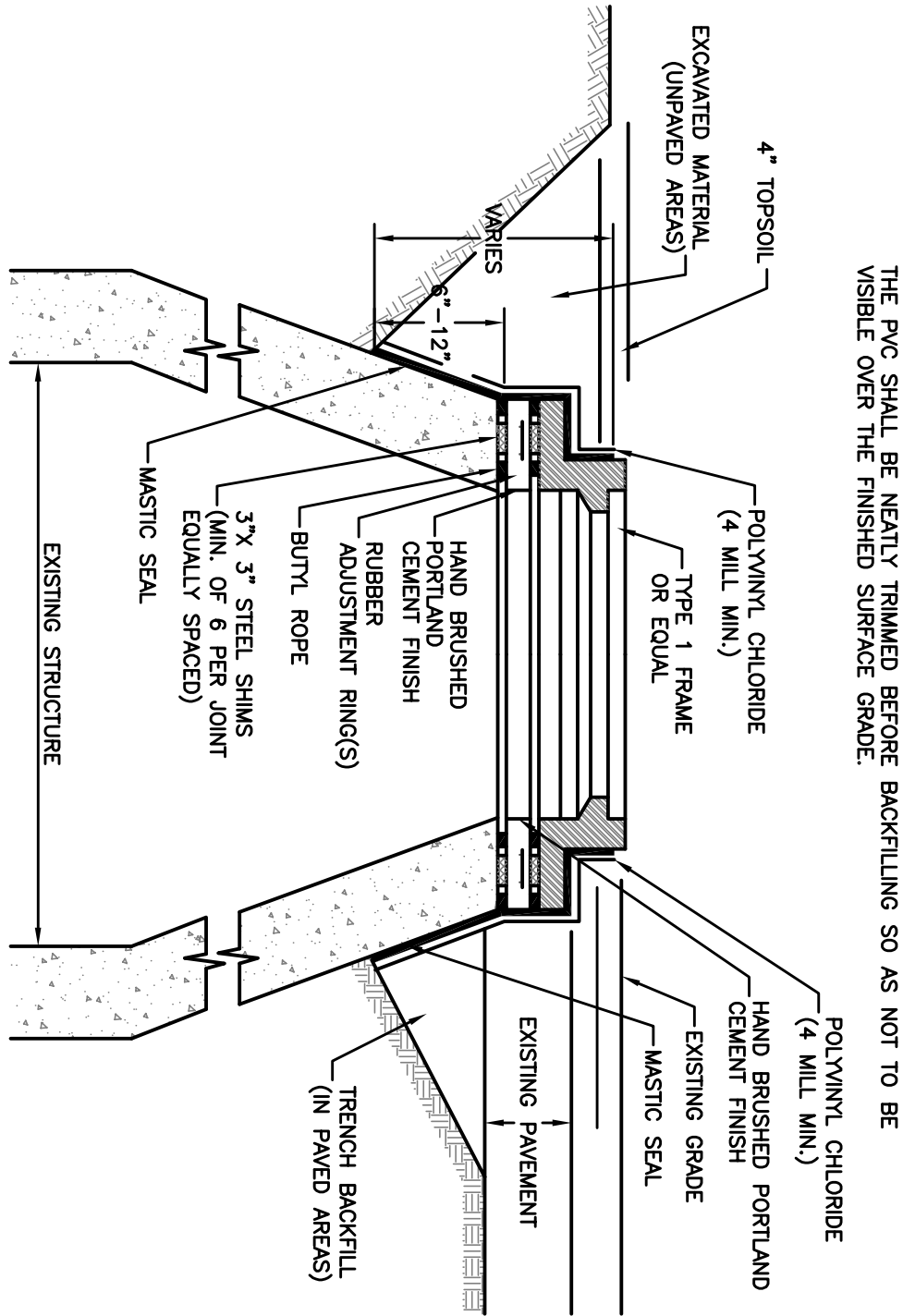
DATED: APRIL 4, 2022	ENGINEERED BY:	KDC CONSULTANTS INC. 1814 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545 FAX: 645-0546
REVISION	DATE	
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VIALGE COMMENTS	04/04/22	
ATLAS PUTTY 165TH ST. EXPANSION DETAILS		
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- NOTES:
- HYDRANTS SHALL BE INSTALLED FACING TOWARD THE CURB. NO HYDRANT SHALL BE INSTALLED WITHIN 18' OF ANY OBSTACLE OR SIGN. OBSTACLE CAN BE PLACED WITHIN 48" OF A HYDRANT. ALL HYDRANTS SHALL BE PAINTED SAFETY YELLOW BY THE MANUFACTURER.
 - ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISEING STEM.
 - HYDRANT DRAIN HOLE SHALL BE FREE OF CONCRETE.

FIRE HYDRANT INSTALLATION

REVISION DATE:

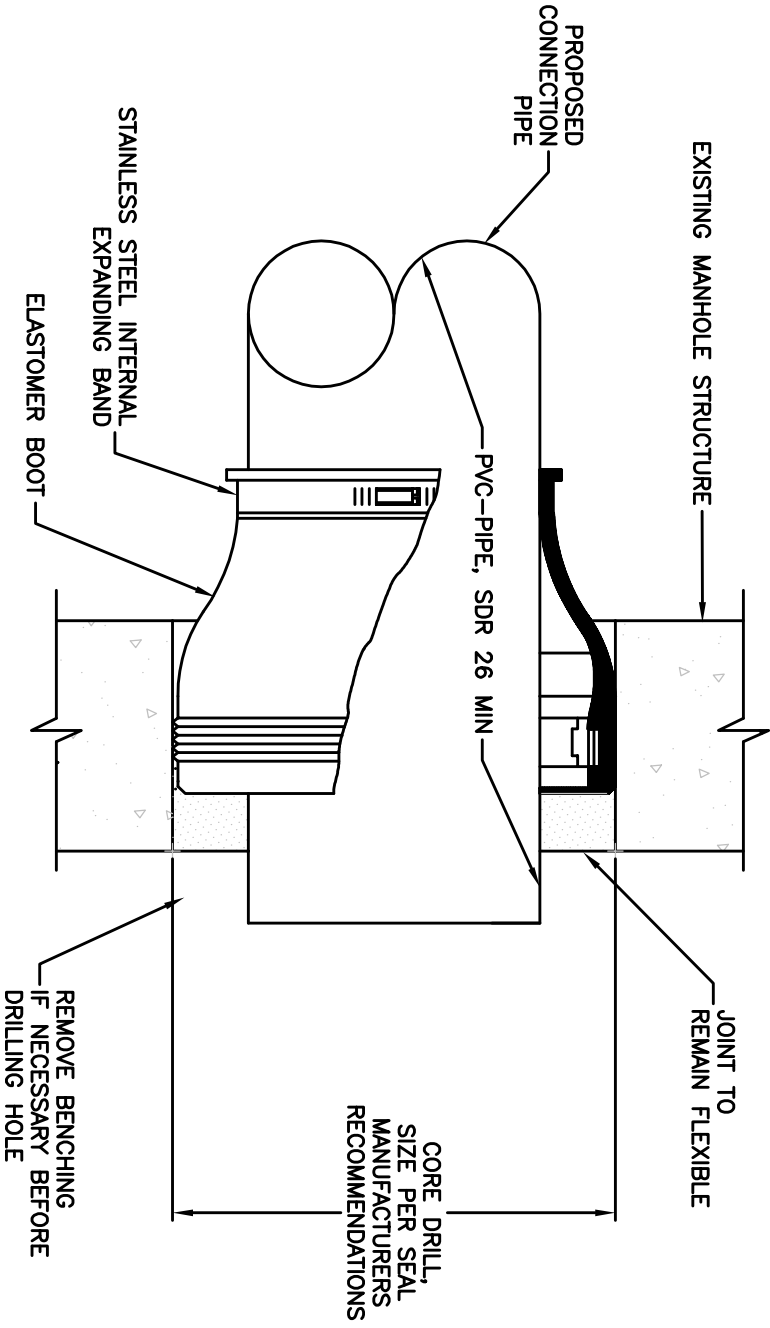


- TO BE USED ON: RAISE MANHOLE FRAME, ADJUST AND/OR SEAL MANHOLE FRAME, REPAIR FRAME, AND INSTALL GASKET SEAL COVER.
- NOTE:
- STEEL SHIMS SHALL BE 1/8" LESS IN HEIGHT THAN THE BUTYL ROPE TO ALLOW FOR COMPRESSION AND SEATING OF THE BUTYL ROPE. THE FRAME AND RUBBER ADJUSTMENT RING(S) SHALL BE POSITELY POSITIONED AND SECURED TO THE EXISTING STRUCTURE TO MAINTAIN THE DESIRED GRADE AND SLOPE, AND PREVENT MOVEMENT UNDER TRAFFIC LOADING.
 - STEEL SHIMS SHALL NOT BE USED TO ADJUST THE HEIGHT OF THE FRAME AND LESS THAN 2 INCHES REQUIRE 1 INCH ADJUSTING RINGS.
 - THE CONTRACTOR SHALL USE THE LARGEST (IN HEIGHT) COMMERCIALY AVAILABLE ADJUSTING RINGS. ADJUSTING RINGS SHALL BE USED TO ATTAIN THE DESIRED ELEVATION. MAXIMUM ADJUSTMENT RING HEIGHT IS 12 INCHES.
 - STEEL SHIMS ARE TO BE USED ONLY ON MANHOLES IN PAVED AREAS, STREETS, ALLEYS, SIDEWALK, DRIVEWAYS, ETC. STEEL SHIMS ARE NOT REQUIRED IN PARKWAY AREAS.

ADJUST AND/OR SEAL MANHOLE FRAME

(SANITARY SEWER)

REVISION DATE:

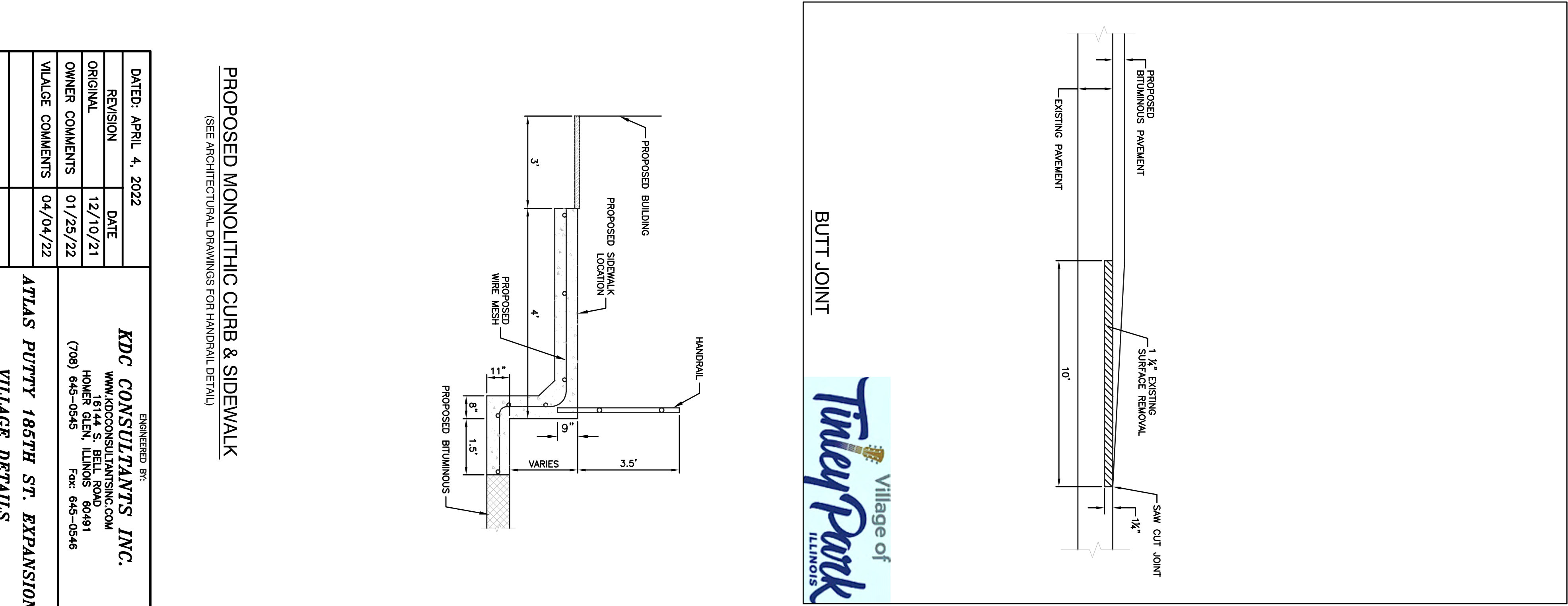
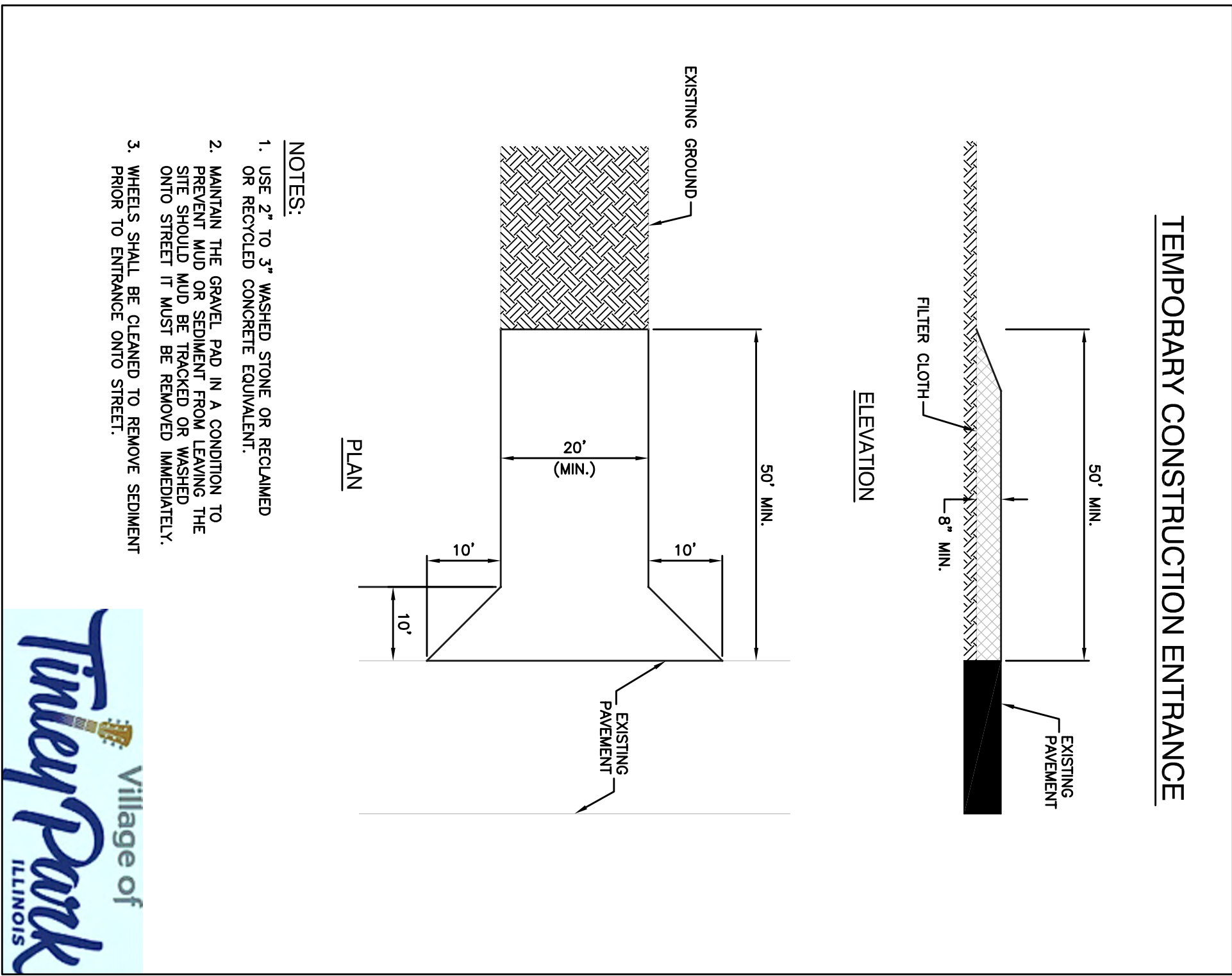
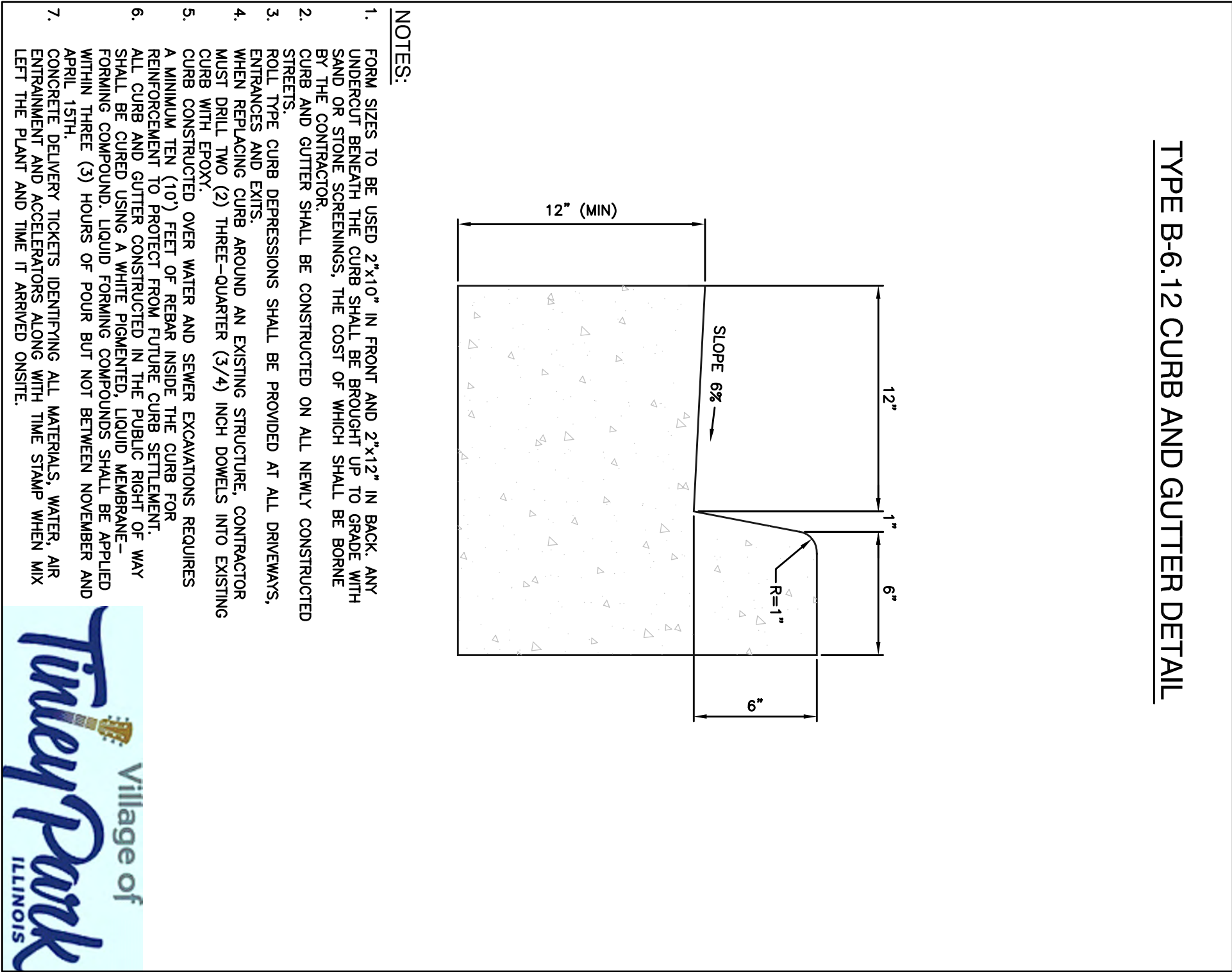
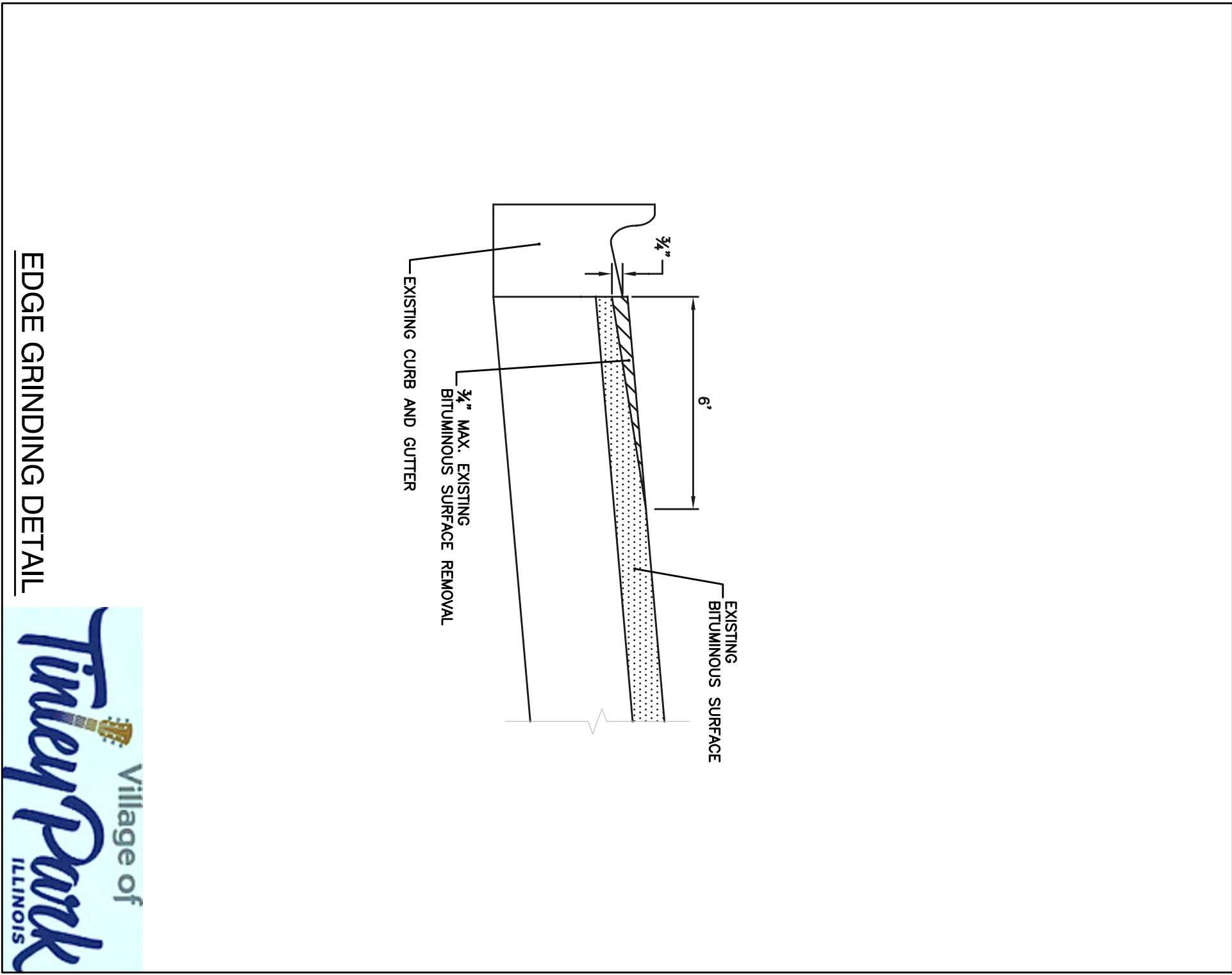
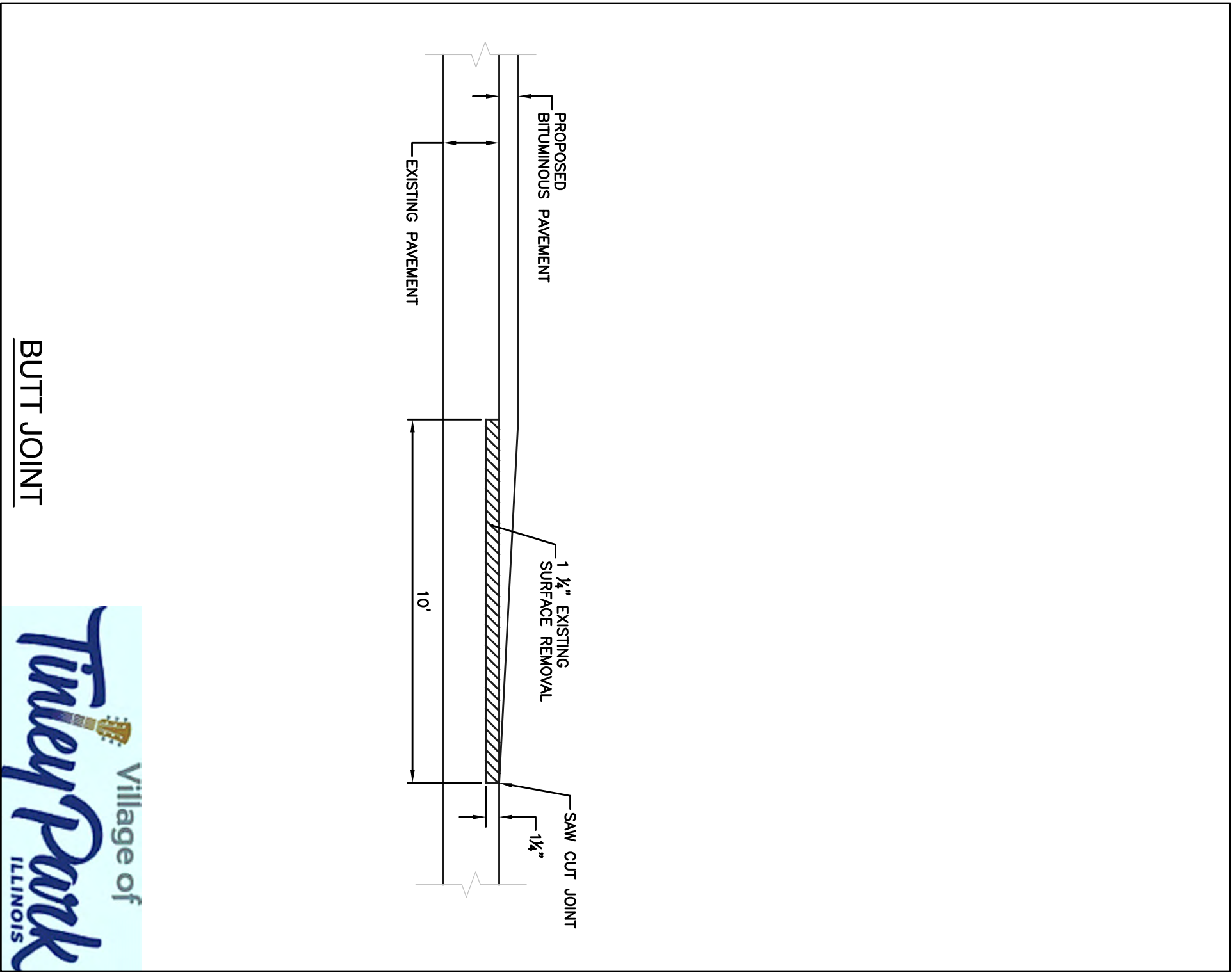
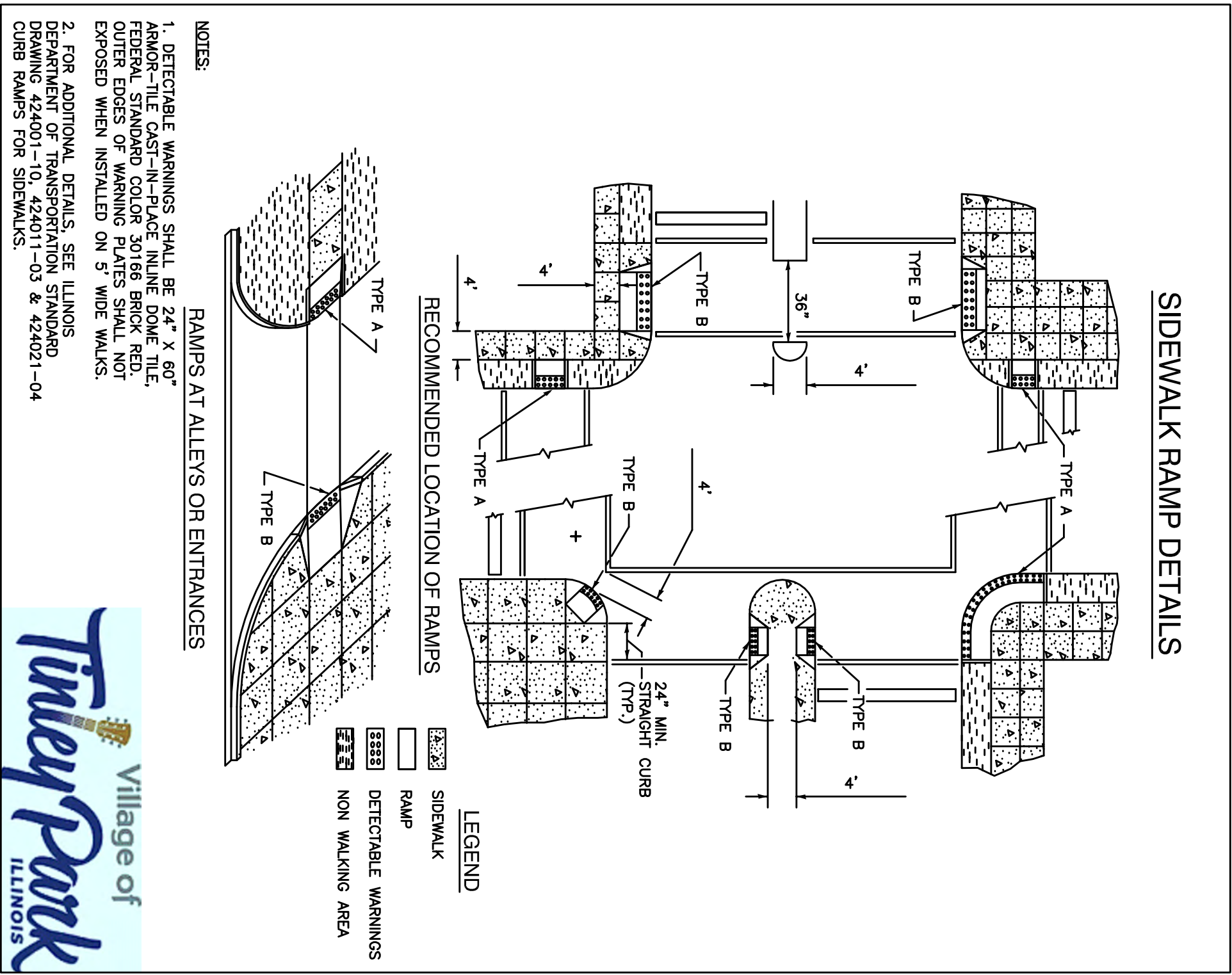
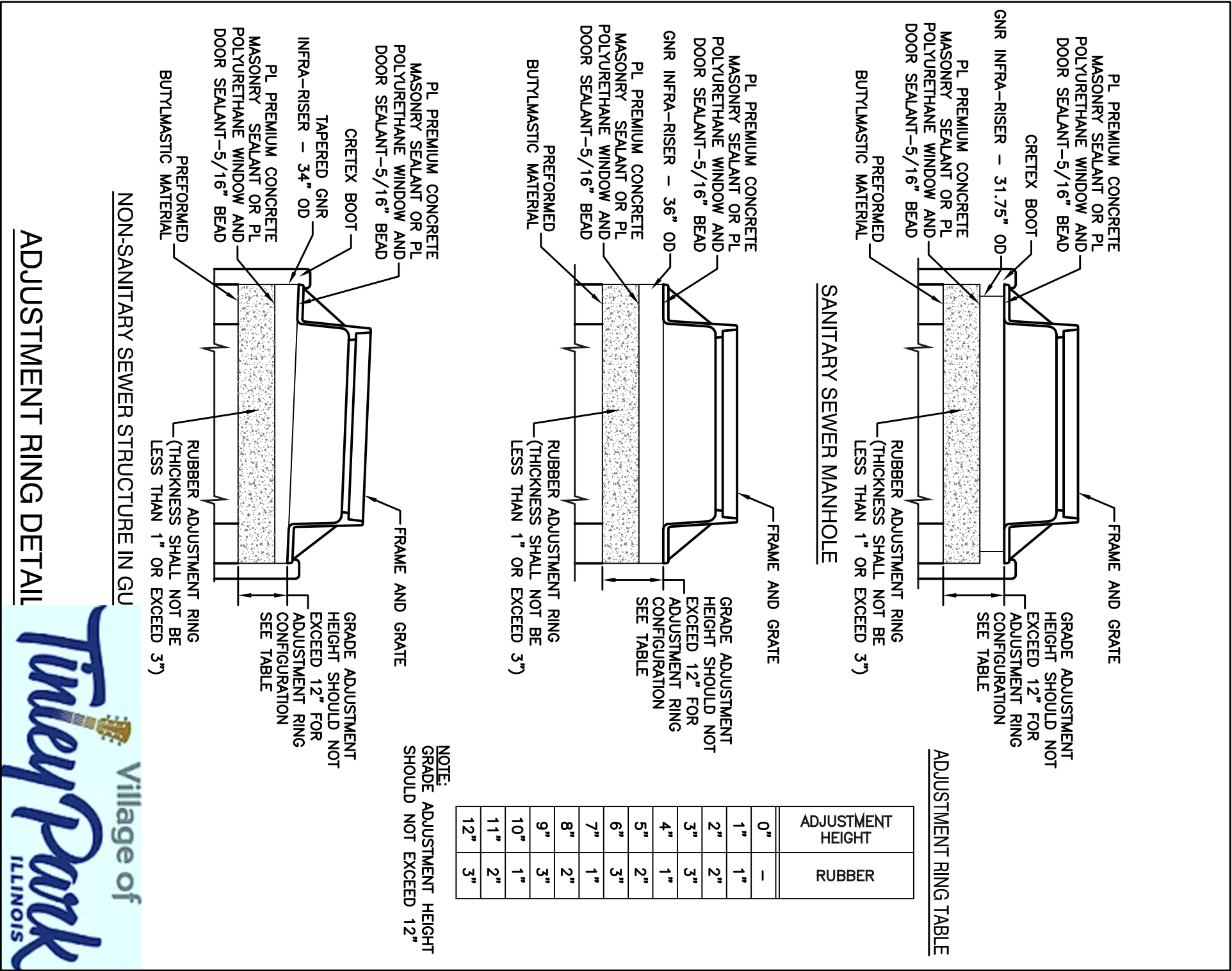
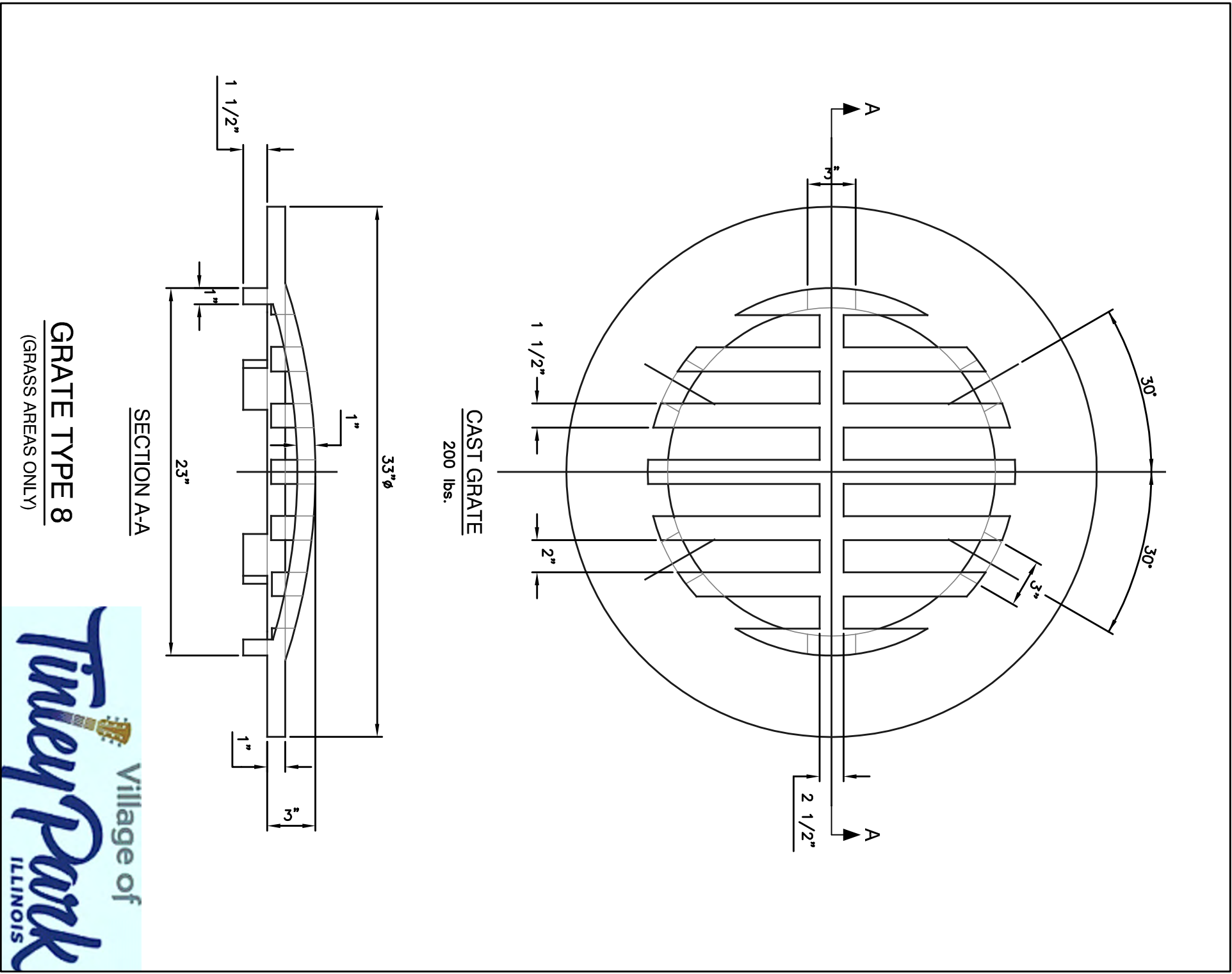


- NOTES:
- WALL PENETRATIONS SHALL BE LOCATED WITHIN A RISER SECTION AND NOT A WALL JOINT.
 - CORE-DRILL CIRCULAR OPENING IN MANHOLE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
 - KOR-N-SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.) OR APPROVED EQUAL SHALL BE USED FOR WATERRIGHT CONNECTION.
 - CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW STORM SEWER CONNECTION.
 - CLEAN EXISTING MANHOLE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

CONNECTION TO EXISTING MANHOLE

REVISION DATE:

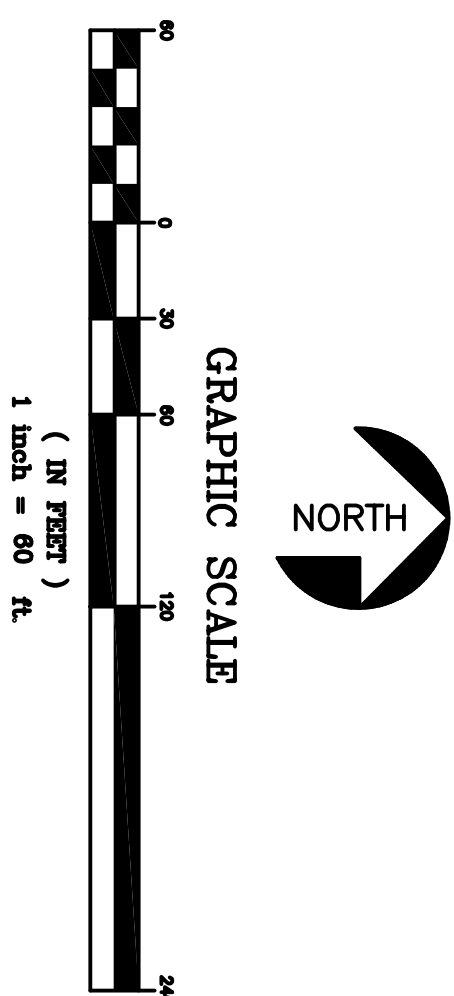
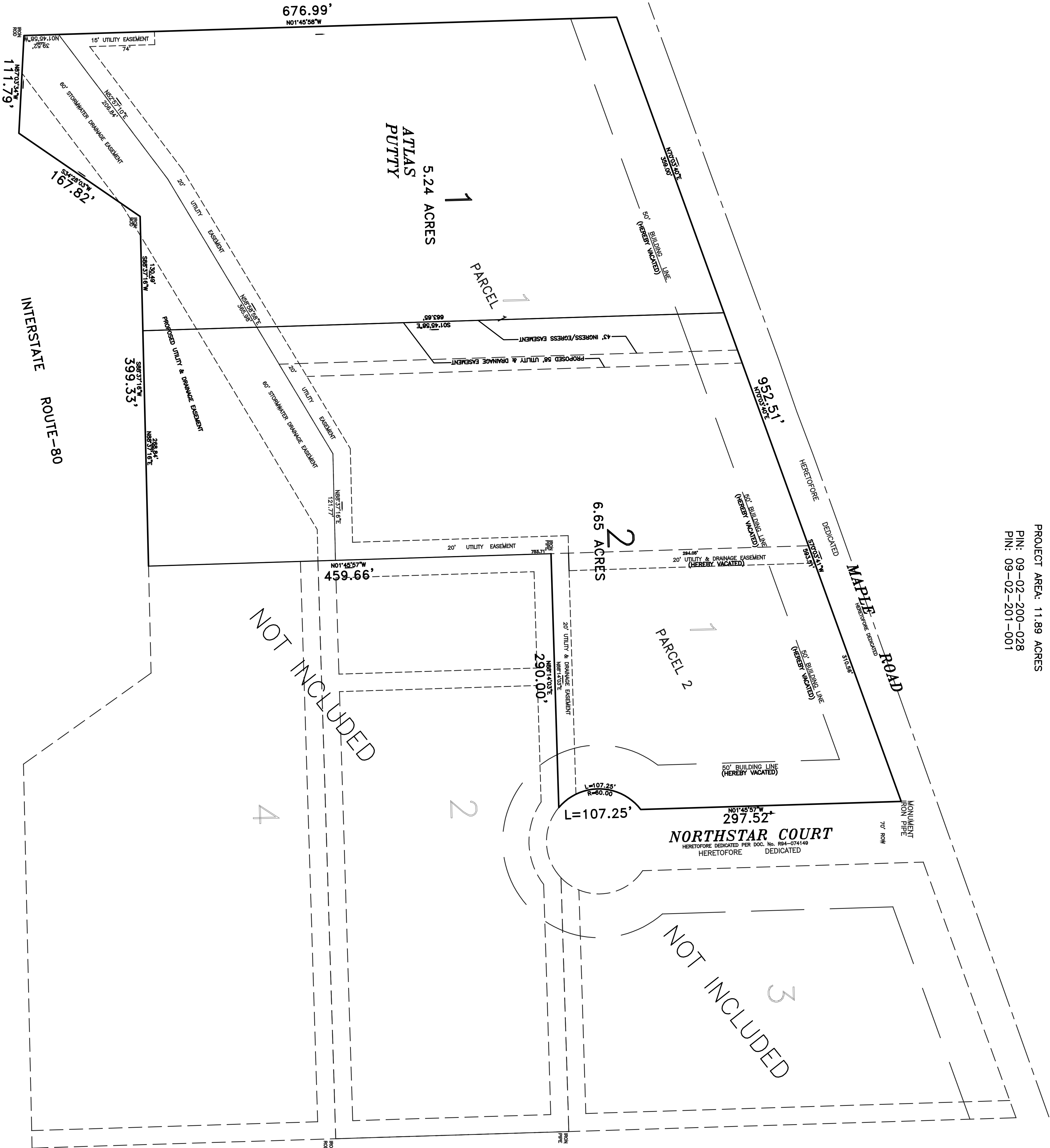
DATED: APRIL 4, 2022		<div>ENGINEERED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 1814 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545 Fax: 645-0546</div>	
REVISION	DATE		
ORIGINAL	12/10/21		
OWNER COMMENTS	01/25/22		
VILLAGE COMMENTS	04/04/22		
		<div>ATLAS PUTTY 165TH ST. EXPANSION VILLAGE DETAILS</div>	
PROJECT	21-04-070-ENG	11	PAGE 13
		0P	
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ATLAS PUTTY SUBDIVISION
OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.

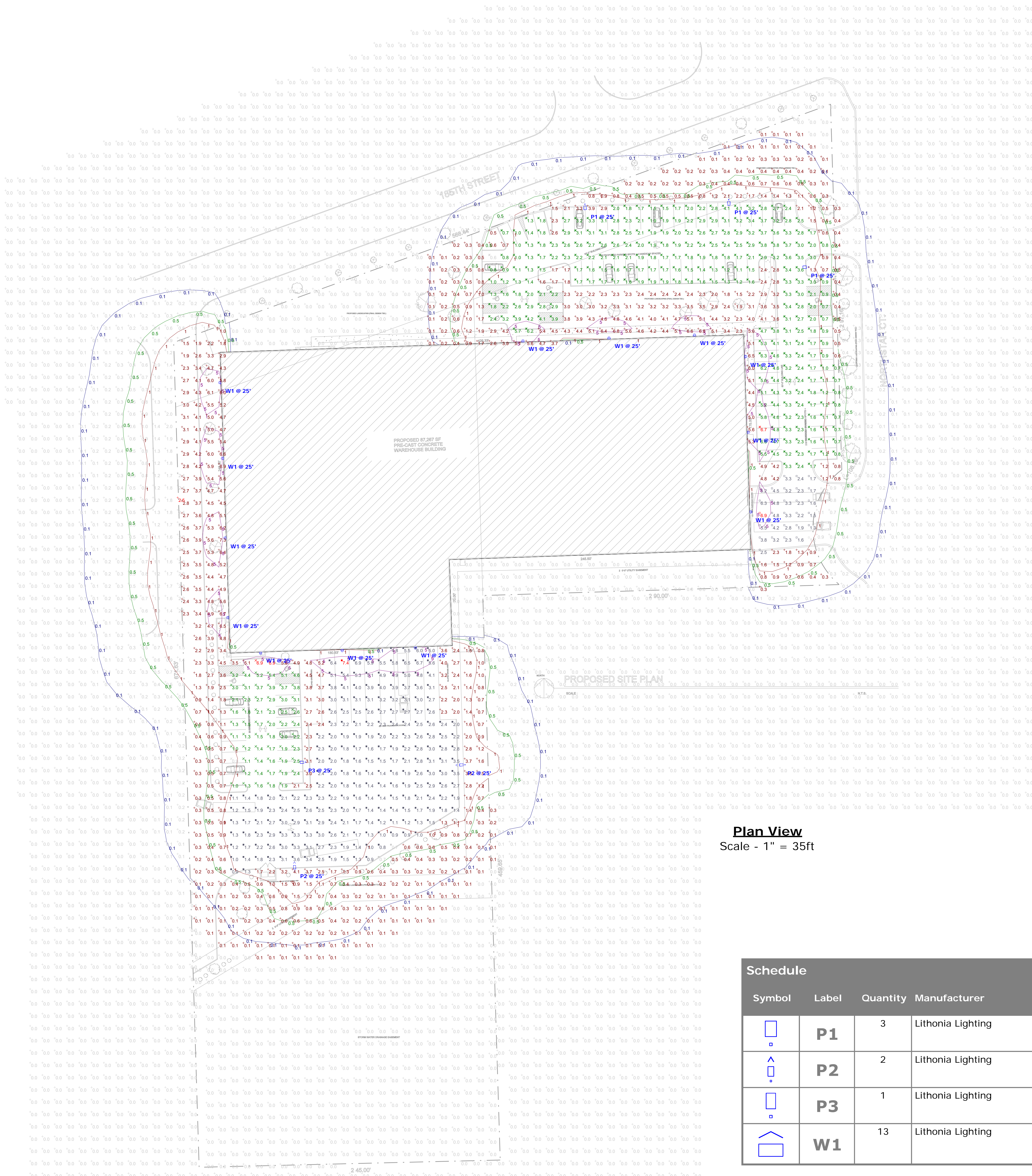
PROJECT AREA: 11.89 ACRES
PIN: 09-02-200-028
PIN: 09-02-201-001

NOTE:
NO IMPROVEMENTS SHOWN HEREON.



REVISED: MARCH 22, 2022
REVISED: JANUARY 6, 2022

PREPARED FOR:
ATLAS PUTTY PRODUCTS CO.
PREPARED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOWER GLEN, ILLINOIS 60491
(708) 645-0545 FAX: 645-0546
SURVEY No. 21-04-070-SUB
PAGE 1 OF 2



Plan View
Scale - 1" = 35ft

NOTES:						
1. CALCULATION POINT WORK PLANE: FINISHED GRADE LEVEL						
2. FIXTURE MOUNTING HEIGHT: 25'-0" AFG						
3. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**						

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. NORTH CAR PARKING	✕	2.4 fc	6.7 fc	0.6 fc	11.2:1	4.0:1
2. NORTH TRUCK DOCK	□	3.1 fc	6.9 fc	1.2 fc	5.8:1	2.6:1
3. SOUTH CAR PARKING	✕	2.4 fc	6.9 fc	0.9 fc	7.7:1	2.7:1
4. SOUTH TRUCK DOCK	■	2.5 fc	7.4 fc	0.7 fc	10.6:1	3.6:1
5. FULL PARCEL	+	1.4 fc	7.4 fc	0.0 fc	N/A	N/A
6. BEYOND PROPERTY BOUNDARY	+	0.1 fc	2.5 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
□ °	P1	3	Lithonia Lighting	DSX1 LED P6 40K T3M MVOLT HS	DSX1 LED P6 40K T3M MVOLT with houseshield shield	14985	0.93	163	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
^ □ °	P2	2	Lithonia Lighting	DSX1 LED P7 40K TFTM MVOLT	DSX1 LED P7 40K TFTM MVOLT	20733	0.93	183	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
□ °	P3	1	Lithonia Lighting	DSX1 LED P7 40K T5W MVOLT	DSX1 LED P7 40K T5W MVOLT	21384	0.93	183	TYPE VS, BUG RATING: B5 - U0 - G3
^ □	W1	13	Lithonia Lighting	WDGE4 LED P4 70CRI RFT 40K	WDGE4 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	20445	0.93	146.89	TYPE IV, SHORT, BUG RATING: B3 - U0 - G3

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WEDGE4 LED

Architectural Wall Sconce



Catalog
Number

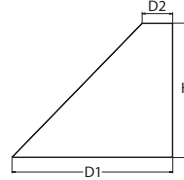
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 10"
Depth (D2): 2"
Height: 9"
Width: 25"
Weight: 30.5 lbs
 (without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WEDGE4 LED	P1	P4	30K	3000K	70CRI	R2	Type 2	MVOLT	Shipped included	Shipped separately
	P2	P5	40K	4000K	80CRI	R3	Type 3	347 ¹	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer
	P3	P6	50K	5000K		R4	Type 4	480 ¹	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
						RFT	Forward Throw			

Options						Finish	
PE ²	Photocell, Button Type					DDBXD	Dark bronze
DS ³	Dual switching (comes with 2 drivers and 2 light engines)					DBLXD	Black
DMG ³	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)					DNAXD	Natural aluminum
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.					DWHXD	White
SPD10KV	10kV Surge pack					DSSXD	Sandstone
BAA	Buy America(n) Act Compliant					DDBTXD	Textured dark bronze
						DBLBXD	Textured black
						DNATXD	Textured natural aluminum
						DWHGXD	Textured white
						DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 3 for out of box functionality

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WEDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE4PBBW DDBXD U WEDGE4 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with DS.
- PE not available in 480V and with sensors/controls.
- DS and DMG not available with sensors/controls.
- Not qualified for DLC. Not available with emergency battery backup.



COMMERCIAL OUTDOOR

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WEDGE4 LED
 Rev. 01/18/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	77W	R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
		R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
		R4	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
P2	106W	R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
		R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
		R4	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
P3	123W	R2	16,993	138	3	0	2	18,441	150	3	0	2	18,441	150	3	0	2
		R3	16,655	136	2	0	3	18,074	147	3	0	3	18,074	147	3	0	3
		R4	17,070	139	2	0	3	18,524	151	3	0	3	18,524	151	3	0	3
		RFT	16,888	138	2	0	3	18,327	149	2	0	3	18,327	149	2	0	3
P4	140W	R2	18,958	136	3	0	2	20,573	147	3	0	2	20,573	147	3	0	2
		R3	18,581	133	3	0	3	20,164	144	3	0	3	20,164	144	3	0	3
		R4	19,044	136	3	0	3	20,667	148	3	0	3	20,667	148	3	0	3
		RFT	18,841	135	2	0	3	20,446	146	3	0	3	20,446	146	3	0	3
P5	156W	R2	20,919	134	3	0	2	22,702	146	3	0	2	22,702	146	3	0	2
		R3	20,503	132	3	0	3	22,250	143	3	0	3	22,250	143	3	0	3
		R4	21,014	135	3	0	3	22,804	147	3	0	4	22,804	147	3	0	4
		RFT	20,790	134	3	0	3	22,561	145	3	0	3	22,561	145	3	0	3
P6	185W	R2	23,725	128	3	0	2	25,746	139	3	0	2	25,746	139	3	0	2
		R3	23,253	126	3	0	4	25,234	136	3	0	4	25,234	136	3	0	4
		R4	23,832	129	3	0	4	25,863	140	3	0	4	25,863	140	3	0	4
		RFT	23,578	127	3	0	3	25,587	138	3	0	4	25,587	138	3	0	4

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	77W	0.635	0.366	0.319	0.280	0.223	0.161
P2	106W	0.889	0.514	0.449	0.395	0.309	0.228
P3	123W	1.014	0.585	0.510	0.447	0.356	0.258
P4	140W	1.159	0.668	0.582	0.509	0.403	0.294
P5	156W	1.296	0.743	0.647	0.564	0.451	0.326
P6	185W	1.512	0.864	0.751	0.655	0.526	0.378

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.96	>0.92



COMMERCIAL OUTDOOR

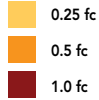
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WDGE4 LED
Rev. 01/18/22

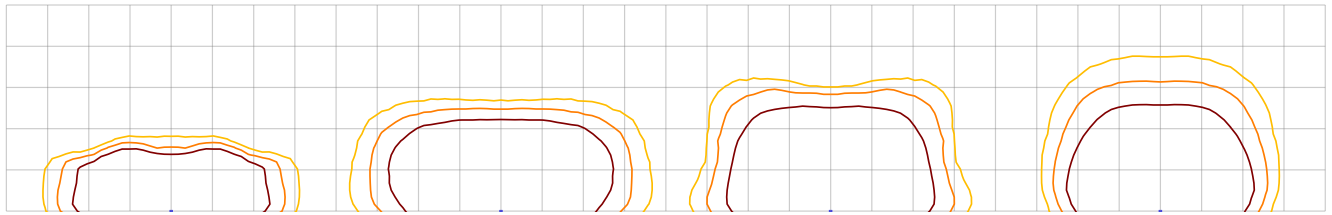
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 18ft
Grid = 18ft x 18ft



WDGE4 LED P2 40K 70CRI R2

WDGE4 LED P2 40K 70CRI R3

WDGE4 LED P2 40K 70CRI R4

WDGE4 LED P2 40K 70CRI RFT

Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

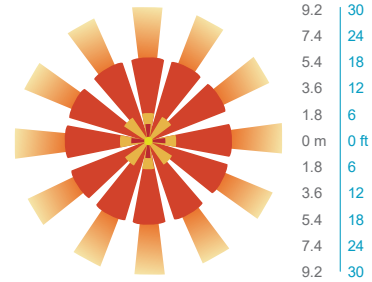
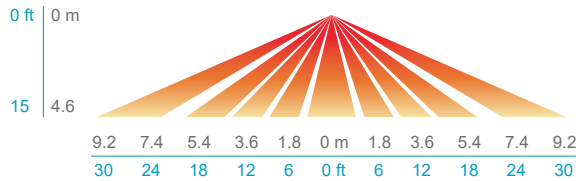
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

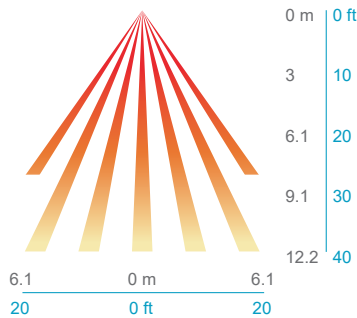
PIR

HIGH VIEW

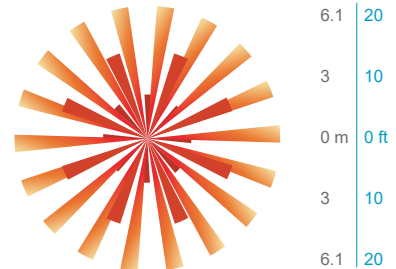


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

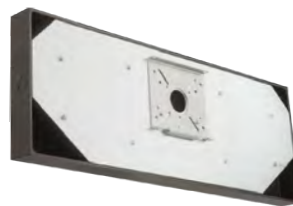


**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 10"

H = 11"

W = 25"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 25"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL



SSS Square Straight Steel Poles

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS								
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ²	Mounting ³		Options	Finish ¹¹		
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting		AERIS™ Suspend drill mounting ^{4,5}	Shipped installed		
			PT	Open top (includes top cap)	DM19AST_ 1 at 90°	VD Vibration damper	DDBXD Dark bronze	
			T20	2-3/8" O.D. (2" NPS)	DM28AST_ 2 at 180°	HAXy Horizontal arm bracket (1 fixture) ^{6,7}	DWHXD White	
			T25	2-7/8" O.D. (2-1/2" NPS)	DM29AST_ 2 at 90°	FDLxy Festoon outlet less electrical ⁶	DBLXD Black	
			T30	3-1/2" O.D. (3" NPS)	DM39AST_ 3 at 90°	CPL12/xy 1/2" coupling ⁶	DMBXD Medium bronze	
			T35	4" O.D. (3-1/2" NPS)	DM49AST_ 4 at 90°	CPL34/xy 3/4" coupling ⁶	DNAXD Natural aluminum	
			KAC/KAD/KSE/KSF/KVR/KVF Drill mounting		OMERO™ Suspend drill mounting ^{4,5}	CPL1/xy 1" coupling ⁶	Classic colors	
			DM19	1 at 90°	DM19MRT_ 1 at 90°	NPL12/xy 1/2" threaded nipple ⁶		
			DM28	2 at 180°	DM28MRT_ 2 at 180°	NPL34/xy 3/4" threaded nipple ⁶		DSS Sandstone
			DM28 PL	2 at 180° with one side plugged	DM29MRT_ 2 at 90°	NPL1/xy 1" threaded nipple ⁶		DGC Charcoal gray
			DM29	2 at 90°	DM39MRT_ 3 at 90°	EHHxy Extra handhole ^{6,8}	DTG Tennis green	
			DM39	3 at 90°	DM49MRT_ 4 at 90°	NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)	DBR Bright red	
			DM49	4 at 90°		IC Interior coating ⁹	DSB Steel blue	
			CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting				Architectural Colors and Special Finishes	
			DM19AS	1 at 90°			Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.	
			DM28AS	2 at 180°				
			DM29AS	2 at 90°				
			DM39AS	3 at 90°				
			DM49AS	4 at 90°				
			RAD drill mounting					
			DM19RAD	1 at 90°				
			DM28RAD	2 at 180°				
			DM29RAD	2 at 90°				
			DM39RAD	3 at 90°				
			DM49RAD	4 at 90°				
			ESX Drill mounting					
			DM19ESX	1 at 90°				
			DM28ESX	2 at 180°				
			DM29ESX	2 at 90°				
			DM39ESX	3 at 90°				
			DM49ESX	4 at 90°				

- NOTES:
1. Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature. For additional parts please order as replacements.

2. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".

3. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.

4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.

5. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.

6. Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C

7. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.

8. Combination of tenon-top and drill mount includes extra handhole. EHH does not include cover, order replacement part if needed.

9. Provides enhanced corrosion resistance.

10. Use when mill certifications are required.

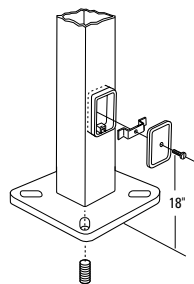
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

SSS Square Straight Steel Poles

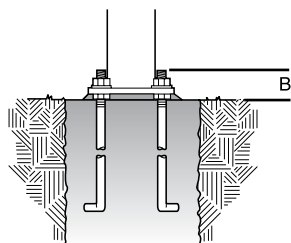
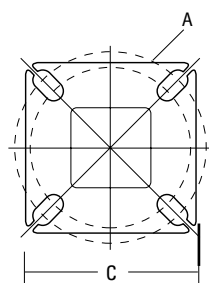
TECHNICAL INFORMATION — EPA (ft ²) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8-9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8-9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8-9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8-9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10-12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10-12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8-9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8-9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10-12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10-12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8-9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10-12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10-12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11-13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10-12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11-13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11-13	1 x 36 x 4	605

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

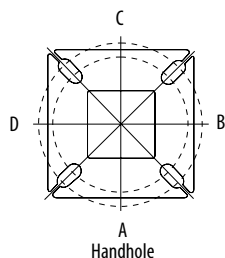
BASE DETAIL



POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" - 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" - 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"



HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

**Petitioner**

Village of Tinley Park

Code Section

Section III (General Provisions) and VIII (Off-Street Parking and Loading) of the Zoning Ordinance

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Planning Manager

PLAN COMMISSION STAFF REPORT

May 5, 2022 – Public Hearing

Zoning Code Text Amendment – Building Code to Zoning Code Transfer (Driveway, Accessory Structure, and Misc. Regulations)

EXECUTIVE SUMMARY

The Building Division has worked to update and amend the Village's Building Code and adopt updated International Code Council (ICC) codes (building, residential, energy, fire, etc.) The proposed Building Code changes will not only update the codes to the newest 2022 versions but also make the regulations more user-friendly. The adoption of the new codes and amendments will go to the Village Board on April 19, 2022, and implemented on new permits going forward.

As part of the Building Code update review, certain sections have been identified that are not typically addressed in a Building Code and are more traditionally regulated by a Zoning Code. These items typically do not directly relate to life safety or construction quality and are more aesthetic or location-based in nature. They may also have situations that could result in the need for a Variation request if there is a unique situation or hardship where a code requirement cannot be met. One such section of the Building Code was the exterior masonry and building material regulations. These exterior material regulations had some more in-depth discussions associated with the changes and were previously reviewed by the Plan Commission and moved into the Zoning Ordinance in 2019 (Ord. # 2019-O-074).

The goal of this proposed Zoning Code text amendment is to bring the current regulations in the Building Code into an appropriate section of the Zoning Ordinance. However, with a few regulations staff has noted some issues and are making small changes or additions that would help clarify the regulation's intent and avoid miscommunication in the future. Any proposed changes are meant to be rather simple as to not require too much analysis of the potential effects. The most significant changes and clarifications from the current regulations are with regards to driveways. Currently, driveways have few controls on size or front yard coverage on residential lots. The changes proposed are typical in suburban zoning ordinances to maintain attractive streetscapes, keep consistent driveway patterns, and avoid stormwater drainage issues in the future from overly large driveways.

Staff has researched and drafted amendments for the Commission's discussion. Attached is an Excel spreadsheet summary of regulations from the Building Code that need to be transferred, where they are proposed to be located, and the proposed text. Additionally, attached is the existing and proposed (red-lined) versions of Section III (General Provisions) and Section VIII (Off-Street Parking and Loading) for the Commission's review.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below:

“...make a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the May 5, 2022 Staff Report and listed of attachments as drafted “red-lined” text amendments of Section III (General Provisions) and Section VIII (Off-Street Parking) regulating driveways, accessory structures, and other items previous regulated by the Tinley Park Comprehensive Building Code.”

This Plan Commission recommendation is scheduled to go to the next regular Village Board meeting for First Reading on May 17, 2022.

ATTACHMENTS

Description		Prepared By
1	Text Amendment Summary	Village Staff
2	Section III (General Provisions) Zoning Code - EXISTING	Village Staff
3	Section III (General Provisions) Zoning Code – PROPOSED/ RED-LINED	Village Staff
4	Section VIII (Off-Street Parking and Loading) Zoning Code - EXISTING	Village Staff
5	Section VIII (Off-Street Parking and Loading) Zoning Code – PROPOSED/RED-LINED	Village Staff

Building Code Regulations to the Zoning Code Text Amendment 2022 Summary of Changes

BUILDING CODE (Move From)		ZONING CODE (Move to)	
Section	Existing Text	Section	Proposed Text
Accessory Structures			
211 (Private Detached Garages, pg. 34)	Single Family Detached Garages: Total floor area shall not exceed 720 square feet or width shall not exceed 34 feet.	III I. 2. b.	The maximum floor area shall be seven hundred and twenty (720) square feet, two hundred (200) square feet for a storage shed, and four hundred (400) square feet for all other structures. The width of any structure shall not exceed 34 feet.
309.A.2. (Garages and Carports, pg. 51)	No portion of the structure, including roof overhang or eave, shall project into or over any dedicated easement	III.F. and III.H.1. & 2. & 3. (Eaves & gutters)	No portion of the eave, gutter, of roof overhang shall project into or over any dedicated easement.
313.B. and C. (Storage Utility Sheds, pg. 57-58)	B. Number limited – No more than one (1) storage/utility shed shall be located on any residential lot within the Village of Tinley Park. C. Limitations – No storage/utility shed shall exceed two hundred (200) square feet in area, nor exceed fifteen (15) feet in height. No overhead (roll up) doors larger than six (6) feet in width or seven (7) feet in height are allowed on storage/utility sheds.	III.I .2.i.	Storage Sheds: No more than one (1) storage/utility shed shall be located on any residential lot at a maximum of two hundred (200) square feet in floor space, and shall not exceed fifteen (15) feet in height. No overhead (roll up) doors larger than six (6) feet in width or seven (7) feet in height are allowed on storage/utility sheds.
313.D. (Storage Utility Sheds)	Placement – A shed should be placed ten feet from the primary structure, with a minimum of five (5) feet from same.	Already existing in Sec. III.I.1.	
314.I. (Accessory Structure Heights)	Maximum height of all accessory Structures (other than detached garages) is fifteen (15) feet above finished grade.	III.I.1.g.	Add "Maximum height of all accessory structures (other than detached garages as outlined in the section below) is fifteen (15) feet above finished grade."
Other Accessory Structure Limits	Not Existing Currently	III.I .2.h.	No more than one (1) of any type of residential accessory structure shall be permitted accept where a second detached garage may be permitted in Section III.I.3.
Driveways and Parking			
310 A.1.	Location of driveways. Driveways shall be located a minimum of one (1) foot from a common private property line.	III.H.1. (Residential) III.H.2. (Commercial) III.H.3. (Industrial) - Permitted Encroachments in Required Yards	ADD: Driveways - "P" (permitted) in front, side or rear yards and primary and secondary front on corner lots. Under "Additional Requirements" add: " <i>Must be located a minimum of one (1) foot from property line</i> and lead to a permitted parking structure or parking facility. For Residential include: "Driveway shall take the most direct route from the public right-of-way to the parking structure/facility, which may include relocation of curb depressions. Alternative driveway paths may only be approved with the approval of the Village Engineer and Community Development Director." For Commercial and Industrial include: "Driveways may be shared between adjoining properties we an approved site plan and cross-access easement recorded".
310 A.4	Driveways shall have a minimum width of ten feet, unless otherwise approved by the Building Official.	III.H.1. (Residential) III.H.2. (Commercial) III.H.3. (Industrial) - Permitted Encroachments in Required Yards	ADD Under "Additional Requirements": "Driveways shall have a minimum width of ten (10) feet and a maximum width of forty (40) feet."

310 A.4	Driveway can be no greater than thirty (30) foot in the apron at its intersection with the Village Right of Way.	III.H.1. (Residential) III.H.2. (Commercial) III.H.3. (Industrial) - Permitted Encroachments in Required Yards	ADD Under "Additional Requirements": "Driveways shall be no greater than thirty (30) feet in the apron at its intersection with the Village Right of Way." For Residential include "...for a total of thirty (30) feet..."
310.D.1.	All parking areas which are required to be provided by the Village ordinances shall be paved with concrete or asphalt paving.	VIII.D.3 (Off Street Parking - Additional Regulations)	ADD (this is for all zoning districts): Approved Surfaces and No Loose Stone: All driveways, aprons, and parking areas in all zoning districts shall be paved with an impervious surface such as concrete, asphalt paving, or with permeable pavers designed for acceptable vehicle usage when approved by the Village Engineer and Community Development Director. Loose stone is a prohibited surface for parking or drive aisle areas. Any gravel or loose stone areas shall be appropriately paved per the approved plans or removed and restored with top soil and turf.
310. D.4.	Parking spaces shall comply with the Village Zoning Ordinance and the current edition of the Illinois Accessibility Code, Any parking lot being repaved, seal coated or re-striped shall comply with the current edition of the Illinois Accessibility Code.	VIII.A.	ADD as A.11. " <u>Accessible Parking</u> : Parking spaces shall comply with the current edition of the Illinois Accessibility Code. Any parking lot being repaved, seal coated, or re-striped shall comply with the current edition of the Illinois Accessibility Code."
Other			
315 B.1-3	<p>Brick Mail Boxes - B. Restrictions - Masonry mailbox structures shall not be more than 24 inches by 24 inches nor shall they be more than five (5) feet in height and shall be erected as follows:</p> <p>1. The front edge of the masonry structure shall not be set closer than fifteen (15) inches from the rear edge of the curb or within two (2) feet of a Buffalo Box, or within 10 feet of a fire hydrant.</p> <p>2. The front of the mailbox itself shall not be closer than six (6) inches nor further than fifteen inches from the rear edge of the curb.</p> <p>NOTE: Masonry mailbox structures shall comply with United State Postal Regulations; a copy is available in the Building Department. Incorrect installation of masonry mailbox structures could result in the United States Postal Service curtailing mail delivery.</p> <p>3. There shall be a maximum of two pedestals per address only one of which may contain a mailbox.</p>	III.H.1. (Residential only) add to chart in alphabetical order: brick mailbox	ADD as a permitted encroachment in front yard. Under "additional requirements" ADD: "Masonry mailbox shall not be larger than 24 inches wide or 24 inches deep or greater than five feet in height. The front edge of the masonry structure shall not be set closer than fifteen inches from the rear edge of the curb or within two (2) feet of a Buffalo Box, or within 10 feet of a fire hydrant. The front of the mailbox shall not be closer than six inches nor further than fifteen inches from the rear edge of the curb. A maximum of two pedestals per address, only one of which may contain a mailbox. Masonry mailbox structures shall comply with USP Regulations; a copy is available in the Building Department. A permit is required for any decorative or brick mail boxes in the public right-of-way and a waiver form must be signed by the homeowner with any required document recording fees paid by the owner."

316 A,B,C & E	<p>A. Where required: Trash and recycling enclosures shall be provided at all new buildings except single family dwelling units. If owner chooses to have a dumpster instead of garbage cans this section of the ordinance must be followed. The enclosed area shall be screened on three (3) sides by a wall from view from public streets and any abutting properties. There shall not be any types of enclosures or container in the front yard of any building or use including single family attached and detached units.</p> <p>B. Construction Materials: Any wall around a dumpster or trash handling area shall be constructed in a durable fashion of brick, stone, or other masonry materials with a gate opening which will accommodate the pickup of the dumpster by the garbage company. The wall shall be constructed of the same building material and in the same architectural style as the principal structure. Gate material must be wood or vinyl fencing material. No chain link fencing is allowed.</p> <p>C. Enclosure Height: Any enclosure constructed shall have a height not greater than 6 feet.</p> <p>E. Size of Trash Enclosure. The area of a trash enclosure for a site or business shall be sized using dimensions, which relate to the size and use of the principal building and as approved by the building official.</p>	<p>III.H.1. (Residential)</p> <p>III.H.2. (Commercial)</p> <p>III.H.3. (Industrial) - Permitted Encroachments in Required Yards</p>	<p>ADD "Trash and Equipment Enclosure" in alphabetical order to be permitted in side and rear yards. Add "Shall be placed as close as possible to the principal structure but in no case shall be placed within five feet of the property line. Enclosure shall be solid with no chain link fencing permitted. Any enclosure constructed shall have a height not greater than 6 feet. Enclosures shall comply with any approved site plans. See additional regulations within Section III.U.6.j."</p>
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SECTION III

GENERAL PROVISIONS

Except as hereinafter specifically provided, the following general regulations shall apply:

A. INTERPRETATION AND APPLICATION

In interpreting and applying these regulations, the requirements contained herein are declared to be the minimum requirements necessary to carry out the purpose of these regulations. Except as hereinafter provided, these regulations shall not be deemed to interfere with, abrogate, annul, or otherwise affect in any manner whatsoever, any easements, covenants, or other agreements between parties. Whenever the provisions of these regulations impose greater restrictions upon the use of land or buildings, or upon the height of buildings, or require a larger percentage of lot to be left unoccupied than the provisions of other ordinances, rules, regulations, permits, or any easements, covenants, or other agreements between parties, the provisions of these regulations shall govern.

B. USE OF LAND OR STRUCTURES

The provisions of this Ordinance shall apply to all properties as hereinafter specifically provided:

1. **New and Existing Uses.** No building or structure or land shall hereafter be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or altered, except in conformity with the regulations herein specified for the district in which it is located;
2. **Nonconforming Uses.** Any lawful building, structure, or use existing at the time of the enactment of the Zoning Ordinance may be continued, even though such building, structure, or use does not conform to the provisions herein for the district in which it is located, and whenever a district shall be changed hereafter, the then existing lawful use may be continued, subject to the provisions of Section VI;
3. **Lot of Record.** A Lot of Record at the time of the adoption of this Ordinance which is unable to meet the requirements of this Ordinance as to area and lot width may be used, provided it shall meet all the other requirements of this Ordinance. However, when two (2) or more parcels of land, each of which lacks adequate area and dimensions to qualify for a Permitted Use under the requirements of the use district in which they are located, are contiguous and are held in one ownership, at the time of or subsequent to the adoption of this amendment, they shall be used as one zoning lot for such use; and

4. **Construction in Process.** Where construction of a building or structure has begun prior to the effective date of this Ordinance and is being diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the Building Permit was issued, and further may, upon completion, be occupied under a Certificate of Occupancy subject to the provisions herein set forth in the section pertaining to nonconforming structures and uses.

C. HEIGHT LIMITATIONS

1. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, or similar structures may be erected above the height limits when recommended by the Zoning Board of Appeals and approved by the Village Board. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the District in which it is located; nor shall such structure have a total area greater than twenty-five (25) percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building. Provided, however, that all buildings in the Zoning Districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District) are governed by the height provisions of said Legacy Code and are, therefore, exempt from the height limitations set forth in this Section III.C.1.
2. Hospitals, institutions, schools, or public utility and service buildings, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, provided said specified buildings shall be set back from the front, rear, and side lot lines on the ratio of two (2) feet for every one (1) foot of building height greater than forty (40) feet; provided, however, that said specified requirements shall apply in addition to the other requirements for building line setbacks and for rear and side yards specifically set forth in this Ordinance. Provided, however, that all buildings in the zoning districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District) are governed by the height provisions of said Legacy Code and are therefore exempt from the height limitations set forth in this Section III.C.2.
3. Planned Unit Developments may exceed the height limits established for the district in which the structure is located, provided that the height conforms with the standards and requirements set forth in Section VII.C.2.O of this Ordinance.

D. LOTS

1. Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one principal building on a lot except in a Planned Unit Development, or as otherwise provided in this Ordinance.
2. No lot shall hereafter be divided in order to secure one or more additional lots for transfer of ownership or establishment of a principal use thereon, unless each lot, resulting from such division, shall have the minimum lot area and lot width as required in this Ordinance for the district in which the lot is located.
3. Where two (2) or more permitted or Special Uses, each requiring a minimum lot area, are provided in the same building or on the same lot, the required lot area shall be the sum of the areas required for each use individually.
4. Every dwelling shall be constructed or erected upon a lot or parcel of land which has at least twenty (20) feet of frontage abutting upon a public street.
5. Where unique land planning designs are employed in a subdivision or a Planned Unit Development to conserve the natural character of the land or to create a functional or compatible arrangement of structures or uses, a lot which does not abut upon a public or private street may be permitted provided that:
 - a. Adequate provision is made for free access to the lot for the property owner, or in the case of a non-residential lot, for those persons who would normally require access to the lot;
 - b. Adequate provision is made for the unobstructed access of firefighting equipment, police protection, rubbish collection, and other governmental services;
 - c. Adequate provision is made for the extension and maintenance of public and private utility services; and
 - d. The arrangement will not contribute toward congestion in nearby streets as a result of delivery services, lack of guest parking, or other reasons.
6. The maintenance of yards, courts, and other open spaces and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence.

E. YARDS

1. All yards and other open spaces, as required by this Ordinance, shall be located on the same lot as the principal structure or use. No legally required yards, open space, or lot areas for any use or structure shall be used to satisfy yard, open space, or lot area requirements for any other structure or use.

2. On a corner lot, the front lot line shall be the lot line having the shortest dimension along the street right-of-way line. The required front yard setback on corner lots shall apply to each side of the lot facing a street.
3. On vacant through lots, the front lot line shall be along the street line designated by the Building Inspector except that when a front line has been established on one or more lots in the same block and all have front lot lines established along the same street line, the street line designated as the front lot line for such lot or lots shall be the front lot line on all vacant through lots in such block. On through lots, only those obstructions permitted in this Ordinance in front yards shall be located in that part of a rear yard adjoining a street that is equivalent in depth to a required front yard; however, where a no-access strip has been provided for such lots on a recorded plat, the Zoning Administrator may waive such requirements if, in his judgment, an exception to this requirement would be appropriate.
4. No yards allocated to a structure or use existing on the effective date of this Ordinance shall be subsequently reduced or further reduced below the yard requirements of this Ordinance, except a yard adjoining a street may be reduced in depth in the event and to the extent the right-of-way width of such street adjoining such yard is subsequently increased.
5. Where fifty (50) percent or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have observed (within a variation of five (5) feet or less) a front yard greater in depth than required herein, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings. Provided, however, that all building in the zoning districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District) are governed by the front yard/frontage provisions of said Legacy Code and are, therefore, exempt from the frontage/front yard requirements set forth in this Section III.E.5.

F. REQUIRED SETBACKS

Setback lines shall be maintained on all lots abutting streets and thoroughfares. The minimum setback on lots abutting a street or thoroughfare shall be the distance required for a front yard or side yard, adjoining a street, in the district where such lots are located, measured from the existing right-of-way line of the street or thoroughfare, or from the proposed right-of-way line as designated on the Official Map, and as duly established by other Ordinances or as established by county or state highway authorities, whichever has the greatest right-of-way width requirements.

Except for incidental uses, no structure shall be constructed on a dedicated public or private utility easement, nor shall any structure be constructed so as to encroach upon any easement.

G. VISIBILITY REQUIREMENTS – CORNER LOTS

No structure, wall, fence, shrubbery, or trees shall be erected, maintained, or planted on any lot which will obstruct the view of the driver of a vehicle approaching an intersection, excepting that shrubbery and low retaining walls not exceeding two (2) feet in height above the curb level and shade trees where all branches are not less than eight (8) feet above the street level will be permitted. For residential corner lots, this unobstructed area shall be a triangular section of land formed by the two street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of said right-of-way.

H. PERMITTED ENCROACHMENTS IN REQUIRED YARDS**1. Residential Zoning Districts:**

Encroachments into easements shall be subject to all regulations of this Ordinance and the Village's Building Code.

The following accessory structures and uses are permitted to encroach and shall not be considered to be obstructions when located in the required yards in lots residentially zoned (R-1, R-2, R-3, R-4, R-5, R-6, and R-7) as specified:

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Accessory structures, including but not limited to: accessory sheds, carports, detached garages, equipment shelters, and playhouses		P	P			See additional regulations in Section III. I.
Arbors	P	P	P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.
Architectural features, including but not limited to: belt courses, cornices, and sills	P	P	P	P	P	Not projecting more than eighteen (18) inches from the exterior wall.
Athletic courts, including but not limited to: basketball or tennis courts			P			All athletic court areas shall be subject to Village review to ensure the court is properly designed, graded, and constructed. In no case shall an athletic court be placed closer than fifteen (15) feet to any property line.
Awnings and canopies	P	P	P	P	P	Not projecting more than ten (10) feet into the required yard and at least seven (7) feet above the average level of the adjoining ground. In no case shall awnings or canopies be placed within five (5) feet of any property line.
Balconies	P		P	P	P	Not projecting more than five (5) feet into the required yard.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Bay windows	P		P	P	P	Not projecting more than three (3) feet into the required yard.
Breezeways			P			
Chimneys	P	P	P	P	P	Not projecting more than twenty-four (24) inches into the required yard.
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.
Eaves and gutters	P	P	P	P	P	Not projecting more than four (4) feet into the required front and rear yards. Not projecting more than forty (40) percent of the required side yard, but in no case exceeding three (3) feet.
Fences		P	P			See additional regulations within Section III.J.
Fire escapes, open or enclosed	P	P	P	P	P	Not projecting more than five (5) feet into the required front yard or side yard adjoining a street. Not projecting more than three- and-one-half (3 1/2) feet into the required interior side yard or court.
Flag poles	P	P	P	P	P	
Fountains	P	P	P	P	P	
Mechanical equipment, including but not limited to: air conditioning units/ shelters, and generators		P	P			Equipment shall be placed as close as possible to the principal structure and in no case shall equipment be placed within five (5) feet of any property line.
Outdoor fireplaces			P		P	In no case shall an outdoor fireplace be placed closer than five (5) feet to any property line.
Patios		P	P			In no case shall a patio be placed closer than five (5) feet to any property line.
Pergolas			P			Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a pergola be placed closer than five (5) feet to any property line.
Plant boxes	P	P	P	P	P	
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. In no case shall porches or porticos extend more than fifteen (15) feet from the exterior wall. Handrails and guardrails shall conform to Village Building Code Regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.
Private swimming pools and hot tubs			P			Pools are to be placed in rear yards only. In no case shall a pool be placed closer than five (5) feet to any property line, including transitional grading, accessory items such as pavers or concrete, and equipment.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Sculptures	P	P	P	P	P	
Steps/threads	P	P	P	P	P	See the Village Building Code for additional regulations.
Trellises	P	P	P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.

2. Commercial Zoning Districts:

Encroachments into easements shall be subject to all regulations of this Ordinance and the Village's Building Code.

The following accessory structures and uses are permitted to encroach and shall not be considered to be obstructions when located in the required yards in lots commercially zoned (B-1, B-2, B-3, B-4, and B-5) as specified:

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Accessory structures, including but not limited to: accessory sheds, carports, detached garages, equipment shelters, and playhouses			P			See additional regulations in Section III. I.
Arbors	P	P	P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.
Architectural features, including but not limited to: belt courses, cornices, and sills	P	P	P	P	P	Not projecting more than eighteen (18) inches from the exterior wall.
Awnings, canopies, marquees and other projections that create shaded and protected entrances	P	P	P	P	P	Not projecting more than ten (10) feet into the required yard and at least seven (7) feet above the average level of the adjoining ground. In no case shall awnings or canopies be placed within five (5) feet of the side or rear property line. Awnings and canopies with signage must conform to the Sign Regulations in Section IX.
Balconies	P		P	P	P	Not projecting more than five (5) feet into a required yard.
Bay windows	P		P	P	P	Not projecting more than three (3) feet into the required yard.
Chimneys	P	P	P	P	P	Not projecting more than twenty-four (24) inches into a required yard.
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Eaves and gutters	P	P	P	P	P	Not projecting more than four (4) feet into the required front and rear yards. Not projecting more than forty (40) percent of the required side yard, but in no case exceeding three (3) feet.
Fences and walls		P	P			See additional regulations within Section III.J.
Fire escapes, open or enclosed	P	P	P	P	P	Not projecting more than five (5) feet into the required front yard or side yard adjoining a street. Not projecting more than three-and-one-half (3 1/2) feet into the required interior side yard or court.
Flag poles	P	P	P	P	P	
Fountains	P	P	P	P	P	
Mechanical equipment, including but not limited to; air conditioning units/ shelters, and generators		P	P			Equipment shall be placed as close as possible to the principal structure and in no case shall equipment be placed within five (5) feet of any property line. Equipment shall be screened to comply with the Village Landscape Ordinance.
Patios	P	P	P	P	P	In no case shall a patio be placed closer than five (5) feet to any property line.
Pergolas	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a pergola be placed closer than five (5) feet to any property line.
Plant boxes	P	P	P	P	P	
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. Handrails and guardrails shall conform to Village Building Code Regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.
Projecting blade signs	P	P	P	P	P	See additional regulations in Section IX.
Sculptures	P	P	P	P	P	
Steps/threads	P	P	P	P	P	See the Village Building Code for additional regulations.
Trellises	P	P	P	P	P	

a. Additional Allowable Encroachments:

In commercially zoned lots (B-1, B-2, B-3, B-4, and B-5) that front streets or major interior access lanes, front yard areas will be primarily used for landscaping and other pedestrian-oriented uses including:

- (1) Widened sidewalks and entranceways;

- (2) Plazas, outdoor gardens, patios, and outdoor seating areas;
- (3) Water features, including bioswales or other stormwater management elements;
and
- (4) Public art or outdoor architectural features like clock towers, pergolas, etc.

It is the intent of this Ordinance to help create a stronger pedestrian scale. As such, in addition to the design elements specifically permitted above, other architectural or landscape features not enumerated herein that create a stronger pedestrian connection may be permitted to extend into the required yard up to ten (10) feet. These encroachments may be approved by the Plan Commission during Site Plan Approval.

3. Industrial Zoning Districts:

Encroachments into easements shall be subject to all regulations of this Ordinance and the Village's Building Code.

The following accessory structures and uses are permitted to encroach and shall not be considered to be obstructions when located in the required yards, in lots industrially zoned (ORI, M-1, and MU-1) as specified:

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Accessory structures, including but not limited to: accessory sheds, carports, detached garages, equipment shelters, and playhouses			P			See additional regulations in Section III. I.
Arbors	P		P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.
Architectural features, including but not limited to: belt courses, cornices, and sills	P	P	P	P	P	Not projecting more than eighteen (18) inches from the exterior wall.
Athletic courts, including but not limited to: basketball or tennis courts			P			All athletic court areas shall be subject to Village review to ensure the court is properly designed, graded, and constructed. In no case shall an athletic court be placed closer than fifteen (15) feet to any property line.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Awnings, canopies, and other projections that create shaded and protected entrances	P	P	P	P	P	Not projecting more than ten (10) feet into the required yard and at least seven (7) feet above the average level of the adjoining ground. In no case shall awnings or canopies be placed within five (5) feet of the side or rear property line. Awnings and canopies with signage must conform to the Sign Regulations in Section IX.
Balconies	P		P	P	P	Not projecting more than five (5) feet in front yards.
Bay windows	P		P	P	P	Not projecting more than three (3) feet into the required yard.
Chimneys	P	P	P	P	P	Not projecting more than twenty-four (24) inches into a required yard.
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.
Eaves and gutters	P	P	P	P	P	Not projecting more than four (4) feet into the required front and rear yards. Not projecting more than forty (40) percent of the required side yard, but in no case exceeding three (3) feet.
Fences and walls		P	P			See additional regulations within Section III.J.
Fire escapes, open or enclosed	P	P	P	P	P	Not projecting more than five (5) feet into the required front yard or side yard adjoining a street. Not projecting more than three- and-one-half (3 1/2) feet into the required interior side yard or court.
Flag poles	P	P	P	P	P	
Fountains	P	P	P	P	P	
Mechanical equipment, including but not limited to: air conditioning units/ shelters, and generators		P	P			Equipment shall be placed as close as possible to the principal structure and in no case shall equipment be placed within five (5) feet of any property line. Equipment shall be screened to comply with the Village Landscape Ordinance.
Patios	P	P	P	P	P	In no case shall a patio be placed closer than five (5) feet to any property line.
Pergolas	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a pergola be placed closer than five (5) feet to any property line.
Plant boxes	P	P	P	P	P	
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. Handrails and guardrails shall conform to Village Building Code regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Projecting blade signs	P	P	P	P	P	See additional regulations in Section IX.
Sculptures	P	P	P	P	P	
Steps/threads	P	P	P	P	P	See the Village Building Code for additional regulations.
Trellises	P	P	P	P	P	

I. ACCESSORY STRUCTURES AND USES

1. All accessory structures shall be subject to the following:
 - a. Accessory structures and uses shall be compatible with the principal use;
 - b. Accessory structures and uses shall not be established prior to the establishment of the principal use;
 - c. Accessory structures which are structurally attached to a main or principal building shall be subject to all regulations of this Ordinance and the Village Building Code which are applicable to the principal building;
 - d. Accessory structures shall not be located less than ten (10) feet from a principal building unless the accessory structure meets all regulations of this Ordinance and the Village Building Code which are applicable to the principal building;
 - e. When a side yard is required, no part of any accessory structure shall be located closer than five (5) feet to the side lot line along such side yard; and
 - f. When a rear yard is required, no part of any accessory structure shall be located closer than five (5) feet to the rear lot line or to those portions of the side lot lines abutting such required rear yard.
2. Residential accessory structures serving single- or two-family residences in any Residential Zoning District, and all accessory structures in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following:
 - a. All conditions of Subsection III.I.1 above must be satisfied;
 - b. The maximum floor area shall be seven hundred twenty (720) square feet;
 - c. The maximum height shall be eighteen (18) feet to the peak of the structure;
 - d. The pitch of the roof shall be found by the Zoning Administrator to be architecturally compatible with the pitch of the main roof element of the principal structure, provided that subsection (c) above shall be met;

- e. Detached or attached garages and accessory structures shall not be utilized as living space;
 - f. Detached or attached garages and accessory structures shall not be utilized for any business related activity; and
 - g. Detached garages and accessory structures shall not be serviced by water, sanitary sewer, or natural gas.
3. Second detached garages serving single- or two-family residences in any Residential Zoning District and in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following:
- a. All conditions of Subsections III.I.1 and III.I.2 above must be satisfied for each garage;
 - b. The property must be a minimum of fifteen thousand (15,000) square feet in lot area and ninety (90) feet in lot width; and
 - c. Both garages must be fully accessible by way of a driveway in conformance with Section 309 of the Village Building Code.

J. FENCE REGULATIONS

1. Permit Required

- a. A building permit is required for all work performed in association with the construction, alteration, or relocation of a fence except as outlined in Section III.J.1.b.
- b. Exemptions: The following circumstances do not require a building permit; however, they are subject to the regulations within Section III.J.2.:
 - (1) Repairs of not more than one (1) eight foot (8') section of fencing per year on a legally permitted fence; and
 - (2) Fences two feet (2') in height or less.

2. Regulations for All Zoning Districts

a. Location

(1) Permitted Fence Location

PERMITTED FENCE LOCATION BY LOT TYPE AND YARD TYPE				
LOT TYPE	YARD TYPE			
	Front/Primary Front	Secondary Front	Side	Rear
Interior Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Interior Key Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Corner Lot	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Reversed Corner Lot	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Through Lot	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
Corner Through Lot	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
Flag Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line

(2) Rights-of-Way, Drainage, and/or Utility Easements

- (i) No private fences shall be allowed or constructed within public street, highway, or alley right-of-ways.
- (ii) Fences may, by permit and written approval, be placed on drainage and/or public utility easements, so long as the fence does not interfere in any way with existing drainage patterns, underground, ground, or above-ground utilities.
- (iii) Fences shall not obstruct access to utilities. A gate or moveable section of fencing may be required.
- (iv) The Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences in the event they are moved, damaged, or destroyed by virtue of the lawful use of said easement.

- (3) Clear Vision Triangle: Fences shall not obstruct sight lines and/or cause a negative impact to safety of pedestrians or vehicles. A clear vision triangle must be maintained.

b. Materials

- (1) Fences shall consist of materials that are found by the Zoning Administrator or their designee to be durable and weather resistant. Fencing shall be painted, rust-proofed or otherwise protected against damage and decay so as to present an orderly appearance.

- (2) All fences shall be maintained in good, structurally sound repair and in a neat, clean, presentable and attractive condition.

(3) Allowable Materials:

- (i) PVC/vinyl
- (ii) Wood
- (iii) Wrought iron
- (iv) Aluminum
- (v) Galvanized steel (open style fencing only)
- (vi) Masonry
- (vii) Chain-link without slats (can be coated or uncoated)
- (viii) Perimeter fencing (stone or concrete)
- (ix) Similar materials, as approved by the Zoning Administrator or their designee

(4) Prohibited Materials:

- (i) Chain-link with slats
- (ii) Glass and other reflective materials
- (iii) Barbed wire

- (5) Orientation of Finished Side: When a fence has a finished or decorative side, it shall be oriented to face outward toward adjacent parcels or street rights-of-way (away from the interior of the lot upon which the fence is erected).

- (6) Fencing shall not have sharp edges.

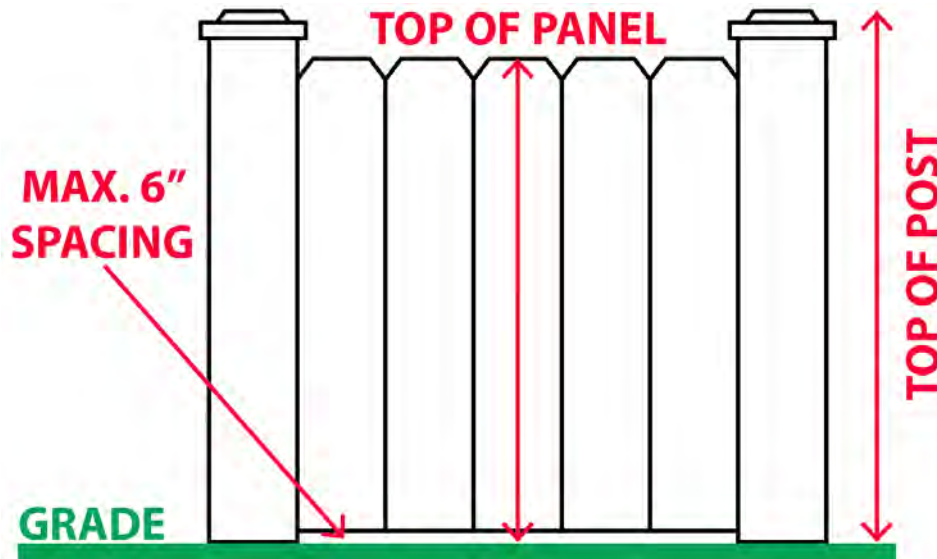
- (7) Fencing shall be uniform in color.

c. Maximum Height (see graphic)

- (1) Top of Posts: six feet, six inches (6'6") when measured from grade.

(2) Top of Panel: six feet (6') when measured from grade.

(3) Spacing Between Grade and Bottom of Panel: maximum of six inches (6").

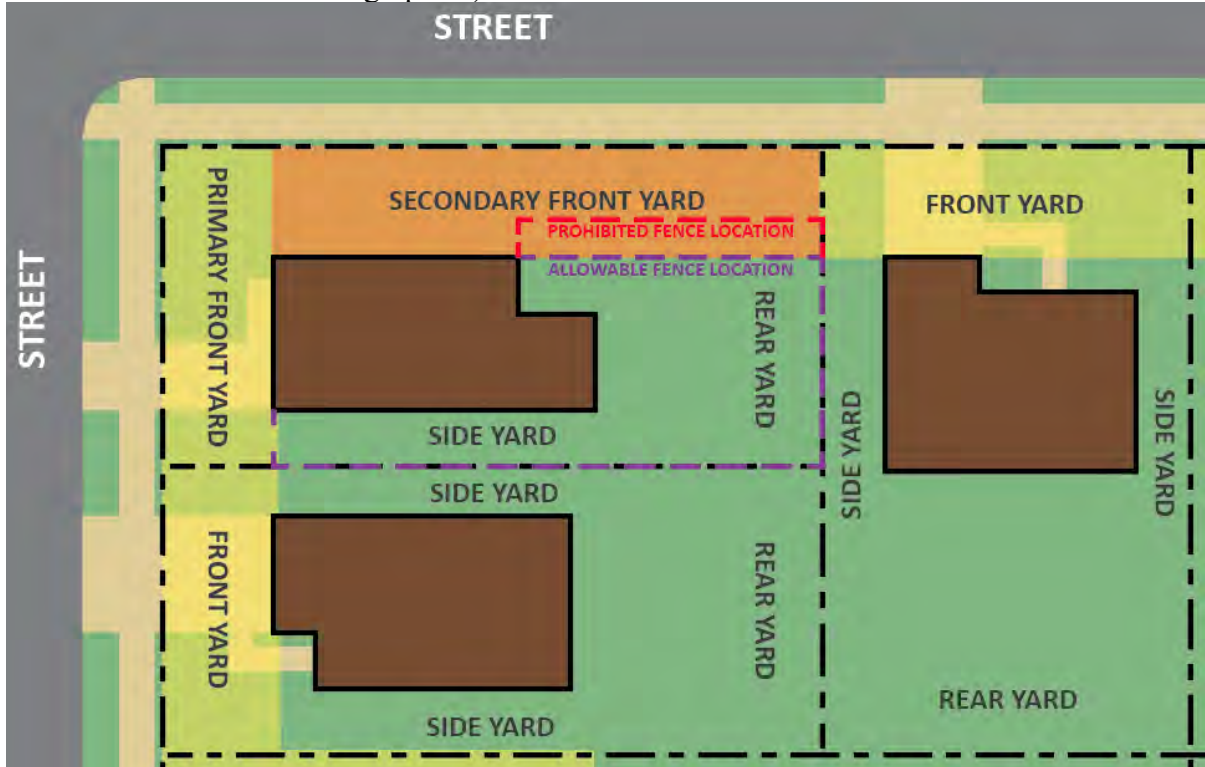


3. Administrative Approvals: The Zoning Administrator or their designee may grant administrative approval for a fence in the following circumstances:

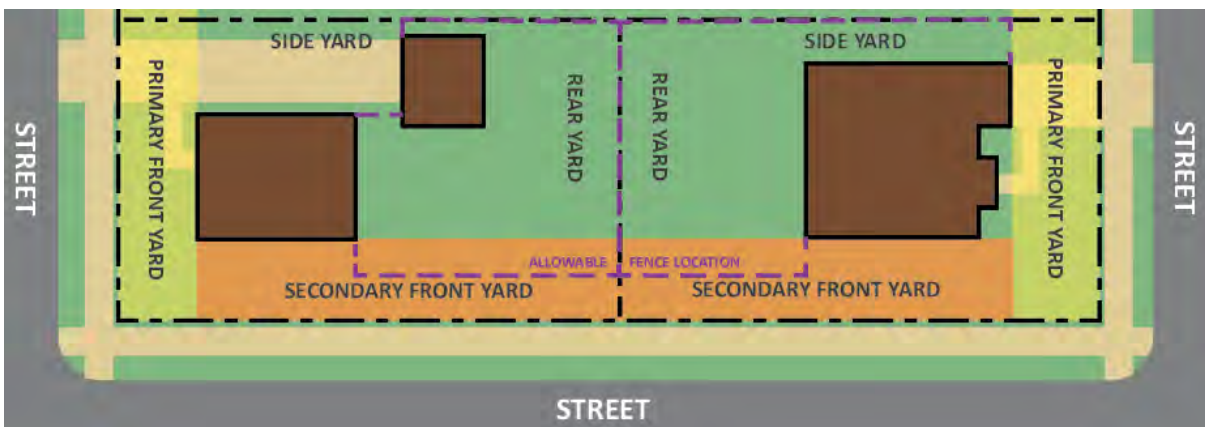
a. Secondary Front Yard

- (1) A fence within a secondary front yard may be permitted to encroach up to ten feet (10') into the required front yard setback, provided that:
 - (i) The property is within a residential zoning district (R-1, R-2, R-3, R-4, R-5, R-6, & R-7);
 - (ii) The fence meets all material requirements within Section III.J.2.b.; however, the fence cannot be chain-link; and
 - (iii) The fence must be a maximum height of five feet, six inches (5'6") at the top of the posts and five feet (5') at the top of the panel when measured from grade;
 - (iv) The fence must be open style and have a minimum of fifty percent (50%) open space between the rails and posts;
 - (v) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles; and

- (vi) The fence cannot abut a neighboring front/primary front yard (see graphics).



Graphic: Prohibited Fence Location in Secondary Front Yard



Graphic: Allowable Fence Location in Secondary Front Yard

- (2) In the instance that a residential structure is nonconforming to the required front yard setback, a fence may be permitted to encroach into the required front yard setback to align with the established setback of the residential structure, provided that:
- (i) The fence meets all provisions within Section III.J.2.b. and III.J.2.c.; and

- (ii) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles.

b. Through Lot

- (1) A fence may be permitted to be constructed along a property line that directly abuts a public right-of-way or private street if the Zoning Administrator or their designee determines that the lot line should be considered a side or rear lot line based on the adjacent established development pattern, provided that:

- (i) The fence meets all provisions within Section III.J.2.b. and III.J.2.c.; and
- (ii) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles.

4. Temporary Fences

- a. Temporary fences may be authorized by the Zoning Administrator or their designee for the purposes of securing or enclosing an area for a limited period of time (ex. construction sites, special events, and unsafe structures).

5. Nonconforming Fences: Fences existing at the time of the enactment of this Section III.J., or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section III.J., shall be regarded as nonconforming fences – either a legal nonconforming fence or an illegal nonconforming fence.

- a. Legal Nonconforming Fences: Fences constructed with a permit on file with the Village. Minor ordinary repairs and maintenance (not exceeding repair on one (1) eight foot (8') wide section of fencing per year) may be completed on such fence. Nonconforming fences shall not be changed or altered in any manner that would increase the degree of its nonconformity or structurally altered to prolong its useful life.
- b. Illegal Nonconforming Fences: Fences constructed without a permit. Such fences shall be immediately removed by the property owner or a variation (in accordance with Section X.G. of the Zoning Ordinance) must be obtained.

6. Appeals and Variations: If the Zoning Administrator or their designee denies a fence as proposed, the Petitioner may appeal the denial before the Zoning Board of Appeals as outlined within Section X.F. of the Zoning Ordinance. A Petitioner may also submit a request for a variation as outlined within Section X.G. of the Zoning Ordinance.

K. TEMPORARY BUILDINGS

Temporary buildings for construction purposes may be allowed in any zoning district for a period not to exceed the completion date of such construction.

L. FLOODPLAIN AREAS

No building shall be erected in areas subject to flooding, as determined in the floodplain maps (Tinley Park Quadrangle) of the Northeastern Illinois Planning Commission, unless suitable provisions for drainage are approved and constructed in accordance with the requirements of the Village's Floodplain Ordinance - Ordinance No. 73-0-003.

M. USES NOT SPECIFICALLY PERMITTED IN DISTRICTS

When a use is not specifically listed in the sections devoted to permitted uses, such uses are hereby expressly prohibited, unless by written decision of the Zoning Administrator it is determined that said use is similar to and not more objectionable than other uses listed. Such uses may then be permitted.

N. EXEMPTIONS

The regulations of this Ordinance do not specify or regulate the type or location of poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves, and other similar distributing equipment; regulator and compressor stations, and the underground storage of gas from a public utility or a natural gas company including facilities and exploratory and operating wells; or a public utility or natural gas company for telephone or other communications, electric power, gas, water, and sewer lines, provided that installation shall conform with rules and regulations of the applicable administrative authorities nor the location, use or occupancy of publicly-owned land, structures or installations of any kind whatsoever.

O. OPEN STORAGE AND OUTDOOR SALES DISPLAYS

1. Open Storage:

- a. The purpose and intent of the regulations established herein is to provide development and environmental performance standards for controlling the development and use of open storage areas so that such uses can be established and operated in the Village of Tinley Park without adversely affecting neighboring development or existing environmental conditions; and
- b. All open storage, as defined in Section II, shall be subject to the following:

General Requirements:

- (1) Zoning Districts Allowed: The following table shall govern the zoning districts in which open storage is allowed and to what level:

Level	R-1 through R-7	B-1 through B-5	ORI	M-1	MU-1
Level 1	X	X	P	P	P
Level 2	X	X	S	P	P
Level 3	X	X	X	S	S
Level 4	X	X	X	X	X

P = Permitted (with conditions) S = Special Use X = Prohibited

Open storage requests that require a Special Use Permit should refer to Section X.J of the Village's Zoning Ordinance regarding the Special Use application process.

- (2) Location: Open storage shall not be located in any front or corner side yard. No open storage shall be permitted to occur in areas designated for parking, driveways, or walkways;
- (3) Maximum Lot Coverage: The following table shall govern the maximum lot area for the use of open storage within zoning districts:

Level	R-1 through R-7	B-1 through B-5	ORI	M-1	MU-1
Level 1	X	X	15%	30%	30%
Level 2	X	X	15%	30%	30%
Level 3	X	X	X	30%	30%
Level 4	X	X	X	X	X

X = Prohibited

- (4) Proximity to Residential Zones: If a Residential District abuts the property, the open storage area shall be set back from the property line on such side a minimum of fifty (50) feet in addition to the mandatory screening enumerated below.
- (5) Screening:
- (A) Fence:
- (i) Material: Shall be constructed in compliance with Section 311.C.1 of the Village Building Code;
- (i.a) Chain link fencing to be concealed with landscaping, and placed on the exterior side of the fence to conceal from the street side or residential neighborhoods;

(ii) Opacity: Shall be a solid, one hundred (100) percent opaque wall or fence. Chain link fencing may be used in conjunction with landscaping to achieve one hundred (100) percent opacity if approved by the Village;

(iii) Height: Shall be a minimum of six (6) feet and maximum of eight (8) feet in height measured from ground level to the top of the fence; and

(iv) Gate/Doors: Shall be visually consistent with the fence or wall and secured.

(B) Landscape:

(a) Refer to §158.18.12 of the Village Landscape Ordinance for open storage landscaping requirements.

(6) Environmental Performance:

(A) Nuisance: All open storage shall be in compliance with the nuisance regulations enumerated in Title IX, Chapter 98 of the Tinley Park Municipal Code;

(B) Stormwater Runoff: Fertilizers, pesticides, and any other agent which could potentially pose a threat to water quality shall be properly stored in containers that prevent the infiltration of these agents into the stormwater system;

(C) Windborne Agents: The open storage of materials which have a tendency to become windborne such as powder, grain, stone, sand, salt, and coal is prohibited unless securely covered and contained;

(D) Organic Materials: Any open storage of decomposed, fetid, or putrescent matter shall be removed and disposed of if determined to be a nuisance, and in such manner as not to cause a nuisance and to avoid the unnecessary raising of dust or noxious material;

(E) Lighting: Any lighting of open storage areas shall be directed in a manner as to prevent spillover onto surrounding properties; and

(F) Subject to Inspection: Any open storage shall be subject to inspection by the Fire Prevention Bureau as enumerated in Ch. VII, Sec. 700.A.1 of the Village Building Code.

2. Level 1 Open Storage:

Submission Requirements:

- a. A dimensioned sketch or drawing of the proposed location of the open storage area and any additional alterations to the site;
- b. Fencing specifications including height, material, color, and style;
- c. Location, quantity, size, and type of proposed landscaping on a Site Plan, showing its relation to other site features such as utilities and easements; and
- d. Description of materials to be stored.

Approval:

- a. Subject to review by the Building and Planning Departments.

Conditions of Operation:

- a. Shall be stored in the rear of the property not in a public drainage and utility easement or in an area that will negatively impact overland drainage; and
- b. Level 1 Open Storage is intended to allow for vehicles or equipment essential to the day-to-day operation of a business. Vehicles exceeding eight thousand (8,000) pounds or equipment not essential to business operations shall be excluded from Level 1 Open Storage.

3. Level 2 Open Storage:

Submission Requirements:

- a. A dimensioned sketch or drawing of the proposed location of the open storage area and any additional alterations to the site;
- b. Fencing specifications including height, material, color, and style;
- c. Location, quantity, size, and type of proposed landscaping on a Site Plan, showing its relation to other site features such as utilities and easements; and
- d. Description of materials to be stored.

Approval:

- a. Subject to review by the Building and Planning Departments.

4. Level 3 Open Storage:

Submission Requirements for Site Plan Approval Application:

- a. A Special Use Permit application that fulfills the provisions within Section X.J of the Tinley Park Zoning Ordinance; and
- b. Description of materials to be stored.

Approval:

- a. All Level 3 Open Storage areas shall be subject to Site Plan and Special Use Permit approvals. A Site Plan Approval application must be reviewed and approved by the Village of Tinley Park Plan Commission. A Special Use Permit application must be reviewed by the Plan Commission and receive approval by the Village Board.

5. Level 4 Open Storage:

Conditions of Operation:

- a. Shall be prohibited within all zoning districts. The storage of junk, used lumber, or metal, refuse, scrap, disabled, or damaged motor vehicles not awaiting immediate repair, must be accommodated within a structure and in compliance with all other Village Code requirements.

Exemptions:

- a. The provisions and regulations of this Section III.N.1 shall not apply to governmental service uses.

6. Outdoor Sales Display Standards:

- a. Intent: The intent of the Outdoor Sales Display Standards is to permit the use of outdoor areas for display and sales of merchandise, but to ensure that such displays are sensitive to the character of the Village and do not jeopardize the health, safety, and welfare of the people within the Village of Tinley Park. Outdoor sales display areas shall be categorized as Level 1, Level 2, or Level 3 in accordance with the regulations within this Section.
- b. Applicability:
 - (1) Outdoor areas that a business or organization wants to use on a regular or seasonal basis for outdoor sales displays shall meet the regulations within this Section.
 - (2) This Section does not include outdoor sales display related to automotive dealerships.
- c. Requirements for Level 1 Outdoor Sales Display:

(1) Description of Level 1 Outdoor Sales Display: Level 1 Outdoor Sales Display includes the display of seasonal gardening goods or special sales. These displays may include, but are not limited to: sale of potted plants, mulch, clothes racks, and small product display racks.

(2) Approval:

(A) A permit application (including plans for the display) must be submitted to the Community Development Department prior to displaying products outside. The submittal shall include the following:

- (i) Application form
- (ii) Plat of Survey or dimensioned Site Plan
- (iii) Dimensioned plans showing the display area
- (iv) Information about what types of products will be displayed
- (v) Display time plan outlining when the outdoor display period will occur

(B) The Zoning Administrator or their designee shall review the application and determine if the criteria within this Section have been met.

(C) Fees: The fees for Level 1 Outdoor Sales Displays shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

(3) Location:

(A) Zoning:

- (i) Outdoor sales displays are limited to non-residential properties and mixed-use properties.

(B) Accessibility:

- (i) An outdoor sales display area shall not block any accessibility ramp, parking space, door, fire hydrant, drive aisle, or driveway.
- (ii) A minimum of thirty-six inches (36") shall be maintained for sidewalks and pedestrian ways in front of the outdoor sales display area.

(C) Setbacks:

- (i) Front Yard: An outdoor display area can encroach up to five feet (5') into the required front yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
- (ii) Side and Rear Yards: An outdoor display area shall meet the accessory structure side yard and rear yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.

(D) Proximity to Primary Structure:

- (i) An outdoor sales display area shall be fifteen feet (15') or less from the façade of the primary structure.

(E) Placement:

- (i) An outdoor sales display area shall be located at grade level and shall not be allowed on top of the roof.
- (ii) An outdoor sales display shall not create any visibility hazard or obstruction to vehicles or pedestrians.
- (iii) An outdoor sales display area shall be located on the same parcel as the principal structure.

(4) Size:

(A) Maximum Area:

- (i) The cumulative area of all Level 1 outdoor displays shall not exceed twenty-five percent (25%) of the tenant frontage of the tenant space to which the outdoor display area is associated.
- (ii) If the tenant has both Level 1 and Level 2 displays: The total combined area of all Level 1 and Level 2 outdoor display areas shall not exceed twenty-five percent (25%) of the tenant frontage of the tenant space to which the outdoor display area is associated.

(B) Maximum Height:

- (i) Products displayed outside the principal structure shall not exceed ten feet (10') in height.

(5) Time for Display:

- (A) Outdoor sales displays for seasonal garden items shall occur only between April 15th and October 15th of each year, unless otherwise approved in writing by the Zoning Administrator or their designee.
- (B) Outdoor sales displays for special sales may be displayed for up to seven (7) days at a time and shall be allowed up to six (6) times per year; however, there must be at least three (3) weeks between special sale displays.
- (C) Outdoor sales displays shall only be displayed outside the tenant space during the business or organization's hours of operation, unless otherwise approved in writing by the Zoning Administrator or their designee.

d. Requirements for Level 2 Outdoor Sales Display:

- (1) Description of Level 2 Outdoor Sales Display: Level 2 Outdoor Sales Display includes the display of year-round goods that are subordinate and customarily incidental to the principal use. These displays may include, but are not limited to: propane, ice, and vending machines.

- (2) Approval:

- (A) A permit application (including plans for the display) must be submitted to the Community Development Department prior to displaying products outside. The submittal shall include the following:
 - (i) Application form
 - (ii) Plat of Survey or dimensioned Site Plan
 - (iii) Dimensioned plans showing the display area
 - (iv) Information about what types of products will be displayed
 - (v) Display time plan outlining when the outdoor display period will occur
- (B) The Zoning Administrator or their designee shall review the application and determine if the criteria within this Section have been met.
- (C) Fees: The fees for Level 2 Outdoor Sales Displays shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

(3) Location:

- (A) Zoning:
 - (i) Outdoor sales displays are limited to non-residential properties and mixed-use properties.
- (B) Accessibility:
 - (i) An outdoor sales display area shall not block any accessibility ramp, parking space, door, fire hydrant, drive aisle, or driveway.
 - (ii) A minimum of thirty-six inches (36") shall be maintained for sidewalks and pedestrian ways in front of the outdoor sales display area.
- (C) Setbacks:
 - (i) Front Yard: An outdoor display area can encroach up to five feet (5') into the required front yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
 - (ii) Side and Rear Yards: An outdoor display area shall meet the accessory structure side yard and rear yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
- (D) Proximity to Primary Structure:
 - (i) An outdoor sales display area shall be fifteen feet (15') or less from the façade of the primary structure.
- (E) Placement:
 - (i) An outdoor sales display area shall be located at grade level and shall not be allowed on top of the roof.
 - (ii) An outdoor sales display shall not create any visibility hazard or obstruction to vehicles or pedestrians.
 - (iii) An outdoor sales display area shall be located on the same parcel as the principal structure.

(4) Size:

(A) Maximum Area:

- (i) The cumulative area of all Level 2 outdoor displays shall not exceed twenty percent (20%) of the tenant frontage of the tenant space to which the outdoor display area is associated.
- (ii) If the tenant has both Level 1 and Level 2 displays: The total combined area of all Level 1 and Level 2 outdoor display areas shall not exceed twenty-five percent (25%) of the tenant frontage of the tenant space to which the outdoor display area is associated.

(B) Maximum Height:

- (i) Products displayed outside the principal structure shall not exceed ten feet (10') in height.

(5) Time for Display:

- (A) Due to the nature of these types of goods, the display shall be permitted permanently unless otherwise noted in writing by the Zoning Administrator or their designee.

e. Requirements for Level 3 Outdoor Sales Display:

- (1) Description of Level 3 Outdoor Sales Display: Level 3 Outdoor Sales Display includes the display of goods that do not meet the regulations within the Level 1 or Level 2 Outdoor Sales Display herein and are subject to Staff review and Plan Commission review on a case-by-case basis. These displays may include, but are not limited to: large products or equipment, appliances, seasonal recreational items (pools, play equipment, etc.), accessory structures (sheds, gazebos, etc.) or display of building materials (fencing, pavers, etc.).

(2) Approval:

- (A) A permit application (including plans for the display) must be submitted to the Community Development Department prior to displaying products outside. The submittal shall include the following:
 - (i) Application form
 - (ii) Plat of Survey or dimensioned Site Plan
 - (iii) Dimensioned plans showing the display area
 - (iv) Information about what types of products will be displayed
 - (v) Display time plan outlining when the outdoor display period will occur
- (B) The Village Planner or their designee shall review the application and present the information to the Plan Commission for approval.
- (C) Fees: The fees for Level 3 Outdoor Sales Displays shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

(3) Location:

(A) To be determined on a case-by-case basis by the Plan Commission.

(4) Size:

(A) To be determined on a case-by-case basis by the Plan Commission.

(5) Time for Display:

(A) To be determined on a case-by-case basis by the Plan Commission.

f. Signage:

(1) Any signage affiliated with an Outdoor Sales Display is subject to the regulations within Section IX of the Zoning Ordinance, as amended from time to time.

g. Appeals:

(1) Outdoor Sales Displays not meeting the regulations herein for Level 1 or Level 2 shall be automatically considered Level 3 and subject to Staff Review and Plan Commission Review.

(2) If the Plan Commission denies the Level 3 Outdoor Sales Display request, then the Applicant may appeal the Commission's decision to the Village Board.

h. Penalty:

(1) Outdoor sales displays without permits must be removed immediately upon notice of the violation.

(2) If an outdoor sales display is exhibited without a permit, then the business owner is subject to a fine equal to double the permit fee and a permit still must be obtained.

P. PORTABLE STORAGE DEVICES

1. Portable storage container units and devices shall include all types of storage devices and enclosed trailers with or without wheels.
2. Portable storage devices shall not be stored on any public street, alley, or public right-of-way in any zoning district.

3. Portable storage devices shall be maintained in good repair, structurally sound, and free from any graffiti or peeling paint.
4. Portable storage devices shall require a Temporary Use Permit, and shall be subject to the following regulations:

Residential Zoning Districts:

- a. No more than one (1) portable storage device, not exceeding outside dimensions of twelve (12) feet in length, eight (8) feet in width, and nine (9) feet in height, shall be permitted per zoning lot in all Residential Zoning Districts for no more than fourteen (14) days per calendar year, provided they are placed on and do not extend beyond a driveway surface and do not encroach across any public sidewalk or across any property line.

Commercial Zoning Districts:

- a. No more than one (1) portable storage device not exceeding outside dimensions of forty (40) feet in length, eight (8) feet in width, and nine (9) feet in height shall be permitted per zoning lot in all Commercial Zoning Districts for no more than thirty (30) days per calendar year. Such devices shall be placed on an impervious surface of concrete or asphalt, and shall not be located in any required parking space or drive aisle as required by Section VIII of this Zoning Ordinance, or within any area that hinders access to parking spaces and/or drive aisles. Such storage devices shall not be stacked. Requests for more than one (1) such device require submission of a Site Plan for review and approval by the Zoning Administrator or his designee, prior to placing the units on the zoning lot.

Industrial Zoning Districts:

- a. No more than one (1) portable storage device not exceeding outside dimensions of forty (40) feet in length, eight (8) feet in width, and nine (9) feet in height shall be permitted per zoning lot in all Industrial Zoning Districts for no more than sixty (60) days per calendar year. Such devices shall be placed on an impervious surface of concrete or asphalt, and shall not be located in any required parking space or drive aisle as required by Section VIII of this Zoning Ordinance, or within any area that hinders access to parking spaces and or access aisles. Such storage devices shall not be stacked. Such storage devices must be screened from view on all sides. Requests for more than one (1) such device require submission of a Site Plan for review and approval by the Zoning Administrator or his designee, prior to placing the units on the zoning lot:
- b. No more than two (2) semi-trailers, with or without tractors, can be stored outside of a loading dock for loading and unloading of goods or materials, for more than five (5) days; and
- c. Portable storage container units cannot be stacked.

Q. COLLECTION/DONATION DEVICES AND BOXES

1. Collection/donation devices (boxes) shall be prohibited within the Village of Tinley Park except as provided below:
 - a. An application letter and dimensioned Site Plan must be submitted for the approval by the Zoning Administrator or his designee. In the event this letter is being submitted by persons other than the owner of the subject property, a letter of authorization from the property owner must also accompany the application request;
 - b. The collection/donation device must be manned during normal business hours seven (7) days per week; and
 - c. The collection/donation device may not be located within any required parking space or drive aisle as required by Section VIII of this Zoning Ordinance.

R. PARKING OF VEHICLES IN RESIDENTIAL ZONING DISTRICTS

1. The parking of vehicles in all Residential Zoning Districts shall comply with the following regulations:
 - a. Whenever a structure is erected, converted, or structurally altered for dwelling use, a minimum number of parking spaces shall be provided on the lot for each dwelling unit on the lot as required by Section VIII.A.10 of this Zoning Ordinance;
 - b. No vehicle shall be parked between the street and the front lot line. Parking of vehicles between the front line of any portion of the building and the front lot line shall be limited to private passenger automobiles not exceeding three-quarter (3/4) ton, except as specifically provided for elsewhere in this Ordinance;
 - c. No unlicensed, unregistered (Village sticker), or inoperable vehicle shall be permitted on any residential property for more than twenty-four (24) hours, unless it is in an enclosed garage; and
 - d. In Residential Zoning Districts, the following vehicles and equipment shall be stored only in a garage or fully enclosed structure:
 - i. Any truck or other type of commercial vehicle or equipment in excess of eight thousand (8,000) pounds;
 - ii. Vehicles requiring a Class D truck plate; and
 - iii. Trailers in excess of three thousand (3,000) pounds or requiring a Class TA trailer plate.

- e. No vehicle used for transporting flammable liquids, explosives, toxic, or noxious materials shall be parked or stored in a Residential Zoning District;
- f. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks or other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property owner;
- g. It shall be unlawful for any person to occupy or use any recreational vehicle for living or sleeping purposes upon any street, alley, lane, highway, municipal off-street parking lot, or other public place or upon any lot, piece, parcel, or tract of land within the Village of Tinley Park, except within a lawfully established and licensed recreational park, campground, or other like facility which is designed and equipped to operate for the purpose of providing temporary accommodations for such units, or as provided for hereinafter in Item h(5); and
- h. In all Residential Zoning Districts, it is permissible to park a recreational vehicle, trailer, or boat and trailer in the following manner:
 - (1) Parking is permitted inside any enclosed structure, which structure otherwise conforms to the zoning requirements of the particular zone where located;
 - (2) Parking is permitted outside in the side yard or rear yard provided it is not nearer than two (2) feet to the lot line;
 - (3) Parking is permitted outside on a driveway, provided:
 - i. Space is not available in the rear yard or side yard, or there is no reasonable access to either the side yard or rear yard; a corner lot is always deemed to have reasonable access to the rear yard; a fence is not necessarily deemed to prevent reasonable access;
 - ii. Inside parking is not possible; and
 - iii. The unit is parked perpendicular to the front curb.
 - (4) No part of the unit may extend over the public sidewalk or public thoroughfare (right-of-way);
 - (5) Parking is permitted only for storage purposes, and any recreational vehicle or trailer shall not be:
 - i. Used for dwelling purposes except one unit for overnight sleeping of visitors for a maximum of three (3) days in any one calendar year. Cooking is not permitted at any time; butane or propane fuel shall not be used, and the host shall receive no compensation for such parking;

- ii. Permanently connected to sewer lines, water lines, or electricity. The recreational vehicle may be connected to electricity temporarily for charging of batteries and other purposes provided the receptacle and connection from the recreational vehicle has been inspected and approved by the Village. This connection must meet the Electrical Code of the Village, and an Electrical Permit must be obtained for all such installations; and
 - iii. Used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its immediate use.
- (6) Notwithstanding the provisions of Item 3, above, for purposes of active loading and unloading, a recreational vehicle may be parked anywhere on the premises normally deemed as parking space for private passenger automobiles; and the use of electricity or propane fuel is permitted when necessary to prepare a recreational vehicle for use;
- (7) Subject to the exceptions set forth herein, it shall be unlawful for any owner, lessee, or occupant of any lot, piece, parcel, or tract of land within the Village of Tinley Park, whether for gain, hire, reward, or gratuity, or otherwise, to permit the same to be occupied or used by any vehicle for living or sleeping purposes; and
- (8) Nothing in the provisions of this Ordinance shall be construed to prohibit the owner or operator of any recreational vehicle from parking or storing said unit upon premises owned, leased, or otherwise lawfully occupied or used by him, so long as such unit is not occupied or used for living or sleeping purposes in violation of the provisions of this section of the Ordinance, or any other applicable ordinance or regulation of the Village of Tinley Park.

S. PARKING OF VEHICLES IN BUSINESS DISTRICTS

The parking of vehicles in all business districts shall comply with the following regulations:

1. The parking regulations for dwellings are the same as those in the Residential Zoning Districts;
2. Where any structure is erected, reconstructed, or converted for any of the business purposes permitted in this Section, there shall be provided parking spaces in the ratio of not less than one (1) parking space for each one hundred fifty (150) square feet of floor space in the building which is used for commercial purposes. Such parking space may be located on the same lot as the building or on an area within three hundred (300) feet of the building. Two (2) or more owners of buildings may join together in providing this parking space;
3. Outside parking or storage of any abandoned, damaged, inoperable, dismantled, or

unregistered vehicles for more than forty-eight (48) hours shall be prohibited in all automobile service stations; and

4. Parking of trailers or trucks not registered to the business is prohibited, except when located in an enclosed area that is adequately screened from public view.

T. REGULATION OF TRAFFIC AND PARKING ON PRIVATE PROPERTY

1. Any condominium development, apartment house, or apartment project containing ten (10) or more dwelling units shall enter into a contract with the Village that will permit the Police Department of Tinley Park to regulate traffic and access to the driveways and parking areas which are open to or used by the public, tenants, owners, guests, and employees. A written request by the owner or developer of the specific property shall be filed with the Village Clerk prior to the issuance of any Building Permits.
2. Any owner of any shopping center, business establishment, hospital, or school shall enter into a contract with the Village that will permit the Police Department of Tinley Park to regulate the parking of automobiles and the traffic at such parking areas. A written request by the owner or developer of the specific property shall be filed with the Village Clerk prior to the issuance of any Building Permits.
3. All regulations adopted and traffic control devices employed by the Village in the regulation of traffic on private drives and parking areas, or the parking of automobiles in parking lots of shopping centers, business establishments, apartment complexes or schools shall be consistent with the statutory provisions contained in chapter 95-1/2, Section 11-209 and 209.1 of the Illinois Municipal Code.

U. SITE PLAN REVIEW

No Building Permit shall be issued for the construction or alteration of any multi-family residence, business, office, or industrial building or structure until a Site Plan and Architectural Review has been reviewed by the Planning Department Staff and if required, approved by the Plan Commission. The filing fee for new site plan reviews and amendments (building additions, parking changes, landscape changes, architectural changes, etc.) shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

The Planning Department Staff shall review the site and architectural plans for conformance with this Ordinance and other Codes and Ordinances of the Village, and if required, shall make a report with recommendations to the Plan Commission. Plan Commission review is required if the proposed development requires zoning approval (Variation, Rezoning, Special Use Permit, Map Amendment, or Plat approval). For projects requiring Plan Commission review, after receiving the report of the Planning Department Staff, the Plan Commission shall approve the Site and Architectural Plans, with or without conditions, deny it, or refer it back to the Planning Department Staff for further study.

1. Site Plan Contents:

A Site Plan shall:

- a. Be drawn at a scale of 1" = 50' or larger;
- b. Show boundaries and dimensions graphically, contain a written legal description of the property, and indicate the date and north point;
- c. Show the present and proposed topography of the area by contour lines at one (1) foot intervals;
- d. Show, by use of directional arrow, the proposed flow of storm drainage from the site;
- e. Show the location of existing and proposed structures and indicate the number of stories, gross floor area, and entrances to all structures;
- f. Show the location and dimensions of existing and proposed curb cuts, aisles, off-street parking, loading spaces, and walkways;
- g. Indicate location, height, and material for screening walls and fences;
- h. List the type of surfacing and base course proposed for all parking, loading, and walkway areas;
- i. Describe the proposed use of the site and list the number of required off-street parking spaces. If the exact use is not known at the time of Site Plan submittal, off-street parking requirements shall be calculated by the general use group using the greatest off-street parking requirement of that use group;
- j. Show the proposed location, indicate direction, and list amount of illumination of proposed lighting facilities; and
- k. Show location of each outdoor trash storage area.

2. Architectural Plan Contents:

An Architectural Plan shall:

- a. Be drawn at a scale of 1/8"=1' 0" or larger;
- b. Provide exterior elevations of all sides of the proposed structure with dimensions;
- c. Identify all building materials along with their specifications; and
- d. Provide building samples as requested by staff.

3. Conditions of Approval:

If Plan Commission review is required, the Planning Department Staff shall first find that the following conditions have been met:

- a. That the proposed Use is a Permitted Use in the district in which the property is located;
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- 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;
- d. That the Site Plan provides for the safe movement of pedestrians within the site;
- 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;
- f. That all outdoor trash storage areas are adequately screened; and
- g. That staff has reviewed the Architectural Plans against the Architectural and Site Design Standards and found them to be in general conformance.

4. Assurance of Performance:

At the recommendation of the Plan Commission, the Village Board may require the applicant to file with the Village Clerk a performance bond as a condition of approval to ensure completion of approved landscaping, fencing, off-street parking and loading, drainage, and other specific items of the Site and/or Architectural Plans. The amount of the performance bond shall be determined by the Village Board. If, upon inspection of the completed project it is found that the conditions of the Site and/or Architectural Plans have been met, the performance bond shall be released to the applicant. If the applicant does not comply within a reasonable time with the conditions of the Site and/or Architectural Plans, the Village Clerk shall give written notice to the applicant and the bonding company. (Reasonable time shall be determined by the life of the performance bond as stated thereupon, less sixty (60) days.) If the conditions of the Site and/or Architectural Plans have not been met thirty (30) days prior to the expiration of the performance bond, the Village shall bring such action as is necessary to ensure completion of the Site and/or Architectural Plan conditions. However, if the applicant can show that he has tried to the utmost of his ability to meet the conditions of the Site and/or Architectural Plans within the time period allotted, but that adversities not of his making have been the cause of his failure to meet the Site and/or Architectural Plan conditions, the Village Board may require that the performance bond be extended for a specified period of time.

5. Time Limitation:

If no Building Permit is issued for the site within one (1) year from the date of Site/Architectural Plan Approval, the Site/Architectural Plan shall become null and void.

6. Architectural and Site Design Standards:

These design standards serve as a tool to encourage good architectural and site design that is cost effective yet contributes in a positive way to the overall quality aesthetic of Tinley Park. In addition to addressing architecture, building materials, and site design, the Village regulates landscape and lighting design through the Zoning Ordinance and Municipal Code. The Architectural and Site Design Standards shall be used in tandem with these other design regulations.

The following standards do not prescribe a certain architectural style; their intent is to encourage architects and builders to fill the gap between general planning policies and specific zoning standards and encourage creative interpretation by developers and architects, resulting in a design that exceeds minimal standards. Buildings should be attractive and memorable for all the right reasons; quality architecture remains the best signage for any business.

The following design standards apply to all non-residential development (including multi-family developments of 3 or more units):

Architecture

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever architectural style is chosen, a consistent style of architectural composition and building materials are to be applied to all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures, and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing, and setback. Where a development includes outlots they shall be designed with compatible and consistent architecture with the primary building(s). Site lighting, landscaping, and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention-getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

- f. Defined Entry: Entrance shall be readily identifiable from the public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element, or enhanced landscaping.
- g. Roof: For buildings 10,000 square feet or less, a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material, or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings, efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or

corner side yards and not permitted to occupy areas designated for parking, driveways, or walkways.

- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible, visitor and employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways, a crosswalk shall be provided that is distinguished by a different pavement material or color.

V. SPECIAL PROVISION PRESERVING CERTAIN RIGHTS

Special provision is hereby established preserving the rights established in unexpired annexation agreements and Ordinances No. 74-0-015, No. 74-0-016, and No. 74-0-017.

W. REGULATIONS FOR PERSONAL WIRELESS SERVICE FACILITIES

1. Purpose and Intent

- a. Promote the health, safety, and general welfare of the public by regulating the siting of wireless communications facilities and antennae;
- b. Minimize the visual, aesthetic, and public safety impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility with existing telecommunication services;
- c. Encourage the location and Co-Location of wireless communications equipment on existing structures, thereby minimizing visual, aesthetic, and public safety impacts and effects and reducing the need for additional antenna supporting structures;
- d. Accommodate the growing need and demand for wireless communications services;
- e. Encourage coordination between providers of wireless communications services in the Village;
- f. Protect the character, scale, stability, and aesthetic quality of the residential districts of the Village by imposing certain reasonable restrictions on the placement of residential communication facilities;
- g. Establish predictable and balanced regulations governing the construction and location of wireless communications facilities;

- h. Provide for the removal of discontinued antenna supporting structures.

2. Exemptions

- a. The Village is exempt from the regulations herein when there is a demonstrated need for telecommunication services provided by the Village.
- b. Any Small Cell Wireless Facility subject to the Illinois Small Wireless Facilities Deployment Act shall be exempt from these regulations except that the installations shall comply with the Design Standards located in Section III.W.5.c of the Zoning Ordinance (Small Cell Wireless Facility Design Standards) below. Alternatively, such Small Cell Wireless Facilities shall be subject to the regulations in Title IX, Chapter 106 of the Village's Code of Ordinances.

3. General Regulations:

- a. All privately-owned Towers, Antennas, and related components shall not interfere with public safety communications infrastructure.
- b. The Petitioner shall demonstrate that the proposed Antenna(s) and support structure(s) are safe, and that surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris.
- c. All TCSF support structures shall be fitted with anti-climbing devices, as approved by the manufacturer;
- d. All Towers and Antennas shall comply with the current standards and regulations of the Federal Communications Commission, the Federal Aviation Administration, and any other agency of the federal government with the authority to regulate owners and Antennas;
- e. A TCSF shall not have signage or advertising other than signage required by state and federal laws, rules or regulations;
- f. Co-Location and Location on Existing Structures Preferred: In order to minimize adverse visual impacts associated with the proliferation of Towers, Co-Location of Antennas by more than one provider on existing Towers and location of Antennas on existing buildings or structures shall take precedence over the construction of new Freestanding Cell Towers. If a new, Freestanding Cell Tower is proposed, a Special Use Permit shall not be granted unless the Petitioner demonstrates, compliance with the following:
 - (1) A diligent effort has been made to locate the Antenna on an existing Freestanding Cell Tower, building or structure and that due to valid considerations including physical constraints and economic or technological feasibility, no other appropriate location is available;

- (2) Covenants shall be recorded which require that the Petitioner allow, on a commercially reasonable basis, other providers of personal wireless service facilities and other Antennas to Co-Locate on the proposed Freestanding Cell Tower, where such Co-Location is technologically feasible; and
 - (3) The Site Plan for the construction of a new Freestanding Cell Tower shall delineate an area, either on site or on adjacent property, near the base of the Tower to be used for the placement of additional equipment and buildings for other users. To the extent that the site for the new Freestanding Cell Tower is adequate to allow Co-Location on such site, the Petitioner must allow, on a commercially reasonable basis, other providers to locate on site.
- g. Structural Integrity: A TCSF, including Antenna(s), other component parts, and all related equipment anchorage, shall be designed to withstand the wind force referenced in the applicable building and/or electrical codes currently adopted by the Village including loading without the use of guy wires and including the Telecommunications Industry Association Standards (TIA-222-H, as amended from time to time). As part of the permit application process, the Petitioner shall provide the Village with a structural evaluation of each specific location establishing that the proposed installation meets or exceeds the standards described herein. The evaluation shall be prepared by a structural engineer licensed in the State of Illinois with drawings sealed with a professional seal and including geotechnical verification of the structural design.
- h. Abandonment:
 - (1) In the event the use of a TCSF is discontinued for a period of sixty (60) consecutive days, the TCSF shall be deemed to be abandoned. The equipment owner/operator and the property owner shall notify the Community Development Director of its discontinuation. The Community Development Director or their designee shall determine the date of abandonment based on documentation required from the TCSF owner/operator, property owner, or other appropriate sources. Upon abandonment, the TCSF owner/operator shall have an additional sixty (60) days within which to:
 - i. Reactivate the use of the TCSF either by said owner/operator or transfer of the Tower to another owner/operator for such use within the aforesaid sixty (60) day period. Transfer of the TCSF to another owner/operator shall not require Special Use Permit approval provided use of the TCSF is re-activated within the sixty (60) day period, and that the use of the TCSF complies with all conditions of the original Special Use Permit approval and the terms of this Ordinance;
 - ii. Dismantle and remove the TCSF at which time any Special Use Permit approval shall become null and void; and
 - iii. Request approval from the Village Board to allow the abandoned TCSF to remain for a specified period of time. If said approval is granted, the TCSF shall be reactivated or removed within the time period approved by the Village Board

as per regulations herein.

4. Regulations for Locating TCSF

- a. Hierarchy of TCSF Locations: In accordance with Section III.W.3.f (Co-Location and Location on Existing Structures Preferred) of the Zoning Ordinance, the Petitioner must perform their due diligence and demonstrate there are no suitable Co-Location opportunities available on existing TCSF locations. Such Co-Location shall be permitted uses subject to Site Plan approval and regulations provided herein. If no such locations exist, then a new TCSF location, including new Freestanding Cell Towers, shall be sited in accordance with Section III.W.4.c (Location Requirements for New TCSF Locations) of the Zoning Ordinance below.
- b. Location Requirements for TCSF Co-Locations
 - (1) Antennas shall be attached to existing Freestanding Cell Towers or on existing non-residential structures. Existing non-residential structures include tall buildings, water towers and utility structures such as electrical towers used to support the new Antennas. New support poles may be installed within an existing non-residential structure's dimensions with Site Plan approval.
 - (2) Attachment to Existing Freestanding Cell Tower: Antennas shall not project above the top of the monopole and shall not interfere with other Antennas on the monopole.
 - (3) New ground equipment and structures shall meet the requirements of new equipment in Section W.4.c.(2) of the Zoning Code listed below.
 - (4) Attachment to Existing Non-Residential Building:
 - i. Antennas shall only be permitted on the rear and side walls of a building.
 - ii. Antennas attached to an existing building shall not exceed one foot (1') above the top parapet of the building. Antennas shall not project more than one foot (1') from the side of a building.
 - iii. Antennas shall be made to blend into the architecture of the building.
 - (5) Approval for Antenna Co-Location on Existing Freestanding Cell Tower or Existing Structure
 - i. The Petitioner must obtain Site Plan Approval with review and approval by the Plan Commission if the Co-Location involves changes to ground equipment that would alter the existing footprint of the existing ground equipment enclosure.
 - ii. If located on Village property the Petitioner must complete a lease

agreement with the Village. When a Special Use Permit or Site Plan Approval is required, such agreement must be agreed upon prior to scheduling meetings for the Special Use Permit or Site Plan Approval.

- iii. The Petitioner must obtain a Building Permit from the Community Development Department.

c. Location Requirements for New TCSF Locations

- (1) New Freestanding Cell Towers shall be sited in accordance with the hierarchy below.
 - i. A new Freestanding Cell Tower shall first be located on Village-owned property where there is likely to be less visual impact and more visual impact controls. If there are no sites available on Village-owned property, then a new Freestanding Cell Tower shall be located on property owned by a publicly-elected body or district (e.g. library district, park district, school district, etc.). The Petitioner must perform their due diligence and demonstrate there are no suitable locations available on Village-owned property.
 - ii. If there are no suitable sites available as listed in paragraph i in the hierarchy above, then a new Freestanding Cell Tower shall be located on property within the M-1 (General Manufacturing) Zoning District, provided that the proposed Freestanding Cell Tower is not within one thousand (1,000) feet of a Residential Zoning District or is separated from a Residential Zoning District by a freeway or principal arterial road. The Petitioner must perform their due diligence and demonstrate there are no locations available on any higher levels in the hierarchy.
 - iii. If there are no suitable sites available as listed in paragraphs i or ii in the hierarchy above, then a new Freestanding Cell Tower shall be located on property within the ORI (Office and Restricted Industrial) Zoning District, provided that the proposed Freestanding Cell Tower is not within one thousand (1,000) feet of a Residential Zoning District or is separated from a Residential Zoning District by a freeway or principal arterial road. The Petitioner must perform their due diligence and demonstrate there are no locations available on any higher levels in the hierarchy.
 - iv. If there are no suitable sites available as listed in paragraphs i, ii, or iii in the hierarchy above, then a new Freestanding Cell Tower shall be located on property in any Business district, provided that the proposed Freestanding Cell Tower is not within one thousand (1,000) feet of a Residential Zoning District or is separated from a Residential Zoning District by a freeway or principal arterial road. The Petitioner must perform their due diligence and demonstrate there are no locations available on any higher levels in the hierarchy.
 - v. All other locations (all residential zoning districts and within 1,000 feet of any

residential zoning district) for new Freestanding Cell Towers shall require the Petitioner perform due diligence and demonstrate that there are no locations available in the hierarchy of locations listed above. The petitioner shall demonstrate that they are utilizing the least visually obtrusive location. Location of new Freestanding Cell Towers in any Legacy District location is the least preferred location. Disguised Support Structures shall be required for all locations not listed in the hierarchy of locations (i-iv) above.

(2) Yards and Setbacks:

- i. A Freestanding Cell Tower and the associated ground equipment shall be permitted in a rear yard.
- ii. A Freestanding Cell Tower and the associated ground equipment must be set back at least ten feet (10') from the principal structure and ten feet (10') from property lines.

(3) Approval for New Freestanding Cell Towers

- i. The Petitioner must obtain Site Plan Approval with review and approval by the Plan Commission.
- ii. The Petitioner must obtain a Special Use Permit with review by the Plan Commission and approval by the Village Board.
- iii. If located on Village property, the Petitioner must complete a lease agreement with the Village. When a Special Use Permit or Site Plan Approval is required, such agreement must be agreed upon prior to scheduling meetings for the Special Use Permit or Site Plan Approval.
- iv. The Petitioner must obtain a Building Permit from the Community Development Department.

d. Conditions for All TCSF Locations

(1) Maximum Height:

- i. A Freestanding Cell Tower's monopole may extend up to 100' from grade. A lightning rod may extend up to 5' above the top of the monopole.
- ii. Antennas attached to an existing Freestanding Cell Tower shall not project above the top of the monopole.

(2) Color:

- i. A Freestanding Cell Tower, Antennas, and all related equipment and appurtenances shall be a color that blends with the surroundings.

- ii. The use of reflective materials is prohibited.
 - iii. Any wiring shall be covered with an appropriate cover or cable shield. No wiring may be visible.
- (3) Future Co-Locations: All new Freestanding Cell Towers must allow for a minimum of one (1) Co-Location by other potential users.
- (4) Disguised Towers: The Village encourages the use of Disguised Support Structures on Freestanding Cell Towers such as flag poles, monopines, or architectural elements. Such Disguised Support Structures are required as described in Section III.W.4.c.(1).v. of the Zoning Code above.
- (5) Screening:
- i. The Freestanding Cell Tower shall be architecturally compatible with the surrounding buildings and land uses or shall be otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.
 - ii. All associated ground equipment shall be screened by a masonry shelter or enclosure at least six feet (6') in height but no taller than eight feet (8') in height. The enclosure shall have a security gate matching the structural integrity and aesthetic design of the enclosure.
 - iii. Landscaping is required around the ground equipment enclosure in accordance with the recommendation from the Village's Landscape Architect or as required by the Village's Landscape Ordinance, as amended from time to time.

5. Regulations for Small Cell Wireless Facilities

a. Small Cell Wireless Facility Locations

- (1) Small Cell Wireless Facilities may be installed on existing Utility Poles in the public right-of-way compliance with the Village's Code of Ordinances.
- (2) When an existing Utility Pole does not exist in compliance with Section III.W.5.a.(1) of the Zoning Ordinance above, a Small Cell Wireless Facility shall require Special Use Permit approval.
- (3) Separation Requirement: Small Cell Wireless Facilities (not exempt from these regulations) shall be attached to a Utility Pole located a minimum of five hundred (500) feet from any other Utility Pole on which a Small Cell Wireless Facility is mounted. A lesser separation may be approved if the Petitioner provides evidence that the lesser separation is necessary to close a significant gap in the Petitioner's

services or to otherwise provide adequate services to customers, and the proposed Small Cell Wireless Facility location is the least intrusive means to do so.

b. Conditions

- (1) Maximum Number of Antennas: Not more than one (1) Small Cell Wireless Facility shall be located on a single pole or structure.
- (2) Surface Area of Antenna:
 - i. The Small Cell Wireless Antenna, including Antenna panels, whip Antennas or dish-shaped Antennas, shall not have a surface area of more than six (6) cubic feet.
 - ii. No single dimension of the Antenna or associated equipment shall exceed six (6) feet.
 - iii. Omnidirectional or whip Antennas shall not extend more than six (6) feet from the pole.

c. Design Standards

- (1) Overall Size: The smallest suitable small cell Antennas, equipment, and facilities available for industry use shall be utilized for all installations.
- (2) Stealth Requirement: The use of stealth technology in the location and construction of Small Cell Wireless Facilities is required. Stealth technology means using the least visually and physically intrusive design and equipment to employ methods that blend into surroundings and not be visible; and to minimize adverse aesthetic and visual impacts on the right-of-way, property, building and/or other facilities adjacent to, surrounding and in generally the same area as the requested location of such Small Cell Wireless Facilities.
- (3) Maximum Height: The top of the highest point of the Antenna shall not extend more than ten (10) feet above the highest point of the existing pole.
- (4) Minimum Height: The bottom of the lowest point of the Antenna shall not be lower than twelve (12) feet above grade.
- (5) Minimum Equipment Height: The operator of a Small Cell Wireless Facility shall, whenever possible, locate the base of the equipment or appurtenances at the highest height possible on the pole, but no lower than nine (9) feet above grade.
- (6) Pole Visual Interference: Small Cell Wireless Facilities shall not interfere with or block any existing signage or other Village installations (banners, holiday décor, flowers, etc.) located on a pole.

- (7) Extensions: Extensions to poles utilized for the purpose of connecting a Small Cell Wireless Facility shall be fabricated from non-metallic material of a neutral color approved by the Village, and shall have a degree of strength capable of supporting the entire Small Cell Wireless Facility and cabling and capable of withstanding wind forces and ice loads in accordance with the structural integrity standards set forth in Section W.3.h. of the Zoning Code above. An extension shall be securely bound to the Utility Pole perpendicular to the ground in accordance with applicable engineering standards for the design and attachment of such extensions. No extensions fabricated from wood shall be permitted.
- (8) Wires and Cables: Any wiring and cables associated with a Small Cell Wireless Facility must be run through the hollow interior of the pole. If proven to be infeasible to run inside of the pole, all wiring and cables shall be covered with an appropriate cover or cable shield. No exterior wires or cables shall be visible under any circumstance.
- (9) Color:
 - i. A Small Cell Wireless Facility, including the Antenna and all related equipment, extensions, appurtenances and covers, shall be a neutral color that blends with the existing pole and the surroundings of the Utility Pole on which it is mounted.
 - ii. The use of reflective materials is prohibited.
- (10) Antenna Panel Covering: A Small Cell Wireless Facility Antenna shall include a radome, cap, or other Antenna panel covering or shield and shall be of a color that blends with the color of the Utility Pole on which it is mounted.
- (11) Guy Wires: No guy or other support wires shall be used in connection with a Small Cell Wireless Facility unless proposed to be attached to an existing Utility Pole that incorporated guy wires prior to the date that a Petitioner has applied for a permit. No additional guy wires shall be added to a utility pole for the purpose of supporting a Small Cell Wireless Facility. If additional guy wires are required for structural integrity reasons, the Utility Pole shall be required to be replaced to be self-supporting and structurally sound without the use of guy wires.
- (12) Decorative Column and Lantern Light Poles: Locating Small Cell Wireless Facilities on a decorative column, lantern or similar light pole located within the Legacy Code Zoning District for visual and aesthetic enhancement reasons (train stations, public facilities, pedestrian walks or corridors, etc.), shall be discouraged. Alternatives to utilizing these decorative light poles should be used including the installation on private property. When Co-Located on decorative light poles, a Small Cell Wireless Facilities shall keep the existing appearance of the light pole and any extensions shall be disguised in a manner similar to the design and appearance of the pole. Due diligence shall be required to indicate proper structural integrity and non-interference with signage or other Village

installations (banners, holiday décor, flowers, etc.) located on a pole.

- (13) **Undergrounding:** Any mechanical equipment or Antenna equipment associated with a Small Cell Wireless Facility that cannot be located on the pole because of structural reasons or because of other restrictions, such as height and size allowances, shall be concealed underground. When located in a public right-of-way where other utilities are not required to complete the same undergrounding requirements, mechanical equipment shall not be required to be placed underground. If the undergrounding of equipment is not possible, feasible or required as stated above, as determined by the Community Development Department or Public Works Department, equipment shall be mounted within a concealment box designed as a decorative pole base or within unobtrusive equipment enclosures mounted directly to the pole. Any ground mounted equipment shall not create a safety or tripping hazard, shall ensure any walkways remain in compliance with all state and federal accessibility laws and shall be constructed in compliance with all Village right-of-way ordinances and design standards.
- (14) **Screening:** Additional landscaping and fencing shall be required to help mitigate the effects of any ground-mounted equipment not feasible to be located underground. This shall include screening all visual appearance of the equipment from roadways and pedestrian facilities. This screening may be used in conjunction with other stealth methods. This may be required by Village staff as part of any permit approval or by the Plan Commission and Village Board as required for any Site Plan, Special Use or Variation requests.
- (15) **Burial or Removal of Utility Poles:** If a utility pole with a Small Cell Wireless Facility is planned to be buried or removed and is no longer required for a utility or public purpose, then the Small Cell Wireless Facility and all associated equipment shall be removed by the carrier within ninety (90) days of notice from the Village or organization which owns/operates the utility pole. The Small Cell Wireless Facility may apply to be relocated to another nearby site in compliance with this ordinance. No Small Cell Wireless Facilities shall be permitted to be placed on utility poles with active studies, plans or permits to be replaced or buried.
- (16) **Illumination:** Small Cell Wireless Facilities shall not be artificially illuminated or marked, except as required by law.
- (17) **Signage:** No signage or advertising shall be visible on any part of the Small Cell Wireless Facility, except as required by law.

d. Approval

- (1) Small Cell Wireless Facilities shall be permitted uses when in compliance with Section III.W.5.a (Small Cell Wireless Facility Locations) of the Zoning Ordinance above.

- (2) If a Small Cell Wireless Facility is proposed and not in compliance with the location requirements as outlined in Section III.W.5.a (Small Cell Wireless Facility Locations) of the Zoning Ordinance above, the Petitioner shall have an option to request a Special Use Permit with review by the Plan Commission and approval by the Village Board. Any Special Use for a Small Cell Wireless Facility request shall comply with the Standards for a Special Use as outlined in the Zoning Code and shall provide proof that a diligent effort has been made to locate the facility in accordance with the requirements and that due to valid considerations including physical constraints and economic or technological feasibility, no other appropriate location is available.
- (3) If located within a Village right-of-way, the Petitioner must complete a lease, master pole agreement or similar agreement with the Village prior to approval of the Special Use Permit.
- (4) The Petitioner must obtain a Small Cell Wireless Facility or similar building permit from the Community Development Department.

6. Regulations for Distributed Antenna Systems (DAS)

a. Location

- (1) All Distributed Antenna Systems must be installed on private property.
- (2) Exterior Antennas shall be located upon existing poles or structures.
- (3) Associated exterior equipment shall only be allowed in a rear yard or on the roof of a principal structure and shall not be located within a front yard or side yards.

b. Conditions

- (1) Surface Area of Antennas: Each Antenna within a Distributed Antenna System shall not have a surface area of more than seven (7) square feet. The surface area shall be calculated by measuring all faces of the Antenna visible from the public right-of-way.
- (2) Height:
 - i. The top of the highest point of the Antenna shall not extend beyond the height of the existing structure that the Antenna is mounted upon.
 - ii. Associated equipment located on the roof of a principal structure shall not exceed ten feet (10') in height.
- (3) Color:

- i. A Distributed Antenna System, including the Antenna and all related equipment and appurtenances, shall be a color that blends with the surroundings of the structure on which it is mounted.
- ii. The use of reflective materials is prohibited.
- iii. Any wiring must be covered with an appropriate cover or cable shield.

(4) Screening:

- i. The Distributed Antenna System shall be architecturally compatible with the proposed building as well as surrounding buildings and land uses or shall be otherwise integrated, through location and design, to blend in with the existing characteristics of the site.
- ii. All associated ground equipment shall be screened by a masonry enclosure at least six feet (6') in height but no taller than eight feet (8') in height. The enclosure shall have a security gate matching the structural integrity of the remainder of the enclosure.
- iii. All associated equipment located on the roof of a principal structure shall be screened from view from all adjacent public right-of-ways.
- iv. Landscaping is required around the ground equipment enclosure in accordance with the recommendation from the Village's Landscape Architect or as required by the Village's Landscape Ordinance, as amended from time to time.

c. Approval

- (1) The Petitioner must obtain Site Plan Approval with review and approval by the Plan Commission.
- (2) The Distributed Antenna System is a permitted use if in compliance with all location requirements set forth in Section III.W.6. of the Zoning Code above. Any Distributed Antenna System not in compliance must obtain a Special Use Permit with review by the Plan Commission and approval by the Village Board. Any Special Use request for a Distributed Antenna System shall comply with the Standards for a Special Use as outlined in the Zoning Code and shall provide proof that a diligent effort has been made to locate the facility in accordance with the requirements and that due to valid considerations including physical constraints and economic or technological feasibility, no other appropriate option is available.
- (3) The Petitioner must obtain a Building Permit from the Community Development Department.

X. HOME OCCUPATIONS

Home occupations shall be subordinate to the principal use of a building as a residential dwelling, and shall conform to the following provisions:

1. The primary use of the building shall be as a residential dwelling unit occupied day and night by the person(s) owning/operating the home occupation;
2. The home occupation shall not employ any other person who is not a member of the family occupying the residential dwelling unit;
3. On-site signs advertising the home occupation shall be prohibited;
4. The home occupation shall not take place in any portion of any attached or detached garage or accessory structure;
5. The home occupation shall not occupy more than twenty (20) percent of the gross floor area of the dwelling unit (excluding any garage or accessory structure). Any area of the dwelling unit (excluding any garage or accessory structure) used for the storage of materials or goods used in conjunction with the home occupation shall be included in the calculation of floor area of the home occupation;
6. The sale of goods or services from the dwelling unit shall be prohibited except by electronic means;
7. The home occupation shall not result in the dwelling unit being visited by customers or clients, except by way of authorization as a Special Use by the Village Board, as well as the issuance of a Village Business License;
8. The outdoor storage of goods or materials used in conjunction with the home occupation is prohibited; and
9. The use or storage of hazardous materials in conjunction with the home occupation shall be prohibited.

SECTION III

GENERAL PROVISIONS

Except as hereinafter specifically provided, the following general regulations shall apply:

A. INTERPRETATION AND APPLICATION

In interpreting and applying these regulations, the requirements contained herein are declared to be the minimum requirements necessary to carry out the purpose of these regulations. Except as hereinafter provided, these regulations shall not be deemed to interfere with, abrogate, annul, or otherwise affect in any manner whatsoever, any easements, covenants, or other agreements between parties. Whenever the provisions of these regulations impose greater restrictions upon the use of land or buildings, or upon the height of buildings, or require a larger percentage of lot to be left unoccupied than the provisions of other ordinances, rules, regulations, permits, or any easements, covenants, or other agreements between parties, the provisions of these regulations shall govern.

B. USE OF LAND OR STRUCTURES

The provisions of this Ordinance shall apply to all properties as hereinafter specifically provided:

1. **New and Existing Uses.** No building or structure or land shall hereafter be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or altered, except in conformity with the regulations herein specified for the district in which it is located;
2. **Nonconforming Uses.** Any lawful building, structure, or use existing at the time of the enactment of the Zoning Ordinance may be continued, even though such building, structure, or use does not conform to the provisions herein for the district in which it is located, and whenever a district shall be changed hereafter, the then existing lawful use may be continued, subject to the provisions of Section VI;
3. **Lot of Record.** A Lot of Record at the time of the adoption of this Ordinance which is unable to meet the requirements of this Ordinance as to area and lot width may be used, provided it shall meet all the other requirements of this Ordinance. However, when two (2) or more parcels of land, each of which lacks adequate area and dimensions to qualify for a Permitted Use under the requirements of the use district in which they are located, are contiguous and are held in one ownership, at the time of or subsequent to the adoption of this amendment, they shall be used as one zoning lot for such use; and

4. **Construction in Process.** Where construction of a building or structure has begun prior to the effective date of this Ordinance and is being diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the Building Permit was issued, and further may, upon completion, be occupied under a Certificate of Occupancy subject to the provisions herein set forth in the section pertaining to nonconforming structures and uses.

C. HEIGHT LIMITATIONS

1. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, or similar structures may be erected above the height limits when recommended by the Zoning Board of Appeals and approved by the Village Board. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the District in which it is located; nor shall such structure have a total area greater than twenty-five (25) percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building. Provided, however, that all buildings in the Zoning Districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District) are governed by the height provisions of said Legacy Code and are, therefore, exempt from the height limitations set forth in this Section III.C.1.
2. Hospitals, institutions, schools, or public utility and service buildings, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, provided said specified buildings shall be set back from the front, rear, and side lot lines on the ratio of two (2) feet for every one (1) foot of building height greater than forty (40) feet; provided, however, that said specified requirements shall apply in addition to the other requirements for building line setbacks and for rear and side yards specifically set forth in this Ordinance. Provided, however, that all buildings in the zoning districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District) are governed by the height provisions of said Legacy Code and are therefore exempt from the height limitations set forth in this Section III.C.2.
3. Planned Unit Developments may exceed the height limits established for the district in which the structure is located, provided that the height conforms with the standards and requirements set forth in Section VII.C.2.O of this Ordinance.

D. LOTS

1. Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one principal building on a lot except in a Planned Unit Development, or as otherwise provided in this Ordinance.
2. No lot shall hereafter be divided in order to secure one or more additional lots for transfer of ownership or establishment of a principal use thereon, unless each lot, resulting from such division, shall have the minimum lot area and lot width as required in this Ordinance for the district in which the lot is located.
3. Where two (2) or more permitted or Special Uses, each requiring a minimum lot area, are provided in the same building or on the same lot, the required lot area shall be the sum of the areas required for each use individually.
4. Every dwelling shall be constructed or erected upon a lot or parcel of land which has at least twenty (20) feet of frontage abutting upon a public street.
5. Where unique land planning designs are employed in a subdivision or a Planned Unit Development to conserve the natural character of the land or to create a functional or compatible arrangement of structures or uses, a lot which does not abut upon a public or private street may be permitted provided that:
 - a. Adequate provision is made for free access to the lot for the property owner, or in the case of a non-residential lot, for those persons who would normally require access to the lot;
 - b. Adequate provision is made for the unobstructed access of firefighting equipment, police protection, rubbish collection, and other governmental services;
 - c. Adequate provision is made for the extension and maintenance of public and private utility services; and
 - d. The arrangement will not contribute toward congestion in nearby streets as a result of delivery services, lack of guest parking, or other reasons.
6. The maintenance of yards, courts, and other open spaces and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence.

E. YARDS

1. All yards and other open spaces, as required by this Ordinance, shall be located on the same lot as the principal structure or use. No legally required yards, open space, or lot areas for any use or structure shall be used to satisfy yard, open space, or lot area requirements for any other structure or use.

2. On a corner lot, the front lot line shall be the lot line having the shortest dimension along the street right-of-way line. The required front yard setback on corner lots shall apply to each side of the lot facing a street.
3. On vacant through lots, the front lot line shall be along the street line designated by the Building Inspector except that when a front line has been established on one or more lots in the same block and all have front lot lines established along the same street line, the street line designated as the front lot line for such lot or lots shall be the front lot line on all vacant through lots in such block. On through lots, only those obstructions permitted in this Ordinance in front yards shall be located in that part of a rear yard adjoining a street that is equivalent in depth to a required front yard; however, where a no-access strip has been provided for such lots on a recorded plat, the Zoning Administrator may waive such requirements if, in his judgment, an exception to this requirement would be appropriate.
4. No yards allocated to a structure or use existing on the effective date of this Ordinance shall be subsequently reduced or further reduced below the yard requirements of this Ordinance, except a yard adjoining a street may be reduced in depth in the event and to the extent the right-of-way width of such street adjoining such yard is subsequently increased.
5. Where fifty (50) percent or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have observed (within a variation of five (5) feet or less) a front yard greater in depth than required herein, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings. Provided, however, that all building in the zoning districts established by the 2011 Legacy Code (being the Downtown Core District, Downtown Flex District, Downtown General District, Neighborhood General District, Neighborhood Flex District, and Civic District) are governed by the front yard/frontage provisions of said Legacy Code and are, therefore, exempt from the frontage/front yard requirements set forth in this Section III.E.5.

F. REQUIRED SETBACKS

Setback lines shall be maintained on all lots abutting streets and thoroughfares. The minimum setback on lots abutting a street or thoroughfare shall be the distance required for a front yard or side yard, adjoining a street, in the district where such lots are located, measured from the existing right-of-way line of the street or thoroughfare, or from the proposed right-of-way line as designated on the Official Map, and as duly established by other Ordinances or as established by county or state highway authorities, whichever has the greatest right-of-way width requirements.

Except for incidental uses, no structure shall be constructed on a dedicated public or private utility easement, nor shall any structure be constructed so as to encroach upon any easement. No portion of the eave, gutter, of roof overhang shall project into or over any dedicated easement.

G. VISIBILITY REQUIREMENTS – CORNER LOTS

No structure, wall, fence, shrubbery, or trees shall be erected, maintained, or planted on any lot which will obstruct the view of the driver of a vehicle approaching an intersection, excepting that shrubbery and low retaining walls not exceeding two (2) feet in height above the curb level and shade trees where all branches are not less than eight (8) feet above the street level will be permitted. For residential corner lots, this unobstructed area shall be a triangular section of land formed by the two street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of said right-of-way.

H. PERMITTED ENCROACHMENTS IN REQUIRED YARDS**1. Residential Zoning Districts:**

Encroachments into easements shall be subject to all regulations of this Ordinance and the Village's Building Code.

The following accessory structures and uses are permitted to encroach and shall not be considered to be obstructions when located in the required yards in lots residentially zoned (R-1, R-2, R-3, R-4, R-5, R-6, and R-7) as specified:

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Accessory structures, including but not limited to: accessory sheds, carports, detached garages, equipment shelters, and playhouses		P	P			See additional regulations in Section III. I.
Arbors	P	P	P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.
Architectural features, including but not limited to: belt courses, cornices, and sills	P	P	P	P	P	Not projecting more than eighteen (18) inches from the exterior wall.
Athletic courts, including but not limited to: basketball or tennis courts			P			All athletic court areas shall be subject to Village review to ensure the court is properly designed, graded, and constructed. In no case shall an athletic court be placed closer than fifteen (15) feet to any property line.
Awnings and canopies	P	P	P	P	P	Not projecting more than ten (10) feet into the required yard and at least seven (7) feet above the average level of the adjoining ground. In no case shall awnings or canopies be placed within five (5) feet of any property line.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Balconies	P		P	P	P	Not projecting more than five (5) feet into the required yard.
Bay windows	P		P	P	P	Not projecting more than three (3) feet into the required yard.
Breezeways			P			
Brick Mailbox (in public right-of-way areas)	P					Masonry mailbox shall not be larger than 24 inches wide or 24 inches deep or greater than five feet in height. The front edge of the masonry structure shall not be set closer than fifteen inches from the rear edge of the curb or within two (2) feet of a Buffalo Box, or within 10 feet of a fire hydrant. The front of the mailbox shall not be closer than six inches nor further than fifteen inches from the rear edge of the curb. A maximum of two pedestals per address, only one of which may contain a mailbox. Masonry mailbox structures shall comply with USP Regulations; a copy is available in the Building Department. A permit is required for any decorative or brick mail boxes in the public right-of-way and a waiver form must be signed by the homeowner with any required document recording fees paid by the owner.
Chimneys	P	P	P	P	P	Not projecting more than twenty-four (24) inches into the required yard.
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.
Driveways	P	P	P	P	P	Must be located a minimum of one (1) foot from property line and lead to a permitted parking structure or parking facility. Driveway shall take the most direct route from the public right-of-way to the parking structure/facility, which may include relocation of curb depressions. Alternative driveway paths may only be approved with the approval of the Village Engineer and Community Development Director. Driveways shall have a minimum width of ten (10) feet and a maximum width of forty (40) feet. Driveways shall be no greater than a total of thirty (30) foot in the apron at its intersection with the Village Right of Way.
Eaves and gutters	P	P	P	P	P	Not projecting more than four (4) feet into the required front and rear yards. Not projecting more than forty (40) percent of the required side yard, but in no case exceeding three (3) feet. No portion of the eave, gutter, or roof overhang shall project into or over any dedicated easement.

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Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Fences		P	P			See additional regulations within Section III.J.
Fire escapes, open or enclosed	P	P	P	P	P	Not projecting more than five (5) feet into the required front yard or side yard adjoining a street. Not projecting more than three- and-one-half (3 1/2) feet into the required interior side yard or court.
Flag poles	P	P	P	P	P	
Fountains	P	P	P	P	P	
Mechanical equipment, including but not limited to: air conditioning units/ shelters, and generators		P	P			Equipment shall be placed as close as possible to the principal structure and in no case shall equipment be placed within five (5) feet of any property line.
Outdoor fireplaces			P		P	In no case shall an outdoor fireplace be placed closer than five (5) feet to any property line.
Patios		P	P			In no case shall a patio be placed closer than five (5) feet to any property line.
Pergolas			P			Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a pergola be placed closer than five (5) feet to any property line.
Plant boxes	P	P	P	P	P	
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. In no case shall porches or porticos extend more than fifteen (15) feet from the exterior wall. Handrails and guardrails shall conform to Village Building Code Regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.
Private swimming pools and hot tubs			P			Pools are to be placed in rear yards only. In no case shall a pool be placed closer than five (5) feet to any property line, including transitional grading, accessory items such as pavers or concrete, and equipment.
Sculptures	P	P	P	P	P	
Steps/threads	P	P	P	P	P	See the Village Building Code for additional regulations.
<u>Trash and Equipment Enclosures</u>		P	P			<u>Shall be placed as close as possible to the principal structure but in no case shall be placed within five feet of the property line. Enclosure shall be solid with no chain link fencing permitted. Any enclosure constructed shall have a height not greater than 6 feet. Enclosures shall comply with any approved site plans. See additional regulations within Section III.U.6.j.</u>

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Trellises	P	P	P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.

2. Commercial Zoning Districts:

Encroachments into easements shall be subject to all regulations of this Ordinance and the Village's Building Code.

The following accessory structures and uses are permitted to encroach and shall not be considered to be obstructions when located in the required yards in lots commercially zoned (B-1, B-2, B-3, B-4, and B-5) as specified:

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Accessory structures, including but not limited to: accessory sheds, carports, detached garages, equipment shelters, and playhouses			P			See additional regulations in Section III. I.
Arbors	P	P	P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.
Architectural features, including but not limited to: belt courses, cornices, and sills	P	P	P	P	P	Not projecting more than eighteen (18) inches from the exterior wall.
Awnings, canopies, marquees and other projections that create shaded and protected entrances	P	P	P	P	P	Not projecting more than ten (10) feet into the required yard and at least seven (7) feet above the average level of the adjoining ground. In no case shall awnings or canopies be placed within five (5) feet of the side or rear property line. Awnings and canopies with signage must conform to the Sign Regulations in Section IX.
Balconies	P		P	P	P	Not projecting more than five (5) feet into a required yard.
Bay windows	P		P	P	P	Not projecting more than three (3) feet into the required yard.
Chimneys	P	P	P	P	P	Not projecting more than twenty-four (24) inches into a required yard.
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Driveways	P	P	P	P	P	Must be located a minimum of one (1) foot from property line and lead to a permitted parking structure or parking facility. Driveways may be shared between adjoining properties with an approved site plan and cross-access easement recorded. Driveways shall have a minimum width of ten (10) feet and a maximum width of forty (40) feet. Driveways shall be no greater than thirty (30) foot in the apron at its intersection with the Village Right of Way.
Eaves and gutters	P	P	P	P	P	Not projecting more than four (4) feet into the required front and rear yards. Not projecting more than forty (40) percent of the required side yard, but in no case exceeding three (3) feet. No portion of the eave, gutter, or roof overhang shall project into or over any dedicated easement.
Fences and walls		P	P			See additional regulations within Section III.J.
Fire escapes, open or enclosed	P	P	P	P	P	Not projecting more than five (5) feet into the required front yard or side yard adjoining a street. Not projecting more than three-and-one-half (3 1/2) feet into the required interior side yard or court.
Flag poles	P	P	P	P	P	
Fountains	P	P	P	P	P	
Mechanical equipment, including but not limited to; air conditioning units/shelters, and generators		P	P			Equipment shall be placed as close as possible to the principal structure and in no case shall equipment be placed within five (5) feet of any property line. Equipment shall be screened to comply with the Village Landscape Ordinance.
Patios	P	P	P	P	P	In no case shall a patio be placed closer than five (5) feet to any property line.
Pergolas	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a pergola be placed closer than five (5) feet to any property line.
Plant boxes	P	P	P	P	P	
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. Handrails and guardrails shall conform to Village Building Code Regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.
Projecting blade signs	P	P	P	P	P	See additional regulations in Section IX.
Sculptures	P	P	P	P	P	

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Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Steps/threads	P	P	P	P	P	See the Village Building Code for additional regulations.
Trash and Equipment Enclosures		P	P			Shall be placed as close as possible to the principal structure but in no case shall be placed within five feet of the property line. Enclosure shall be solid with no chain link fencing permitted. Any enclosure constructed shall have a height not greater than 6 feet. Enclosures shall comply with any approved site plans. See additional regulations within Section III.U.6.j.
Trellises	P	P	P	P	P	

a. Additional Allowable Encroachments:

In commercially zoned lots (B-1, B-2, B-3, B-4, and B-5) that front streets or major interior access lanes, front yard areas will be primarily used for landscaping and other pedestrian-oriented uses including:

- (1) Widened sidewalks and entranceways;
- (2) Plazas, outdoor gardens, patios, and outdoor seating areas;
- (3) Water features, including bioswales or other stormwater management elements; and
- (4) Public art or outdoor architectural features like clock towers, pergolas, etc.

It is the intent of this Ordinance to help create a stronger pedestrian scale. As such, in addition to the design elements specifically permitted above, other architectural or landscape features not enumerated herein that create a stronger pedestrian connection may be permitted to extend into the required yard up to ten (10) feet. These encroachments may be approved by the Plan Commission during Site Plan Approval.

3. Industrial Zoning Districts:

Encroachments into easements shall be subject to all regulations of this Ordinance and the Village's Building Code.

The following accessory structures and uses are permitted to encroach and shall not be considered to be obstructions when located in the required yards, in lots industrially zoned (ORI, M-1, and MU-1) as specified:

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Accessory structures, including but not limited to: accessory sheds, carports, detached garages, equipment shelters, and playhouses			P			See additional regulations in Section III. I.
Arbors	P		P	P	P	Must be located so as not to obstruct the line of sight of pedestrians and motorists at intersections or driveways.
Architectural features, including but not limited to: belt courses, cornices, and sills	P	P	P	P	P	Not projecting more than eighteen (18) inches from the exterior wall.
Athletic courts, including but not limited to: basketball or tennis courts			P			All athletic court areas shall be subject to Village review to ensure the court is properly designed, graded, and constructed. In no case shall an athletic court be placed closer than fifteen (15) feet to any property line.
Awnings, canopies, and other projections that create shaded and protected entrances	P	P	P	P	P	Not projecting more than ten (10) feet into the required yard and at least seven (7) feet above the average level of the adjoining ground. In no case shall awnings or canopies be placed within five (5) feet of the side or rear property line. Awnings and canopies with signage must conform to the Sign Regulations in Section IX.
Balconies	P		P	P	P	Not projecting more than five (5) feet in front yards.
Bay windows	P		P	P	P	Not projecting more than three (3) feet into the required yard.
Chimneys	P	P	P	P	P	Not projecting more than twenty-four (24) inches into a required yard.
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.
<u>Driveways</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Must be located a minimum of one (1) foot from property line and lead to a permitted parking structure or parking facility. Driveways may be shared between adjoining properties with an approved site plan and cross-access easement recorded. Driveways shall have a minimum width of ten (10) feet and a maximum width of forty (40) feet. Driveways shall be no greater than thirty (30) foot in the apron at its intersection with the Village Right of Way.</u>
Eaves and gutters	P	P	P	P	P	Not projecting more than four (4) feet into the required front and rear yards. Not projecting more than forty (40) percent of the required side yard, but in no case exceeding three (3) feet. <u>No portion of the eave, gutter, or roof overhang shall project into or over any dedicated easement.</u>

Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Fences and walls		P	P			See additional regulations within Section III.J.
Fire escapes, open or enclosed	P	P	P	P	P	Not projecting more than five (5) feet into the required front yard or side yard adjoining a street. Not projecting more than three- and-one-half (3 1/2) feet into the required interior side yard or court.
Flag poles	P	P	P	P	P	
Fountains	P	P	P	P	P	
Mechanical equipment, including but not limited to: air conditioning units/ shelters, and generators		P	P			Equipment shall be placed as close as possible to the principal structure and in no case shall equipment be placed within five (5) feet of any property line. Equipment shall be screened to comply with the Village Landscape Ordinance.
Patios	P	P	P	P	P	In no case shall a patio be placed closer than five (5) feet to any property line.
Pergolas	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a pergola be placed closer than five (5) feet to any property line.
Plant boxes	P	P	P	P	P	
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. Handrails and guardrails shall conform to Village Building Code regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.
Projecting blade signs	P	P	P	P	P	See additional regulations in Section IX.
Sculptures	P	P	P	P	P	
Steps/threads	P	P	P	P	P	See the Village Building Code for additional regulations.
<u>Trash and Equipment Enclosures</u>		P	P			<u>Shall be placed as close as possible to the principal structure but in no case shall be placed within five feet of the property line. Enclosure shall be solid with no chain link fencing permitted. Any enclosure constructed shall have a height not greater than 6 feet. Enclosures shall comply with any approved site plans. See additional regulations within Section III.U.6.j.</u>
Trellises	P	P	P	P	P	

I. ACCESSORY STRUCTURES AND USES

1. All accessory structures shall be subject to the following:

- a. Accessory structures and uses shall be compatible with the principal use;
 - b. Accessory structures and uses shall not be established prior to the establishment of the principal use;
 - c. Accessory structures which are structurally attached to a main or principal building shall be subject to all regulations of this Ordinance and the Village Building Code which are applicable to the principal building;
 - d. Accessory structures shall not be located less than ten (10) feet from a principal building unless the accessory structure meets all regulations of this Ordinance and the Village Building Code which are applicable to the principal building;
 - e. When a side yard is required, no part of any accessory structure shall be located closer than five (5) feet to the side lot line along such side yard; and
 - f. When a rear yard is required, no part of any accessory structure shall be located closer than five (5) feet to the rear lot line or to those portions of the side lot lines abutting such required rear yard.
 - f.g. Maximum height of all accessory structures (other than detached garages as outlined in the section below) is fifteen (15) feet above finished grade.
2. Residential accessory structures serving single- or two-family residences in any Residential Zoning District, and all accessory structures in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following:
- a. All conditions of Subsection III.I.1 above must be satisfied;
 - b. The maximum floor area shall be seven hundred twenty (720) square feet, two hundred (200) square feet for a storage shed, and four hundred (400) square feet for all other structures. The width of any structure shall not exceed 34 feet;
 - c. The maximum height shall be eighteen (18) feet to the peak of the structure;
 - d. The pitch of the roof shall be found by the Zoning Administrator to be architecturally compatible with the pitch of the main roof element of the principal structure, provided that subsection (c) above shall be met;
 - e. Detached or attached garages and accessory structures shall not be utilized as living space;
 - f. Detached or attached garages and accessory structures shall not be utilized for any ~~business-related~~ business-related activity; and
 - g. Detached garages and accessory structures shall not be serviced by water, sanitary sewer, or natural gas.

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h. No more than one (1) of any type of residential accessory structure shall be permitted accept where a second detached garage may be permitted in Section III.I.3.

i. Storage/Utility Sheds: No more than one (1) storage/utility shed shall be located on any residential lot at a maximum of two hundred (200) square feet in floor space, and shall not exceed fifteen (15) feet in height. No overhead (roll up) doors larger than six (6) feet in width or seven (7) feet in height are allowed on storage/utility sheds.

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3. Second detached garages serving single- or two-family residences in any Residential Zoning District and in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following:
 - a. All conditions of Subsections III.I.1 and III.I.2 above must be satisfied for each garage;
 - b. The property must be a minimum of fifteen thousand (15,000) square feet in lot area and ninety (90) feet in lot width; and
 - c. Both garages must be fully accessible by way of a driveway constructed and located in conformance with ~~Section 309 of the Village Building Code~~ all other sections of the Village Zoning, Subdivision, and Building Code Ordinances.

J. FENCE REGULATIONS

1. Permit Required
 - a. A building permit is required for all work performed in association with the construction, alteration, or relocation of a fence except as outlined in Section III.J.1.b.
 - b. Exemptions: The following circumstances do not require a building permit; however, they are subject to the regulations within Section III.J.2.:
 - (1) Repairs of not more than one (1) eight foot (8') section of fencing per year on a legally permitted fence; and
 - (2) Fences two feet (2') in height or less.
2. Regulations for All Zoning Districts
 - a. Location
 - (1) Permitted Fence Location

PERMITTED FENCE LOCATION BY LOT TYPE AND YARD TYPE				
LOT TYPE	YARD TYPE			
	Front/Primary Front	Secondary Front	Side	Rear
Interior Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Interior Key Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Corner Lot	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Reversed Corner Lot	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Through Lot	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
Corner Through Lot	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
Flag Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line

(2) Rights-of-Way, Drainage, and/or Utility Easements

- (i) No private fences shall be allowed or constructed within public street, highway, or alley right-of-ways.
- (ii) Fences may, by permit and written approval, be placed on drainage and/or public utility easements, so long as the fence does not interfere in any way with existing drainage patterns, underground, ground, or above-ground utilities.
- (iii) Fences shall not obstruct access to utilities. A gate or moveable section of fencing may be required.
- (iv) The Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such

fences in the event they are moved, damaged, or destroyed by virtue of the lawful use of said easement.

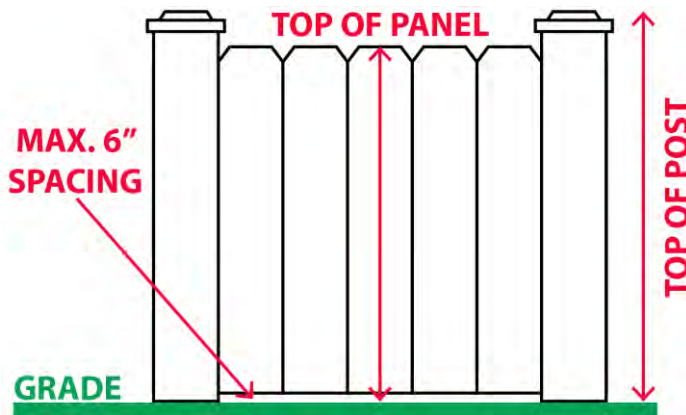
- (3) Clear Vision Triangle: Fences shall not obstruct sight lines and/or cause a negative impact to safety of pedestrians or vehicles. A clear vision triangle must be maintained.

b. Materials

- (1) Fences shall consist of materials that are found by the Zoning Administrator or their designee to be durable and weather resistant. Fencing shall be painted, rust-proofed or otherwise protected against damage and decay so as to present an orderly appearance.
- (2) All fences shall be maintained in good, structurally sound repair and in a neat, clean, presentable and attractive condition.
- (3) Allowable Materials:
- (i) PVC/vinyl
 - (ii) Wood
 - (iii) Wrought iron
 - (iv) Aluminum
 - (v) Galvanized steel (open style fencing only)
 - (vi) Masonry
 - (vii) Chain-link without slats (can be coated or uncoated)
 - (viii) Perimeter fencing (stone or concrete)
 - (ix) Similar materials, as approved by the Zoning Administrator or their designee
- (4) Prohibited Materials:
- (i) Chain-link with slats
 - (ii) Glass and other reflective materials
 - (iii) Barbed wire
- (5) Orientation of Finished Side: When a fence has a finished or decorative side, it shall be oriented to face outward toward adjacent parcels or street rights-of-way (away from the interior of the lot upon which the fence is erected).
- (6) Fencing shall not have sharp edges.
- (7) Fencing shall be uniform in color.

c. Maximum Height (see graphic)

- (1) Top of Posts: six feet, six inches (6'6") when measured from grade.
- (2) Top of Panel: six feet (6') when measured from grade.
- (3) Spacing Between Grade and Bottom of Panel: maximum of six inches (6").

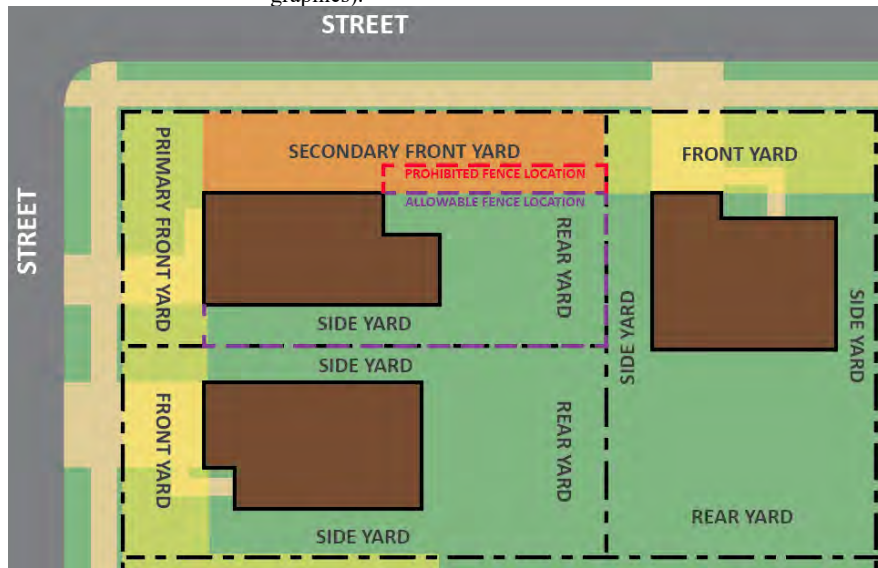


3. Administrative Approvals: The Zoning Administrator or their designee may grant administrative approval for a fence in the following circumstances:

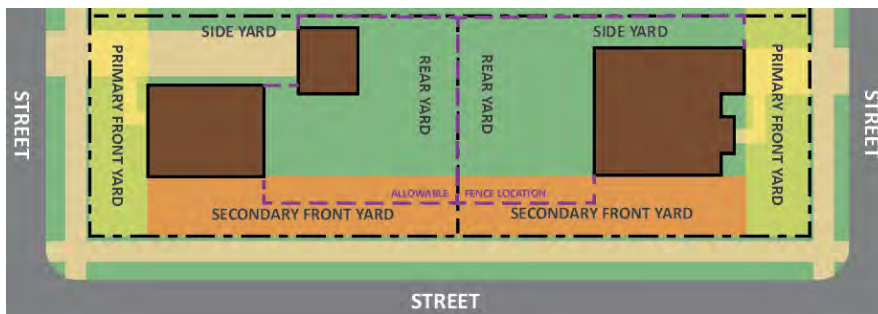
- a. Secondary Front Yard

- (1) A fence within a secondary front yard may be permitted to encroach up to ten feet (10') into the required front yard setback, provided that:
 - (i) The property is within a residential zoning district (R-1, R-2, R-3, R-4, R-5, R-6, & R-7);
 - (ii) The fence meets all material requirements within Section III.J.2.b.; however, the fence cannot be chain-link; and
 - (iii) The fence must be a maximum height of five feet, six inches (5'6") at the top of the posts and five feet (5') at the top of the panel when measured from grade;
 - (iv) The fence must be open style and have a minimum of fifty percent (50%) open space between the rails and posts;
 - (v) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles; and

- (vi) The fence cannot abut a neighboring front/primary front yard (see graphics).



Graphic: Prohibited Fence Location in Secondary Front Yard



Graphic: Allowable Fence Location in Secondary Front Yard

- (2) In the instance that a residential structure is nonconforming to the required front yard setback, a fence may be permitted to encroach into the required front yard setback to align with the established setback of the residential structure, provided that:
- (i) The fence meets all provisions within Section III.J.2.b. and III.J.2.c.; and

- (ii) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles.

b. Through Lot

- (1) A fence may be permitted to be constructed along a property line that directly abuts a public right-of-way or private street if the Zoning Administrator or their designee determines that the lot line should be considered a side or rear lot line based on the adjacent established development pattern, provided that:

- (i) The fence meets all provisions within Section III.J.2.b. and III.J.2.c.; and
- (ii) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles.

4. Temporary Fences

- a. Temporary fences may be authorized by the Zoning Administrator or their designee for the purposes of securing or enclosing an area for a limited period of time (ex. construction sites, special events, and unsafe structures).

5. Nonconforming Fences: Fences existing at the time of the enactment of this Section III.J., or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section III.J., shall be regarded as nonconforming fences – either a legal nonconforming fence or an illegal nonconforming fence.

- a. Legal Nonconforming Fences: Fences constructed with a permit on file with the Village. Minor ordinary repairs and maintenance (not exceeding repair on one (1) eight foot (8') wide section of fencing per year) may be completed on such fence. Nonconforming fences shall not be changed or altered in any manner that would increase the degree of its nonconformity or structurally altered to prolong its useful life.
- b. Illegal Nonconforming Fences: Fences constructed without a permit. Such fences shall be immediately removed by the property owner or a variation (in accordance with Section X.G. of the Zoning Ordinance) must be obtained.

6. Appeals and Variations: If the Zoning Administrator or their designee denies a fence as proposed, the Petitioner may appeal the denial before the Zoning Board of Appeals as outlined within Section X.F. of the Zoning Ordinance. A Petitioner may also submit a request for a variation as outlined within Section X.G. of the Zoning Ordinance.

K. TEMPORARY BUILDINGS

Temporary buildings for construction purposes may be allowed in any zoning district for a period not to exceed the completion date of such construction.

L. FLOODPLAIN AREAS

No building shall be erected in areas subject to flooding, as determined in the floodplain maps (Tinley Park Quadrangle) of the Northeastern Illinois Planning Commission, unless suitable provisions for drainage are approved and constructed in accordance with the requirements of the Village's Floodplain Ordinance - Ordinance No. 73-0-003.

M. USES NOT SPECIFICALLY PERMITTED IN DISTRICTS

When a use is not specifically listed in the sections devoted to permitted uses, such uses are hereby expressly prohibited, unless by written decision of the Zoning Administrator it is determined that said use is similar to and not more objectionable than other uses listed. Such uses may then be permitted.

N. EXEMPTIONS

The regulations of this Ordinance do not specify or regulate the type or location of poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves, and other similar distributing equipment; regulator and compressor stations, and the underground storage of gas from a public utility or a natural gas company including facilities and exploratory and operating wells; or a public utility or natural gas company for telephone or other communications, electric power, gas, water, and sewer lines, provided that installation shall conform with rules and regulations of the applicable administrative authorities nor the location, use or occupancy of publicly-owned land, structures or installations of any kind whatsoever.

O. OPEN STORAGE AND OUTDOOR SALES DISPLAYS

1. Open Storage:

- a. The purpose and intent of the regulations established herein is to provide development and environmental performance standards for controlling the development and use of open storage areas so that such uses can be established and operated in the Village of Tinley Park without adversely affecting neighboring development or existing environmental conditions; and
- b. All open storage, as defined in Section II, shall be subject to the following:

General Requirements:

- (1) **Zoning Districts Allowed:** The following table shall govern the zoning districts in which open storage is allowed and to what level:

Level	R-1 through R-7	B-1 through B-5	ORI	M-1	MU-1
Level 1	X	X	P	P	P
Level 2	X	X	S	P	P
Level 3	X	X	X	S	S
Level 4	X	X	X	X	X

P = Permitted (with conditions) S = Special Use X = Prohibited

Open storage requests that require a Special Use Permit should refer to Section X.J of the Village's Zoning Ordinance regarding the Special Use application process.

- (2) **Location:** Open storage shall not be located in any front or corner side yard. No open storage shall be permitted to occur in areas designated for parking, driveways, or walkways;
- (3) **Maximum Lot Coverage:** The following table shall govern the maximum lot area for the use of open storage within zoning districts:

Level	R-1 through R-7	B-1 through B-5	ORI	M-1	MU-1
Level 1	X	X	15%	30%	30%
Level 2	X	X	15%	30%	30%
Level 3	X	X	X	30%	30%
Level 4	X	X	X	X	X

X = Prohibited

- (4) **Proximity to Residential Zones:** If a Residential District abuts the property, the open storage area shall be set back from the property line on such side a minimum of fifty (50) feet in addition to the mandatory screening enumerated below.
- (5) **Screening:**
- (A) Fence:
- (i) **Material:** Shall be constructed in compliance with Section 311.C.1 of the Village Building Code;
- (i.a) Chain link fencing to be concealed with landscaping, and placed on the exterior side of the fence to conceal from the street side or residential neighborhoods;

(ii) Opacity: Shall be a solid, one hundred (100) percent opaque wall or fence. Chain link fencing may be used in conjunction with landscaping to achieve one hundred (100) percent opacity if approved by the Village;

(iii) Height: Shall be a minimum of six (6) feet and maximum of eight (8) feet in height measured from ground level to the top of the fence; and

(iv) Gate/Doors: Shall be visually consistent with the fence or wall and secured.

(B) Landscape:

(a) Refer to §158.18.12 of the Village Landscape Ordinance for open storage landscaping requirements.

(6) Environmental Performance:

(A) Nuisance: All open storage shall be in compliance with the nuisance regulations enumerated in Title IX, Chapter 98 of the Tinley Park Municipal Code;

(B) Stormwater Runoff: Fertilizers, pesticides, and any other agent which could potentially pose a threat to water quality shall be properly stored in containers that prevent the infiltration of these agents into the stormwater system;

(C) Windborne Agents: The open storage of materials which have a tendency to become windborne such as powder, grain, stone, sand, salt, and coal is prohibited unless securely covered and contained;

(D) Organic Materials: Any open storage of decomposed, fetid, or putrescent matter shall be removed and disposed of if determined to be a nuisance, and in such manner as not to cause a nuisance and to avoid the unnecessary raising of dust or noxious material;

(E) Lighting: Any lighting of open storage areas shall be directed in a manner as to prevent spillover onto surrounding properties; and

(F) Subject to Inspection: Any open storage shall be subject to inspection by the Fire Prevention Bureau as enumerated in Ch. VII, Sec. 700.A.1 of the Village Building Code.

2. Level 1 Open Storage:

Submission Requirements:

- a. A dimensioned sketch or drawing of the proposed location of the open storage area and any additional alterations to the site;
- b. Fencing specifications including height, material, color, and style;
- c. Location, quantity, size, and type of proposed landscaping on a Site Plan, showing its relation to other site features such as utilities and easements; and
- d. Description of materials to be stored.

Approval:

- a. Subject to review by the Building and Planning Departments.

Conditions of Operation:

- a. Shall be stored in the rear of the property not in a public drainage and utility easement or in an area that will negatively impact overland drainage; and
- b. Level 1 Open Storage is intended to allow for vehicles or equipment essential to the day-to-day operation of a business. Vehicles exceeding eight thousand (8,000) pounds or equipment not essential to business operations shall be excluded from Level 1 Open Storage.

3. Level 2 Open Storage:

Submission Requirements:

- a. A dimensioned sketch or drawing of the proposed location of the open storage area and any additional alterations to the site;
- b. Fencing specifications including height, material, color, and style;
- c. Location, quantity, size, and type of proposed landscaping on a Site Plan, showing its relation to other site features such as utilities and easements; and
- d. Description of materials to be stored.

Approval:

- a. Subject to review by the Building and Planning Departments.

4. Level 3 Open Storage:

Submission Requirements for Site Plan Approval Application:

- a. A Special Use Permit application that fulfills the provisions within Section X.J of the Tinley Park Zoning Ordinance; and
- b. Description of materials to be stored.

Approval:

- a. All Level 3 Open Storage areas shall be subject to Site Plan and Special Use Permit approvals. A Site Plan Approval application must be reviewed and approved by the Village of Tinley Park Plan Commission. A Special Use Permit application must be reviewed by the Plan Commission and receive approval by the Village Board.

5. Level 4 Open Storage:

Conditions of Operation:

- a. Shall be prohibited within all zoning districts. The storage of junk, used lumber, or metal, refuse, scrap, disabled, or damaged motor vehicles not awaiting immediate repair, must be accommodated within a structure and in compliance with all other Village Code requirements.

Exemptions:

- a. The provisions and regulations of this Section III.N.1 shall not apply to governmental service uses.

6. Outdoor Sales Display Standards:

- a. Intent: The intent of the Outdoor Sales Display Standards is to permit the use of outdoor areas for display and sales of merchandise, but to ensure that such displays are sensitive to the character of the Village and do not jeopardize the health, safety, and welfare of the people within the Village of Tinley Park. Outdoor sales display areas shall be categorized as Level 1, Level 2, or Level 3 in accordance with the regulations within this Section.
- b. Applicability:
 - (1) Outdoor areas that a business or organization wants to use on a regular or seasonal basis for outdoor sales displays shall meet the regulations within this Section.
 - (2) This Section does not include outdoor sales display related to automotive dealerships.
- c. Requirements for Level 1 Outdoor Sales Display:

- (1) Description of Level 1 Outdoor Sales Display: Level 1 Outdoor Sales Display includes the display of seasonal gardening goods or special sales. These displays may include, but are not limited to: sale of potted plants, mulch, clothes racks, and small product display racks.
- (2) Approval:
- (A) A permit application (including plans for the display) must be submitted to the Community Development Department prior to displaying products outside. The submittal shall include the following:
 - (i) Application form
 - (ii) Plat of Survey or dimensioned Site Plan
 - (iii) Dimensioned plans showing the display area
 - (iv) Information about what types of products will be displayed
 - (v) Display time plan outlining when the outdoor display period will occur
 - (B) The Zoning Administrator or their designee shall review the application and determine if the criteria within this Section have been met.
 - (C) Fees: The fees for Level 1 Outdoor Sales Displays shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).
- (3) Location:
- (A) Zoning:
 - (i) Outdoor sales displays are limited to non-residential properties and mixed-use properties.
 - (B) Accessibility:
 - (i) An outdoor sales display area shall not block any accessibility ramp, parking space, door, fire hydrant, drive aisle, or driveway.
 - (ii) A minimum of thirty-six inches (36") shall be maintained for sidewalks and pedestrian ways in front of the outdoor sales display area.
 - (C) Setbacks:
 - (i) Front Yard: An outdoor display area can encroach up to five feet (5') into the required front yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
 - (ii) Side and Rear Yards: An outdoor display area shall meet the accessory structure side yard and rear yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
 - (D) Proximity to Primary Structure:

- (i) An outdoor sales display area shall be fifteen feet (15') or less from the façade of the primary structure.
- (E) Placement:
 - (i) An outdoor sales display area shall be located at grade level and shall not be allowed on top of the roof.
 - (ii) An outdoor sales display shall not create any visibility hazard or obstruction to vehicles or pedestrians.
 - (iii) An outdoor sales display area shall be located on the same parcel as the principal structure.
- (4) Size:
 - (A) Maximum Area:
 - (i) The cumulative area of all Level 1 outdoor displays shall not exceed twenty-five percent (25%) of the tenant frontage of the tenant space to which the outdoor display area is associated.
 - (ii) If the tenant has both Level 1 and Level 2 displays: The total combined area of all Level 1 and Level 2 outdoor display areas shall not exceed twenty-five percent (25%) of the tenant frontage of the tenant space to which the outdoor display area is associated.
 - (B) Maximum Height:
 - (i) Products displayed outside the principal structure shall not exceed ten feet (10') in height.
- (5) Time for Display:
 - (A) Outdoor sales displays for seasonal garden items shall occur only between April 15th and October 15th of each year, unless otherwise approved in writing by the Zoning Administrator or their designee.
 - (B) Outdoor sales displays for special sales may be displayed for up to seven (7) days at a time and shall be allowed up to six (6) times per year; however, there must be at least three (3) weeks between special sale displays.
 - (C) Outdoor sales displays shall only be displayed outside the tenant space during the business or organization's hours of operation, unless otherwise approved in writing by the Zoning Administrator or their designee.

d. Requirements for Level 2 Outdoor Sales Display:

- (1) Description of Level 2 Outdoor Sales Display: Level 2 Outdoor Sales Display includes the display of year-round goods that are subordinate and customarily incidental to the principal use. These displays may include, but are not limited to: propane, ice, and vending machines.
- (2) Approval:

- (A) A permit application (including plans for the display) must be submitted to the Community Development Department prior to displaying products outside. The submittal shall include the following:
 - (i) Application form
 - (ii) Plat of Survey or dimensioned Site Plan
 - (iii) Dimensioned plans showing the display area
 - (iv) Information about what types of products will be displayed
 - (v) Display time plan outlining when the outdoor display period will occur
 - (B) The Zoning Administrator or their designee shall review the application and determine if the criteria within this Section have been met.
 - (C) Fees: The fees for Level 2 Outdoor Sales Displays shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).
- (3) Location:
- (A) Zoning:
 - (i) Outdoor sales displays are limited to non-residential properties and mixed-use properties.
 - (B) Accessibility:
 - (i) An outdoor sales display area shall not block any accessibility ramp, parking space, door, fire hydrant, drive aisle, or driveway.
 - (ii) A minimum of thirty-six inches (36") shall be maintained for sidewalks and pedestrian ways in front of the outdoor sales display area.
 - (C) Setbacks:
 - (i) Front Yard: An outdoor display area can encroach up to five feet (5') into the required front yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
 - (ii) Side and Rear Yards: An outdoor display area shall meet the accessory structure side yard and rear yard setback standard identified in the applicable Zoning District in Section V. of the Zoning Ordinance.
 - (D) Proximity to Primary Structure:
 - (i) An outdoor sales display area shall be fifteen feet (15') or less from the façade of the primary structure.
 - (E) Placement:
 - (i) An outdoor sales display area shall be located at grade level and shall not be allowed on top of the roof.
 - (ii) An outdoor sales display shall not create any visibility hazard or obstruction to vehicles or pedestrians.
 - (iii) An outdoor sales display area shall be located on the same parcel as the principal structure.

(4) Size:

(A) Maximum Area:

- (i) The cumulative area of all Level 2 outdoor displays shall not exceed twenty percent (20%) of the tenant frontage of the tenant space to which the outdoor display area is associated.
- (ii) If the tenant has both Level 1 and Level 2 displays: The total combined area of all Level 1 and Level 2 outdoor display areas shall not exceed twenty-five percent (25%) of the tenant frontage of the tenant space to which the outdoor display area is associated.

(B) Maximum Height:

- (i) Products displayed outside the principal structure shall not exceed ten feet (10') in height.

(5) Time for Display:

- (A) Due to the nature of these types of goods, the display shall be permitted permanently unless otherwise noted in writing by the Zoning Administrator or their designee.

e. Requirements for Level 3 Outdoor Sales Display:

- (1) Description of Level 3 Outdoor Sales Display: Level 3 Outdoor Sales Display includes the display of goods that do not meet the regulations within the Level 1 or Level 2 Outdoor Sales Display herein and are subject to Staff review and Plan Commission review on a case-by-case basis. These displays may include, but are not limited to: large products or equipment, appliances, seasonal recreational items (pools, play equipment, etc.), accessory structures (sheds, gazebos, etc.) or display of building materials (fencing, pavers, etc.).

(2) Approval:

- (A) A permit application (including plans for the display) must be submitted to the Community Development Department prior to displaying products outside. The submittal shall include the following:
 - (i) Application form
 - (ii) Plat of Survey or dimensioned Site Plan
 - (iii) Dimensioned plans showing the display area
 - (iv) Information about what types of products will be displayed
 - (v) Display time plan outlining when the outdoor display period will occur
- (B) The Village Planner or their designee shall review the application and present the information to the Plan Commission for approval.
- (C) Fees: The fees for Level 3 Outdoor Sales Displays shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

(3) Location:

(A) To be determined on a case-by-case basis by the Plan Commission.

(4) Size:

(A) To be determined on a case-by-case basis by the Plan Commission.

(5) Time for Display:

(A) To be determined on a case-by-case basis by the Plan Commission.

f. Signage:

- (1) Any signage affiliated with an Outdoor Sales Display is subject to the regulations within Section IX of the Zoning Ordinance, as amended from time to time.

g. Appeals:

- (1) Outdoor Sales Displays not meeting the regulations herein for Level 1 or Level 2 shall be automatically considered Level 3 and subject to Staff Review and Plan Commission Review.
- (2) If the Plan Commission denies the Level 3 Outdoor Sales Display request, then the Applicant may appeal the Commission's decision to the Village Board.

h. Penalty:

- (1) Outdoor sales displays without permits must be removed immediately upon notice of the violation.
- (2) If an outdoor sales display is exhibited without a permit, then the business owner is subject to a fine equal to double the permit fee and a permit still must be obtained.

P. PORTABLE STORAGE DEVICES

1. Portable storage container units and devices shall include all types of storage devices and enclosed trailers with or without wheels.
2. Portable storage devices shall not be stored on any public street, alley, or public right-of-way in any zoning district.

3. Portable storage devices shall be maintained in good repair, structurally sound, and free from any graffiti or peeling paint.
4. Portable storage devices shall require a Temporary Use Permit, and shall be subject to the following regulations:

Residential Zoning Districts:

- a. No more than one (1) portable storage device, not exceeding outside dimensions of twelve (12) feet in length, eight (8) feet in width, and nine (9) feet in height, shall be permitted per zoning lot in all Residential Zoning Districts for no more than fourteen (14) days per calendar year, provided they are placed on and do not extend beyond a driveway surface and do not encroach across any public sidewalk or across any property line.

Commercial Zoning Districts:

- a. No more than one (1) portable storage device not exceeding outside dimensions of forty (40) feet in length, eight (8) feet in width, and nine (9) feet in height shall be permitted per zoning lot in all Commercial Zoning Districts for no more than thirty (30) days per calendar year. Such devices shall be placed on an impervious surface of concrete or asphalt, and shall not be located in any required parking space or drive aisle as required by Section VIII of this Zoning Ordinance, or within any area that hinders access to parking spaces and/or drive aisles. Such storage devices shall not be stacked. Requests for more than one (1) such device require submission of a Site Plan for review and approval by the Zoning Administrator or his designee, prior to placing the units on the zoning lot.

Industrial Zoning Districts:

- a. No more than one (1) portable storage device not exceeding outside dimensions of forty (40) feet in length, eight (8) feet in width, and nine (9) feet in height shall be permitted per zoning lot in all Industrial Zoning Districts for no more than sixty (60) days per calendar year. Such devices shall be placed on an impervious surface of concrete or asphalt, and shall not be located in any required parking space or drive aisle as required by Section VIII of this Zoning Ordinance, or within any area that hinders access to parking spaces and or access aisles. Such storage devices shall not be stacked. Such storage devices must be screened from view on all sides. Requests for more than one (1) such device require submission of a Site Plan for review and approval by the Zoning Administrator or his designee, prior to placing the units on the zoning lot:
- b. No more than two (2) semi-trailers, with or without tractors, can be stored outside of a loading dock for loading and unloading of goods or materials, for more than five (5) days; and
- c. Portable storage container units cannot be stacked.

Q. COLLECTION/DONATION DEVICES AND BOXES

1. Collection/donation devices (boxes) shall be prohibited within the Village of Tinley Park except as provided below:
 - a. An application letter and dimensioned Site Plan must be submitted for the approval by the Zoning Administrator or his designee. In the event this letter is being submitted by persons other than the owner of the subject property, a letter of authorization from the property owner must also accompany the application request;
 - b. The collection/donation device must be manned during normal business hours seven (7) days per week; and
 - c. The collection/donation device may not be located within any required parking space or drive aisle as required by Section VIII of this Zoning Ordinance.

R. PARKING OF VEHICLES IN RESIDENTIAL ZONING DISTRICTS

1. The parking of vehicles in all Residential Zoning Districts shall comply with the following regulations:
 - a. Whenever a structure is erected, converted, or structurally altered for dwelling use, a minimum number of parking spaces shall be provided on the lot for each dwelling unit on the lot as required by Section VIII.A.10 of this Zoning Ordinance;
 - b. No vehicle shall be parked between the street and the front lot line. Parking of vehicles between the front line of any portion of the building and the front lot line shall be limited to private passenger automobiles not exceeding three-quarter (3/4) ton, except as specifically provided for elsewhere in this Ordinance;
 - c. No unlicensed, unregistered (Village sticker), or inoperable vehicle shall be permitted on any residential property for more than twenty-four (24) hours, unless it is in an enclosed garage; and
 - d. In Residential Zoning Districts, the following vehicles and equipment shall be stored only in a garage or fully enclosed structure:
 - i. Any truck or other type of commercial vehicle or equipment in excess of eight thousand (8,000) pounds;
 - ii. Vehicles requiring a Class D truck plate; and
 - iii. Trailers in excess of three thousand (3,000) pounds or requiring a Class TA trailer plate.

- e. No vehicle used for transporting flammable liquids, explosives, toxic, or noxious materials shall be parked or stored in a Residential Zoning District;
- f. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks or other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property owner;
- g. It shall be unlawful for any person to occupy or use any recreational vehicle for living or sleeping purposes upon any street, alley, lane, highway, municipal off-street parking lot, or other public place or upon any lot, piece, parcel, or tract of land within the Village of Tinley Park, except within a lawfully established and licensed recreational park, campground, or other like facility which is designed and equipped to operate for the purpose of providing temporary accommodations for such units, or as provided for hereinafter in Item h(5); and
- h. In all Residential Zoning Districts, it is permissible to park a recreational vehicle, trailer, or boat and trailer in the following manner:
 - (1) Parking is permitted inside any enclosed structure, which structure otherwise conforms to the zoning requirements of the particular zone where located;
 - (2) Parking is permitted outside in the side yard or rear yard provided it is not nearer than two (2) feet to the lot line;
 - (3) Parking is permitted outside on a driveway, provided:
 - i. Space is not available in the rear yard or side yard, or there is no reasonable access to either the side yard or rear yard; a corner lot is always deemed to have reasonable access to the rear yard; a fence is not necessarily deemed to prevent reasonable access;
 - ii. Inside parking is not possible; and
 - iii. The unit is parked perpendicular to the front curb.
 - (4) No part of the unit may extend over the public sidewalk or public thoroughfare (right-of-way);
 - (5) Parking is permitted only for storage purposes, and any recreational vehicle or trailer shall not be:
 - i. Used for dwelling purposes except one unit for overnight sleeping of visitors for a maximum of three (3) days in any one calendar year. Cooking is not permitted at any time; butane or propane fuel shall not be used, and the host shall receive no compensation for such parking;

- ii. Permanently connected to sewer lines, water lines, or electricity. The recreational vehicle may be connected to electricity temporarily for charging of batteries and other purposes provided the receptacle and connection from the recreational vehicle has been inspected and approved by the Village. This connection must meet the Electrical Code of the Village, and an Electrical Permit must be obtained for all such installations; and
 - iii. Used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its immediate use.
- (6) Notwithstanding the provisions of Item 3, above, for purposes of active loading and unloading, a recreational vehicle may be parked anywhere on the premises normally deemed as parking space for private passenger automobiles; and the use of electricity or propane fuel is permitted when necessary to prepare a recreational vehicle for use;
- (7) Subject to the exceptions set forth herein, it shall be unlawful for any owner, lessee, or occupant of any lot, piece, parcel, or tract of land within the Village of Tinley Park, whether for gain, hire, reward, or gratuity, or otherwise, to permit the same to be occupied or used by any vehicle for living or sleeping purposes; and
- (8) Nothing in the provisions of this Ordinance shall be construed to prohibit the owner or operator of any recreational vehicle from parking or storing said unit upon premises owned, leased, or otherwise lawfully occupied or used by him, so long as such unit is not occupied or used for living or sleeping purposes in violation of the provisions of this section of the Ordinance, or any other applicable ordinance or regulation of the Village of Tinley Park.

S. PARKING OF VEHICLES IN BUSINESS DISTRICTS

The parking of vehicles in all business districts shall comply with the following regulations:

1. The parking regulations for dwellings are the same as those in the Residential Zoning Districts;
2. Where any structure is erected, reconstructed, or converted for any of the business purposes permitted in this Section, there shall be provided parking spaces in the ratio of not less than one (1) parking space for each one hundred fifty (150) square feet of floor space in the building which is used for commercial purposes. Such parking space may be located on the same lot as the building or on an area within three hundred (300) feet of the building. Two (2) or more owners of buildings may join together in providing this parking space;
3. Outside parking or storage of any abandoned, damaged, inoperable, dismantled, or

unregistered vehicles for more than forty-eight (48) hours shall be prohibited in all automobile service stations; and

4. Parking of trailers or trucks not registered to the business is prohibited, except when located in an enclosed area that is adequately screened from public view.

T. REGULATION OF TRAFFIC AND PARKING ON PRIVATE PROPERTY

1. Any condominium development, apartment house, or apartment project containing ten (10) or more dwelling units shall enter into a contract with the Village that will permit the Police Department of Tinley Park to regulate traffic and access to the driveways and parking areas which are open to or used by the public, tenants, owners, guests, and employees. A written request by the owner or developer of the specific property shall be filed with the Village Clerk prior to the issuance of any Building Permits.
2. Any owner of any shopping center, business establishment, hospital, or school shall enter into a contract with the Village that will permit the Police Department of Tinley Park to regulate the parking of automobiles and the traffic at such parking areas. A written request by the owner or developer of the specific property shall be filed with the Village Clerk prior to the issuance of any Building Permits.
3. All regulations adopted and traffic control devices employed by the Village in the regulation of traffic on private drives and parking areas, or the parking of automobiles in parking lots of shopping centers, business establishments, apartment complexes or schools shall be consistent with the statutory provisions contained in chapter 95-1/2, Section 11-209 and 209.1 of the Illinois Municipal Code.

U. SITE PLAN REVIEW

No Building Permit shall be issued for the construction or alteration of any multi-family residence, business, office, or industrial building or structure until a Site Plan and Architectural Review has been reviewed by the Planning Department Staff and if required, approved by the Plan Commission. The filing fee for new site plan reviews and amendments (building additions, parking changes, landscape changes, architectural changes, etc.) shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

The Planning Department Staff shall review the site and architectural plans for conformance with this Ordinance and other Codes and Ordinances of the Village, and if required, shall make a report with recommendations to the Plan Commission. Plan Commission review is required if the proposed development requires zoning approval (Variation, Rezoning, Special Use Permit, Map Amendment, or Plat approval). For projects requiring Plan Commission review, after receiving the report of the Planning Department Staff, the Plan Commission shall approve the Site and Architectural Plans, with or without conditions, deny it, or refer it back to the Planning Department Staff for further study.

1. Site Plan Contents:

A Site Plan shall:

- a. Be drawn at a scale of 1" = 50' or larger;
- b. Show boundaries and dimensions graphically, contain a written legal description of the property, and indicate the date and north point;
- c. Show the present and proposed topography of the area by contour lines at one (1) foot intervals;
- d. Show, by use of directional arrow, the proposed flow of storm drainage from the site;
- e. Show the location of existing and proposed structures and indicate the number of stories, gross floor area, and entrances to all structures;
- f. Show the location and dimensions of existing and proposed curb cuts, aisles, off-street parking, loading spaces, and walkways;
- g. Indicate location, height, and material for screening walls and fences;
- h. List the type of surfacing and base course proposed for all parking, loading, and walkway areas;
- i. Describe the proposed use of the site and list the number of required off-street parking spaces. If the exact use is not known at the time of Site Plan submittal, off-street parking requirements shall be calculated by the general use group using the greatest off-street parking requirement of that use group;
- j. Show the proposed location, indicate direction, and list amount of illumination of proposed lighting facilities; and
- k. Show location of each outdoor trash storage area.

2. Architectural Plan Contents:

An Architectural Plan shall:

- a. Be drawn at a scale of 1/8"=1' 0" or larger;
- b. Provide exterior elevations of all sides of the proposed structure with dimensions;
- c. Identify all building materials along with their specifications; and
- d. Provide building samples as requested by staff.

3. Conditions of Approval:

If Plan Commission review is required, the Planning Department Staff shall first find that the following conditions have been met:

- a. That the proposed Use is a Permitted Use in the district in which the property is located;
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- 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;
- d. That the Site Plan provides for the safe movement of pedestrians within the site;
- 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;
- f. That all outdoor trash storage areas are adequately screened; and
- g. That staff has reviewed the Architectural Plans against the Architectural and Site Design Standards and found them to be in general conformance.

4. Assurance of Performance:

At the recommendation of the Plan Commission, the Village Board may require the applicant to file with the Village Clerk a performance bond as a condition of approval to ensure completion of approved landscaping, fencing, off-street parking and loading, drainage, and other specific items of the Site and/or Architectural Plans. The amount of the performance bond shall be determined by the Village Board. If, upon inspection of the completed project it is found that the conditions of the Site and/or Architectural Plans have been met, the performance bond shall be released to the applicant. If the applicant does not comply within a reasonable time with the conditions of the Site and/or Architectural Plans, the Village Clerk shall give written notice to the applicant and the bonding company. (Reasonable time shall be determined by the life of the performance bond as stated thereupon, less sixty (60) days.) If the conditions of the Site and/or Architectural Plans have not been met thirty (30) days prior to the expiration of the performance bond, the Village shall bring such action as is necessary to ensure completion of the Site and/or Architectural Plan conditions. However, if the applicant can show that he has tried to the utmost of his ability to meet the conditions of the Site and/or Architectural Plans within the time period allotted, but that adversities not of his making have been the cause of his failure to meet the Site and/or Architectural Plan conditions, the Village Board may require that the performance bond be extended for a specified period of time.

5. Time Limitation:

If no Building Permit is issued for the site within one (1) year from the date of Site/Architectural Plan Approval, the Site/Architectural Plan shall become null and void.

6. Architectural and Site Design Standards:

These design standards serve as a tool to encourage good architectural and site design that is cost effective yet contributes in a positive way to the overall quality aesthetic of Tinley Park. In addition to addressing architecture, building materials, and site design, the Village regulates landscape and lighting design through the Zoning Ordinance and Municipal Code. The Architectural and Site Design Standards shall be used in tandem with these other design regulations.

The following standards do not prescribe a certain architectural style; their intent is to encourage architects and builders to fill the gap between general planning policies and specific zoning standards and encourage creative interpretation by developers and architects, resulting in a design that exceeds minimal standards. Buildings should be attractive and memorable for all the right reasons; quality architecture remains the best signage for any business.

The following design standards apply to all non-residential development (including multi-family developments of 3 or more units):

Architecture

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever architectural style is chosen, a consistent style of architectural composition and building materials are to be applied to all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures, and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing, and setback. Where a development includes outlots they shall be designed with compatible and consistent architecture with the primary building(s). Site lighting, landscaping, and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention-getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

- f. Defined Entry: Entrance shall be readily identifiable from the public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element, or enhanced landscaping.
- g. Roof: For buildings 10,000 square feet or less, a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material, or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings, efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or

corner side yards and not permitted to occupy areas designated for parking, driveways, or walkways.

- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible, visitor and employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways, a crosswalk shall be provided that is distinguished by a different pavement material or color.

V. SPECIAL PROVISION PRESERVING CERTAIN RIGHTS

Special provision is hereby established preserving the rights established in unexpired annexation agreements and Ordinances No. 74-0-015, No. 74-0-016, and No. 74-0-017.

W. REGULATIONS FOR PERSONAL WIRELESS SERVICE FACILITIES

1. Purpose and Intent

- a. Promote the health, safety, and general welfare of the public by regulating the siting of wireless communications facilities and antennae;
- b. Minimize the visual, aesthetic, and public safety impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility with existing telecommunication services;
- c. Encourage the location and Co-Location of wireless communications equipment on existing structures, thereby minimizing visual, aesthetic, and public safety impacts and effects and reducing the need for additional antenna supporting structures;
- d. Accommodate the growing need and demand for wireless communications services;
- e. Encourage coordination between providers of wireless communications services in the Village;
- f. Protect the character, scale, stability, and aesthetic quality of the residential districts of the Village by imposing certain reasonable restrictions on the placement of residential communication facilities;
- g. Establish predictable and balanced regulations governing the construction and location of wireless communications facilities;

- h. Provide for the removal of discontinued antenna supporting structures.

2. Exemptions

- a. The Village is exempt from the regulations herein when there is a demonstrated need for telecommunication services provided by the Village.
- b. Any Small Cell Wireless Facility subject to the Illinois Small Wireless Facilities Deployment Act shall be exempt from these regulations except that the installations shall comply with the Design Standards located in Section III.W.5.c of the Zoning Ordinance (Small Cell Wireless Facility Design Standards) below. Alternatively, such Small Cell Wireless Facilities shall be subject to the regulations in Title IX, Chapter 106 of the Village's Code of Ordinances.

3. General Regulations:

- a. All privately-owned Towers, Antennas, and related components shall not interfere with public safety communications infrastructure.
- b. The Petitioner shall demonstrate that the proposed Antenna(s) and support structure(s) are safe, and that surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris.
- c. All TCSF support structures shall be fitted with anti-climbing devices, as approved by the manufacturer;
- d. All Towers and Antennas shall comply with the current standards and regulations of the Federal Communications Commission, the Federal Aviation Administration, and any other agency of the federal government with the authority to regulate owners and Antennas;
- e. A TCSF shall not have signage or advertising other than signage required by state and federal laws, rules or regulations;
- f. Co-Location and Location on Existing Structures Preferred: In order to minimize adverse visual impacts associated with the proliferation of Towers, Co-Location of Antennas by more than one provider on existing Towers and location of Antennas on existing buildings or structures shall take precedence over the construction of new Freestanding Cell Towers. If a new, Freestanding Cell Tower is proposed, a Special Use Permit shall not be granted unless the Petitioner demonstrates, compliance with the following:
 - (1) A diligent effort has been made to locate the Antenna on an existing Freestanding Cell Tower, building or structure and that due to valid considerations including physical constraints and economic or technological feasibility, no other appropriate location is available;

- (2) Covenants shall be recorded which require that the Petitioner allow, on a commercially reasonable basis, other providers of personal wireless service facilities and other Antennas to Co-Locate on the proposed Freestanding Cell Tower, where such Co-Location is technologically feasible; and
 - (3) The Site Plan for the construction of a new Freestanding Cell Tower shall delineate an area, either on site or on adjacent property, near the base of the Tower to be used for the placement of additional equipment and buildings for other users. To the extent that the site for the new Freestanding Cell Tower is adequate to allow Co-Location on such site, the Petitioner must allow, on a commercially reasonable basis, other providers to locate on site.
- g. Structural Integrity: A TCSF, including Antenna(s), other component parts, and all related equipment anchorage, shall be designed to withstand the wind force referenced in the applicable building and/or electrical codes currently adopted by the Village including loading without the use of guy wires and including the Telecommunications Industry Association Standards (TIA-222-H, as amended from time to time). As part of the permit application process, the Petitioner shall provide the Village with a structural evaluation of each specific location establishing that the proposed installation meets or exceeds the standards described herein. The evaluation shall be prepared by a structural engineer licensed in the State of Illinois with drawings sealed with a professional seal and including geotechnical verification of the structural design.
- h. Abandonment:
 - (1) In the event the use of a TCSF is discontinued for a period of sixty (60) consecutive days, the TCSF shall be deemed to be abandoned. The equipment owner/operator and the property owner shall notify the Community Development Director of its discontinuation. The Community Development Director or their designee shall determine the date of abandonment based on documentation required from the TCSF owner/operator, property owner, or other appropriate sources. Upon abandonment, the TCSF owner/operator shall have an additional sixty (60) days within which to:
 - i. Reactivate the use of the TCSF either by said owner/operator or transfer of the Tower to another owner/operator for such use within the aforesaid sixty (60) day period. Transfer of the TCSF to another owner/operator shall not require Special Use Permit approval provided use of the TCSF is re-activated within the sixty (60) day period, and that the use of the TCSF complies with all conditions of the original Special Use Permit approval and the terms of this Ordinance;
 - ii. Dismantle and remove the TCSF at which time any Special Use Permit approval shall become null and void; and
 - iii. Request approval from the Village Board to allow the abandoned TCSF to remain for a specified period of time. If said approval is granted, the TCSF shall be reactivated or removed within the time period approved by the Village Board

as per regulations herein.

4. Regulations for Locating TCSF

- a. Hierarchy of TCSF Locations: In accordance with Section III.W.3.f (Co-Location and Location on Existing Structures Preferred) of the Zoning Ordinance, the Petitioner must perform their due diligence and demonstrate there are no suitable Co-Location opportunities available on existing TCSF locations. Such Co-Location shall be permitted uses subject to Site Plan approval and regulations provided herein. If no such locations exist, then a new TCSF location, including new Freestanding Cell Towers, shall be sited in accordance with Section III.W.4.c (Location Requirements for New TCSF Locations) of the Zoning Ordinance below.
- b. Location Requirements for TCSF Co-Locations
 - (1) Antennas shall be attached to existing Freestanding Cell Towers or on existing non-residential structures. Existing non-residential structures include tall buildings, water towers and utility structures such as electrical towers used to support the new Antennas. New support poles may be installed within an existing non-residential structure's dimensions with Site Plan approval.
 - (2) Attachment to Existing Freestanding Cell Tower: Antennas shall not project above the top of the monopole and shall not interfere with other Antennas on the monopole.
 - (3) New ground equipment and structures shall meet the requirements of new equipment in Section W.4.c.(2) of the Zoning Code listed below.
 - (4) Attachment to Existing Non-Residential Building:
 - i. Antennas shall only be permitted on the rear and side walls of a building.
 - ii. Antennas attached to an existing building shall not exceed one foot (1') above the top parapet of the building. Antennas shall not project more than one foot (1') from the side of a building.
 - iii. Antennas shall be made to blend into the architecture of the building.
 - (5) Approval for Antenna Co-Location on Existing Freestanding Cell Tower or Existing Structure
 - i. The Petitioner must obtain Site Plan Approval with review and approval by the Plan Commission if the Co-Location involves changes to ground equipment that would alter the existing footprint of the existing ground equipment enclosure.
 - ii. If located on Village property the Petitioner must complete a lease

agreement with the Village. When a Special Use Permit or Site Plan Approval is required, such agreement must be agreed upon prior to scheduling meetings for the Special Use Permit or Site Plan Approval.

- iii. The Petitioner must obtain a Building Permit from the Community Development Department.

c. Location Requirements for New TCSF Locations

- (1) New Freestanding Cell Towers shall be sited in accordance with the hierarchy below.
 - i. A new Freestanding Cell Tower shall first be located on Village-owned property where there is likely to be less visual impact and more visual impact controls. If there are no sites available on Village-owned property, then a new Freestanding Cell Tower shall be located on property owned by a publicly-elected body or district (e.g. library district, park district, school district, etc.). The Petitioner must perform their due diligence and demonstrate there are no suitable locations available on Village-owned property.
 - ii. If there are no suitable sites available as listed in paragraph i in the hierarchy above, then a new Freestanding Cell Tower shall be located on property within the M-1 (General Manufacturing) Zoning District, provided that the proposed Freestanding Cell Tower is not within one thousand (1,000) feet of a Residential Zoning District or is separated from a Residential Zoning District by a freeway or principal arterial road. The Petitioner must perform their due diligence and demonstrate there are no locations available on any higher levels in the hierarchy.
 - iii. If there are no suitable sites available as listed in paragraphs i or ii in the hierarchy above, then a new Freestanding Cell Tower shall be located on property within the ORI (Office and Restricted Industrial) Zoning District, provided that the proposed Freestanding Cell Tower is not within one thousand (1,000) feet of a Residential Zoning District or is separated from a Residential Zoning District by a freeway or principal arterial road. The Petitioner must perform their due diligence and demonstrate there are no locations available on any higher levels in the hierarchy.
 - iv. If there are no suitable sites available as listed in paragraphs i, ii, or iii in the hierarchy above, then a new Freestanding Cell Tower shall be located on property in any Business district, provided that the proposed Freestanding Cell Tower is not within one thousand (1,000) feet of a Residential Zoning District or is separated from a Residential Zoning District by a freeway or principal arterial road. The Petitioner must perform their due diligence and demonstrate there are no locations available on any higher levels in the hierarchy.
 - v. All other locations (all residential zoning districts and within 1,000 feet of any

residential zoning district) for new Freestanding Cell Towers shall require the Petitioner perform due diligence and demonstrate that there are no locations available in the hierarchy of locations listed above. The petitioner shall demonstrate that they are utilizing the least visually obtrusive location. Location of new Freestanding Cell Towers in any Legacy District location is the least preferred location. Disguised Support Structures shall be required for all locations not listed in the hierarchy of locations (i-iv) above.

(2) Yards and Setbacks:

- i. A Freestanding Cell Tower and the associated ground equipment shall be permitted in a rear yard.
- ii. A Freestanding Cell Tower and the associated ground equipment must be set back at least ten feet (10') from the principal structure and ten feet (10') from property lines.

(3) Approval for New Freestanding Cell Towers

- i. The Petitioner must obtain Site Plan Approval with review and approval by the Plan Commission.
- ii. The Petitioner must obtain a Special Use Permit with review by the Plan Commission and approval by the Village Board.
- iii. If located on Village property, the Petitioner must complete a lease agreement with the Village. When a Special Use Permit or Site Plan Approval is required, such agreement must be agreed upon prior to scheduling meetings for the Special Use Permit or Site Plan Approval.
- iv. The Petitioner must obtain a Building Permit from the Community Development Department.

d. Conditions for All TCSF Locations

(1) Maximum Height:

- i. A Freestanding Cell Tower's monopole may extend up to 100' from grade. A lightning rod may extend up to 5' above the top of the monopole.
- ii. Antennas attached to an existing Freestanding Cell Tower shall not project above the top of the monopole.

(2) Color:

- i. A Freestanding Cell Tower, Antennas, and all related equipment and appurtenances shall be a color that blends with the surroundings.

- ii. The use of reflective materials is prohibited.
 - iii. Any wiring shall be covered with an appropriate cover or cable shield. No wiring may be visible.
- (3) Future Co-Locations: All new Freestanding Cell Towers must allow for a minimum of one (1) Co-Location by other potential users.
- (4) Disguised Towers: The Village encourages the use of Disguised Support Structures on Freestanding Cell Towers such as flag poles, monopines, or architectural elements. Such Disguised Support Structures are required as described in Section III.W.4.c.(1).v. of the Zoning Code above.
- (5) Screening:
- i. The Freestanding Cell Tower shall be architecturally compatible with the surrounding buildings and land uses or shall be otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.
 - ii. All associated ground equipment shall be screened by a masonry shelter or enclosure at least six feet (6') in height but no taller than eight feet (8') in height. The enclosure shall have a security gate matching the structural integrity and aesthetic design of the enclosure.
 - iii. Landscaping is required around the ground equipment enclosure in accordance with the recommendation from the Village's Landscape Architect or as required by the Village's Landscape Ordinance, as amended from time to time.

5. Regulations for Small Cell Wireless Facilities

a. Small Cell Wireless Facility Locations

- (1) Small Cell Wireless Facilities may be installed on existing Utility Poles in the public right-of-way compliance with the Village's Code of Ordinances.
- (2) When an existing Utility Pole does not exist in compliance with Section III.W.5.a.(1) of the Zoning Ordinance above, a Small Cell Wireless Facility shall require Special Use Permit approval.
- (3) Separation Requirement: Small Cell Wireless Facilities (not exempt from these regulations) shall be attached to a Utility Pole located a minimum of five hundred (500) feet from any other Utility Pole on which a Small Cell Wireless Facility is mounted. A lesser separation may be approved if the Petitioner provides evidence that the lesser separation is necessary to close a significant gap in the Petitioner's

services or to otherwise provide adequate services to customers, and the proposed Small Cell Wireless Facility location is the least intrusive means to do so.

b. Conditions

- (1) Maximum Number of Antennas: Not more than one (1) Small Cell Wireless Facility shall be located on a single pole or structure.
- (2) Surface Area of Antenna:
 - i. The Small Cell Wireless Antenna, including Antenna panels, whip Antennas or dish-shaped Antennas, shall not have a surface area of more than six (6) cubic feet.
 - ii. No single dimension of the Antenna or associated equipment shall exceed six (6) feet.
 - iii. Omnidirectional or whip Antennas shall not extend more than six (6) feet from the pole.

c. Design Standards

- (1) Overall Size: The smallest suitable small cell Antennas, equipment, and facilities available for industry use shall be utilized for all installations.
- (2) Stealth Requirement: The use of stealth technology in the location and construction of Small Cell Wireless Facilities is required. Stealth technology means using the least visually and physically intrusive design and equipment to employ methods that blend into surroundings and not be visible; and to minimize adverse aesthetic and visual impacts on the right-of-way, property, building and/or other facilities adjacent to, surrounding and in generally the same area as the requested location of such Small Cell Wireless Facilities.
- (3) Maximum Height: The top of the highest point of the Antenna shall not extend more than ten (10) feet above the highest point of the existing pole.
- (4) Minimum Height: The bottom of the lowest point of the Antenna shall not be lower than twelve (12) feet above grade.
- (5) Minimum Equipment Height: The operator of a Small Cell Wireless Facility shall, whenever possible, locate the base of the equipment or appurtenances at the highest height possible on the pole, but no lower than nine (9) feet above grade.
- (6) Pole Visual Interference: Small Cell Wireless Facilities shall not interfere with or block any existing signage or other Village installations (banners, holiday décor, flowers, etc.) located on a pole.

- (7) Extensions: Extensions to poles utilized for the purpose of connecting a Small Cell Wireless Facility shall be fabricated from non-metallic material of a neutral color approved by the Village, and shall have a degree of strength capable of supporting the entire Small Cell Wireless Facility and cabling and capable of withstanding wind forces and ice loads in accordance with the structural integrity standards set forth in Section W.3.h. of the Zoning Code above. An extension shall be securely bound to the Utility Pole perpendicular to the ground in accordance with applicable engineering standards for the design and attachment of such extensions. No extensions fabricated from wood shall be permitted.
- (8) Wires and Cables: Any wiring and cables associated with a Small Cell Wireless Facility must be run through the hollow interior of the pole. If proven to be infeasible to run inside of the pole, all wiring and cables shall be covered with an appropriate cover or cable shield. No exterior wires or cables shall be visible under any circumstance.
- (9) Color:
 - i. A Small Cell Wireless Facility, including the Antenna and all related equipment, extensions, appurtenances and covers, shall be a neutral color that blends with the existing pole and the surroundings of the Utility Pole on which it is mounted.
 - ii. The use of reflective materials is prohibited.
- (10) Antenna Panel Covering: A Small Cell Wireless Facility Antenna shall include a radome, cap, or other Antenna panel covering or shield and shall be of a color that blends with the color of the Utility Pole on which it is mounted.
- (11) Guy Wires: No guy or other support wires shall be used in connection with a Small Cell Wireless Facility unless proposed to be attached to an existing Utility Pole that incorporated guy wires prior to the date that a Petitioner has applied for a permit. No additional guy wires shall be added to a utility pole for the purpose of supporting a Small Cell Wireless Facility. If additional guy wires are required for structural integrity reasons, the Utility Pole shall be required to be replaced to be self-supporting and structurally sound without the use of guy wires.
- (12) Decorative Column and Lantern Light Poles: Locating Small Cell Wireless Facilities on a decorative column, lantern or similar light pole located within the Legacy Code Zoning District for visual and aesthetic enhancement reasons (train stations, public facilities, pedestrian walks or corridors, etc.), shall be discouraged. Alternatives to utilizing these decorative light poles should be used including the installation on private property. When Co-Located on decorative light poles, a Small Cell Wireless Facilities shall keep the existing appearance of the light pole and any extensions shall be disguised in a manner similar to the design and appearance of the pole. Due diligence shall be required to indicate proper structural integrity and non-interference with signage or other Village

installations (banners, holiday décor, flowers, etc.) located on a pole.

- (13) **Undergrounding:** Any mechanical equipment or Antenna equipment associated with a Small Cell Wireless Facility that cannot be located on the pole because of structural reasons or because of other restrictions, such as height and size allowances, shall be concealed underground. When located in a public right-of-way where other utilities are not required to complete the same undergrounding requirements, mechanical equipment shall not be required to be placed underground. If the undergrounding of equipment is not possible, feasible or required as stated above, as determined by the Community Development Department or Public Works Department, equipment shall be mounted within a concealment box designed as a decorative pole base or within unobtrusive equipment enclosures mounted directly to the pole. Any ground mounted equipment shall not create a safety or tripping hazard, shall ensure any walkways remain in compliance with all state and federal accessibility laws and shall be constructed in compliance with all Village right-of-way ordinances and design standards.
- (14) **Screening:** Additional landscaping and fencing shall be required to help mitigate the effects of any ground-mounted equipment not feasible to be located underground. This shall include screening all visual appearance of the equipment from roadways and pedestrian facilities. This screening may be used in conjunction with other stealth methods. This may be required by Village staff as part of any permit approval or by the Plan Commission and Village Board as required for any Site Plan, Special Use or Variation requests.
- (15) **Burial or Removal of Utility Poles:** If a utility pole with a Small Cell Wireless Facility is planned to be buried or removed and is no longer required for a utility or public purpose, then the Small Cell Wireless Facility and all associated equipment shall be removed by the carrier within ninety (90) days of notice from the Village or organization which owns/operates the utility pole. The Small Cell Wireless Facility may apply to be relocated to another nearby site in compliance with this ordinance. No Small Cell Wireless Facilities shall be permitted to be placed on utility poles with active studies, plans or permits to be replaced or buried.
- (16) **Illumination:** Small Cell Wireless Facilities shall not be artificially illuminated or marked, except as required by law.
- (17) **Signage:** No signage or advertising shall be visible on any part of the Small Cell Wireless Facility, except as required by law.

d. Approval

- (1) Small Cell Wireless Facilities shall be permitted uses when in compliance with Section III.W.5.a (Small Cell Wireless Facility Locations) of the Zoning Ordinance above.

- (2) If a Small Cell Wireless Facility is proposed and not in compliance with the location requirements as outlined in Section III.W.5.a (Small Cell Wireless Facility Locations) of the Zoning Ordinance above, the Petitioner shall have an option to request a Special Use Permit with review by the Plan Commission and approval by the Village Board. Any Special Use for a Small Cell Wireless Facility request shall comply with the Standards for a Special Use as outlined in the Zoning Code and shall provide proof that a diligent effort has been made to locate the facility in accordance with the requirements and that due to valid considerations including physical constraints and economic or technological feasibility, no other appropriate location is available.
- (3) If located within a Village right-of-way, the Petitioner must complete a lease, master pole agreement or similar agreement with the Village prior to approval of the Special Use Permit.
- (4) The Petitioner must obtain a Small Cell Wireless Facility or similar building permit from the Community Development Department.

6. Regulations for Distributed Antenna Systems (DAS)

a. Location

- (1) All Distributed Antenna Systems must be installed on private property.
- (2) Exterior Antennas shall be located upon existing poles or structures.
- (3) Associated exterior equipment shall only be allowed in a rear yard or on the roof of a principal structure and shall not be located within a front yard or side yards.

b. Conditions

- (1) Surface Area of Antennas: Each Antenna within a Distributed Antenna System shall not have a surface area of more than seven (7) square feet. The surface area shall be calculated by measuring all faces of the Antenna visible from the public right-of-way.
- (2) Height:
 - i. The top of the highest point of the Antenna shall not extend beyond the height of the existing structure that the Antenna is mounted upon.
 - ii. Associated equipment located on the roof of a principal structure shall not exceed ten feet (10') in height.
- (3) Color:

- i. A Distributed Antenna System, including the Antenna and all related equipment and appurtenances, shall be a color that blends with the surroundings of the structure on which it is mounted.
 - ii. The use of reflective materials is prohibited.
 - iii. Any wiring must be covered with an appropriate cover or cable shield.
- (4) Screening:
 - i. The Distributed Antenna System shall be architecturally compatible with the proposed building as well as surrounding buildings and land uses or shall be otherwise integrated, through location and design, to blend in with the existing characteristics of the site.
 - ii. All associated ground equipment shall be screened by a masonry enclosure at least six feet (6') in height but no taller than eight feet (8') in height. The enclosure shall have a security gate matching the structural integrity of the remainder of the enclosure.
 - iii. All associated equipment located on the roof of a principal structure shall be screened from view from all adjacent public right-of-ways.
 - iv. Landscaping is required around the ground equipment enclosure in accordance with the recommendation from the Village's Landscape Architect or as required by the Village's Landscape Ordinance, as amended from time to time.
- c. Approval
 - (1) The Petitioner must obtain Site Plan Approval with review and approval by the Plan Commission.
 - (2) The Distributed Antenna System is a permitted use if in compliance with all location requirements set forth in Section III.W.6. of the Zoning Code above. Any Distributed Antenna System not in compliance must obtain a Special Use Permit with review by the Plan Commission and approval by the Village Board. Any Special Use request for a Distributed Antenna System shall comply with the Standards for a Special Use as outlined in the Zoning Code and shall provide proof that a diligent effort has been made to locate the facility in accordance with the requirements and that due to valid considerations including physical constraints and economic or technological feasibility, no other appropriate option is available.
 - (3) The Petitioner must obtain a Building Permit from the Community Development Department.

X. HOME OCCUPATIONS

Home occupations shall be subordinate to the principal use of a building as a residential dwelling, and shall conform to the following provisions:

1. The primary use of the building shall be as a residential dwelling unit occupied day and night by the person(s) owning/operating the home occupation;
2. The home occupation shall not employ any other person who is not a member of the family occupying the residential dwelling unit;
3. On-site signs advertising the home occupation shall be prohibited;
4. The home occupation shall not take place in any portion of any attached or detached garage or accessory structure;
5. The home occupation shall not occupy more than twenty (20) percent of the gross floor area of the dwelling unit (excluding any garage or accessory structure). Any area of the dwelling unit (excluding any garage or accessory structure) used for the storage of materials or goods used in conjunction with the home occupation shall be included in the calculation of floor area of the home occupation;
6. The sale of goods or services from the dwelling unit shall be prohibited except by electronic means;
7. The home occupation shall not result in the dwelling unit being visited by customers or clients, except by way of authorization as a Special Use by the Village Board, as well as the issuance of a Village Business License;
8. The outdoor storage of goods or materials used in conjunction with the home occupation is prohibited; and
9. The use or storage of hazardous materials in conjunction with the home occupation shall be prohibited.

SECTION VIII

OFF-STREET PARKING AND LOADING

A. OFF-STREET PARKING REQUIREMENTS

In all Zoning Districts, off-street parking requirements for the storage of motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this Comprehensive Amendment, shall be provided as hereinafter prescribed.

1. **Existing Parking Facilities:** Off-street parking existing at the effective date of this Ordinance, which serves an existing building or use, shall not be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new structure or use of that required under the provisions of this Ordinance.
2. **Location:** All permitted and required accessory off-street parking spaces, open or enclosed, shall be located on the same lot as the use to which such spaces are accessory, except that spaces may be provided within a radius of three hundred (300) feet from the lot boundary on land which is in the same ownership as the use to which they are accessory, subject to deed restrictions binding the owner and his heirs, successors, and assigns to maintain the required number of spaces available throughout the life of such use.
3. **Joint Parking Facilities:** Two or more buildings or uses may collectively provide the required off-street parking; however, the number of parking spaces shall not be less than the sum of the requirements for the various individual uses computed separately.
4. **Computation:** When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half ($1/2$) or less may be disregarded while a fraction in excess of one-half ($1/2$) shall be counted as one (1) parking space.
5. **Size:** Each off-street parking space shall have a width of at least nine (9) feet and a length of at least eighteen-and-one-half ($18 \frac{1}{2}$) feet, exclusive of access drives or aisles, ramps, columns, or work areas. Such space shall have a vertical clearance of at least seven (7) feet.
6. **Access:** There shall be adequate provision for ingress and egress to all parking spaces. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. No driveway across public property or curb cut shall exceed a width of thirty (30) feet.

7. **In Yards:** No vehicle shall be parked in any front yard except upon a regularly constructed driveway. Parking lots may be allowed in the front yard if authorized by the Zoning Board of Appeals and provided that the parking is in accord with all other Ordinance provisions. Except in the R-4 District, a parking space that is open to the sky may be located in a required side or rear yard, but shall not be closer than five (5) feet to a lot line.
8. **Parking for Places of Worship:** The number of required off-street parking spaces may be eliminated or reduced if there exists, within five hundred (500) feet of the place of worship, public or private parking lots containing a sufficient number of off-street parking spaces to satisfy the requirements of the following table. The place of worship must provide the difference if the number of parking spaces in the private or public lots is below the number required. Any spaces provided in public or private lots must be shown to be available for worshipers on the day or days of greatest use.
9. **Uses Not Specifically Mentioned:** For those uses not specifically mentioned in the following table, the requirements for off-street parking facilities shall be in accordance with requirements designated by the Plan Commission, and in the case of Special Uses, as recommended by the Zoning Board of Appeals and required by the Village Board of Trustees.
10. **Number of Parking Spaces Required:** The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings, shall be determined in accordance with the following table:

REQUIRED PARKING SPACES

Uses	Minimum Required Off-Street Parking Spaces
Auditorium, Assembly Halls, Theatres	One (1) space for each four (4) seats.
Automobile Service Stations	One (1) space for each employee, plus three (3) spaces for each grease rack or service stall.
Banks and Other Financial Institutions	One (1) space for each two hundred (200) square feet of floor area, plus one (1) space for each two (2) employees. Drive-in establishments shall provide six (6) stacking spaces per teller or customer service area.
Banquet Facilities in B-1 (<i>Ord. No. 19-O-048</i>)	1.5 Spaces/100 sq.ft. *
Banquet Facilities in B-4 (<i>Ord. No. 19-O-048</i>)	1 space/100 sq.ft. *
Banquet Facilities in ORI & M-1 (<i>Ord. No. 19-O-048</i>)	1 space/200 sq.ft. *
Banquet Facilities in B-2 & B-3 (<i>Ord. No. 19-O-048</i>)	1 space/200 sq.ft. *if shared parking opportunities
Banquet Facilities in B-2 & B-3 (<i>Ord. No. 19-O-048</i>)	1 space/100 sq.ft. *if no shared parking opportunities
Barber Shops	Three (3) spaces for each barber chair.
Beauty Parlors	One (1) space for each fifty (50) square feet of floor area.
Bowling Area	Five (5) spaces for each bowling lane, plus required parking space for any bar, restaurant, or affiliated use.

Churches and Places of Worship	One (1) space for each four (4) seats, or for each ninety (90) lineal inches of seating space in the main place of assembly.
Dwellings, Single-Family	Three (3) spaces for each dwelling unit.
Dwellings, Two-Family and Multiple-Family	Two-and-one-half (2 1/2) spaces for each dwelling unit.
Drive-In Eating Establishments	One (1) space for each thirty (30) square feet of gross floor area, but not less than twenty (20) spaces.
Uses	Minimum Required Off-Street Parking Spaces
Eating or Drinking Place, Bar, Cocktail Lounge, or Indoor Entertainment	One (1) space for each three (3) seats, plus one (1) space for each employee.
Fast Food, Carry-Out	Minimum of five (5) spaces plus one (1) space for each employee.
Funeral Homes	Twenty (20) spaces for each chapel, plus one (1) space for each funeral vehicle kept on the premises.
Furniture and Appliance Stores	One (1) space for each six hundred (600) square feet of floor area.
Hospitals	One (1) space for each two (2) beds, plus one (1) space for each vehicle used in the conduct of the enterprise.
Industrial Establishments, Including Manufacturing and Assembly Plants	One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the enterprise.
Medical or Dental Office	Two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee.
Motels, Hotels, and Inns	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.
Motor Vehicle and Machinery Sales	One (1) space for each six hundred (600) square feet of floor area plus one (1) space for each employee.
Senior Housing: Independent Living Units	One-and-one-half (1 1/2) spaces per unit. For the purposes of this requirement, independent living units shall include, but not limited to, dwelling units defined under this Code as independent living units, congregate housing units, and senior apartments.
Senior Housing: Assisted Living Units	One-half (1/2) space per dwelling unit. For the purposes of this requirement, assisted living units shall include, but not limited to, dwelling units contained in nursing homes as defined under this Code.
Senior Housing: Mixed Housing Units	Mixed housing units providing a mixture of independent living units and assisted living units, including, but not limited to, units contained in facilities defined under this Code as continuing care retirement communities and rest homes: one-and-one-half (1 1/2) spaces per independent living dwelling unit and one-half (1/2) space per assisted living dwelling unit.
Office/Business and Professional	One (1) space for each two hundred fifty (250) square feet of floor space.
Private Clubs and Lodges	One (1) space for each lodging room and one (1) space for each three (3) seats of designed seating capacity.
Retail Store or Personal Service Establishments	One (1) space for each one hundred fifty (150) square feet of gross leasable floor area, or when located within a planned shopping area, six and one-half (6 1/2) spaces per one thousand (1,000) square feet of gross leasable floor area.
Warehouse and Storage Buildings	One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the business.

B. OFF-STREET LOADING REQUIREMENTS

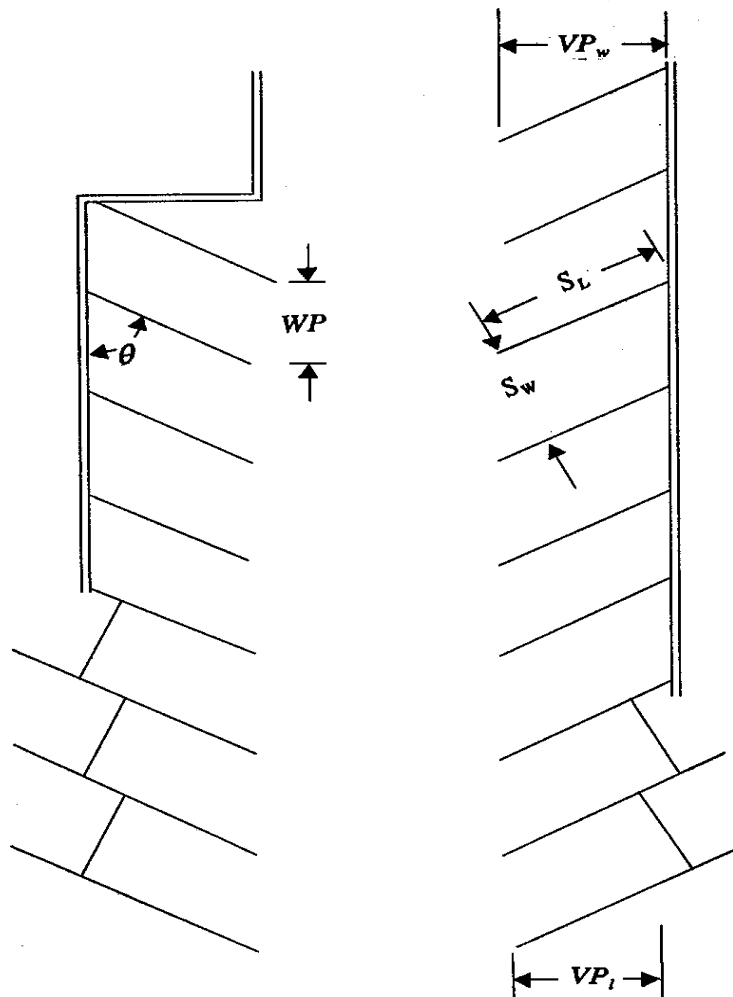
There shall be provided and maintained adequate off-street loading and unloading facilities in connection with any structure or use which is to be erected or substantially altered and which requires the receipt or distribution of material or merchandise by truck or similar vehicle. Said off-street loading shall be provided in accordance with the following requirements:

1. **Size and Location:** Each loading space shall be not less than twelve (12) feet in width, thirty-five (35) feet in length, and have a minimum vertical clearance of fourteen (14) feet, and it shall be so located as to minimize traffic congestion. Off-street loading space may occupy all or any part of any required yard; however, no portion of a vehicle shall project into a street, sidewalk, or alley while being loaded or unloaded;
2. **Utilization:** Space allocated to any off-street loading spaces shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof. An area adequate for maneuvering, ingress and egress, shall be provided in addition to the required loading space; and
3. **Required Number of Off-Street Loading Spaces:** The minimum amount of off-street loading space shall be provided, according to the following table:

Square Feet of Gross Floor Area	Required Number of Spaces
Up to 20,000	1
20,001 to 40,000	2
40,0001 to 70,000	3
70,001 to 120,000	4
120,001 to 200,000	5

For each additional one hundred thousand (100,000) square feet, one (1) additional loading space is required.

Table 1. Dimensional Elements of Parking Layouts



θ Parking angle

WP Stall width parallel to aisle

VP_i Projected vertical length from interlock

VP_w Projected vertical length from wall measured

S_L Stall length

Sw Stall width

Table 2. Parking Lot Dimension Guidelines **

S_w Basic Stall Width (feet)	WP Stall Width Parallel to Aisle	VP_w Stall Depth to Wall (feet)	VP_i Stall Depth to Interlock (feet)	AW Aisle Width (feet)
<i>Two-Way Aisle -- 90 Degrees</i>				
9.00	9.00	18.5	18.5	26
<i>Two-Way Aisle -- 60 Degrees</i>				
9.00	10.4	19.0	17.5	26
<i>One-Way Aisle -- 75 Degrees</i>				
9.00	9.3	19.5	18.5	22
<i>One-Way Aisle -- 60 Degrees</i>				
9.00	10.4	19.0	17.5	18
<i>One-Way Aisle -- 45 Degrees</i>				
9.00	12.7	17.5	15.5	15

**** Note: See Table 1 for description of Elements**

C. DEVELOPMENT AND MAINTENANCE OF PARKING AND LOADING AREAS

Every parcel of land hereafter used as a public or private parking area for five (5) or more cars, or as a loading area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

1. **Screening and Landscaping:** Off-street parking areas for five (5) or more vehicles, and off-street loading areas, shall be effectively screened on each side adjoining or fronting on property situated in a residential district, or any institutional premises by a fence and/or densely planted compact hedge, not less than four (4) feet nor more than seven (7) feet in height;
2. **Minimum Distances and Setbacks:** No off-street loading area or parking area, or part thereof, for five (5) or more vehicles, shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, or five (5) feet from any lot line;
3. **Surfacing:** Any off-street parking, or off-street loading area, shall be surfaced with an impervious surface. All areas shall be marked so as to provide for the orderly and safe loading, parking, and storage of self-propelled vehicles;
4. **Lighting:** Lighting used to illuminate any off-street parking or loading area, shall be so arranged as to reflect the light away from adjoining premises. Off-street parking facilities for multiple-family dwellings shall be adequately lighted;
5. **Drainage:** Any off-street parking area and off-street loading area shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses; and
6. **Repair and Service:** No storage of any kind, nor any repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies, shall be permitted within any required off-street parking and/or loading space.

D. ADDITIONAL REGULATIONS

1. **Submission of Plot Plan:** Any application for a Building Permit, or Certificate of Occupancy where no Building Permit is required, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing all parking and loading facilities in compliance with this Ordinance.
2. **Control of Off-Site Parking Facilities:** In cases where parking facilities are permitted on a lot, other than the lot on which the building or use served is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. No such off-street parking facilities shall be authorized, and no occupancy permit shall be issued, until and unless the Zoning Board of Appeals has reviewed the plans, heard the applicant, and made

findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue, and that the off-site parking facilities are reasonably certain to continue, and that the off-site parking facilities will be maintained at all times during the life of the proposed building or use.

SECTION VIII

OFF-STREET PARKING AND LOADING

A. OFF-STREET PARKING REQUIREMENTS

In all Zoning Districts, off-street parking requirements for the storage of motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this Comprehensive Amendment, shall be provided as hereinafter prescribed.

1. **Existing Parking Facilities:** Off-street parking existing at the effective date of this Ordinance, which serves an existing building or use, shall not be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new structure or use of that required under the provisions of this Ordinance.
2. **Location:** All permitted and required accessory off-street parking spaces, open or enclosed, shall be located on the same lot as the use to which such spaces are accessory, except that spaces may be provided within a radius of three hundred (300) feet from the lot boundary on land which is in the same ownership as the use to which they are accessory, subject to deed restrictions binding the owner and his heirs, successors, and assigns to maintain the required number of spaces available throughout the life of such use.
3. **Joint Parking Facilities:** Two or more buildings or uses may collectively provide the required off-street parking; however, the number of parking spaces shall not be less than the sum of the requirements for the various individual uses computed separately.
4. **Computation:** When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half (1/2) or less may be disregarded while a fraction in excess of one-half (1/2) shall be counted as one (1) parking space.
5. **Size:** Each off-street parking space shall have a width of at least nine (9) feet and a length of at least eighteen-and-one-half (18 1/2) feet, exclusive of access drives or aisles, ramps, columns, or work areas. Such space shall have a vertical clearance of at least seven (7) feet.
6. **Access:** There shall be adequate provision for ingress and egress to all parking spaces. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. No driveway across public property or curb cut shall exceed a width of thirty (30) feet.

7. **In Yards:** No vehicle shall be parked in any front yard except upon a regularly constructed driveway. Parking lots may be allowed in the front yard if authorized by the Zoning Board of Appeals and provided that the parking is in accord with all other Ordinance provisions. Except in the R-4 District, a parking space that is open to the sky may be located in a required side or rear yard, but shall not be closer than five (5) feet to a lot line.
8. **Parking for Places of Worship:** The number of required off-street parking spaces may be eliminated or reduced if there exists, within five hundred (500) feet of the place of worship, public or private parking lots containing a sufficient number of off-street parking spaces to satisfy the requirements of the following table. The place of worship must provide the difference if the number of parking spaces in the private or public lots is below the number required. Any spaces provided in public or private lots must be shown to be available for worshipers on the day or days of greatest use.
9. **Uses Not Specifically Mentioned:** For those uses not specifically mentioned in the following table, the requirements for off-street parking facilities shall be in accordance with requirements designated by the Plan Commission, and in the case of Special Uses, as recommended by the Zoning Board of Appeals and required by the Village Board of Trustees.
10. **Number of Parking Spaces Required:** The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings, shall be determined in accordance with the following table:

REQUIRED PARKING SPACES

Uses	Minimum Required Off-Street Parking Spaces
Auditorium, Assembly Halls, Theatres	One (1) space for each four (4) seats.
Automobile Service Stations	One (1) space for each employee, plus three (3) spaces for each grease rack or service stall.
Banks and Other Financial Institutions	One (1) space for each two hundred (200) square feet of floor area, plus one (1) space for each two (2) employees. Drive-in establishments shall provide six (6) stacking spaces per teller or customer service area.
Banquet Facilities in B-1 (<i>Ord. No. 19-O-048</i>)	1.5 Spaces/100 sq.ft. *
Banquet Facilities in B-4 (<i>Ord. No. 19-O-048</i>)	1 space/100 sq.ft. *
Banquet Facilities in ORI & M-1 (<i>Ord. No. 19-O-048</i>)	1 space/200 sq.ft. *
Banquet Facilities in B-2 & B-3 (<i>Ord. No. 19-O-048</i>)	1 space/200 sq.ft. *if shared parking opportunities
Banquet Facilities in B-2 & B-3 (<i>Ord. No. 19-O-048</i>)	1 space/100 sq.ft. *if no shared parking opportunities
Barber Shops	Three (3) spaces for each barber chair.
Beauty Parlors	One (1) space for each fifty (50) square feet of floor area.
Bowling Area	Five (5) spaces for each bowling lane, plus required parking space for any bar, restaurant, or affiliated use.

Churches and Places of Worship	One (1) space for each four (4) seats, or for each ninety (90) lineal inches of seating space in the main place of assembly.
Dwellings, Single-Family	Three (3) spaces for each dwelling unit.
Dwellings, Two-Family and Multiple-Family	Two-and-one-half (2 1/2) spaces for each dwelling unit.
Drive-In Eating Establishments	One (1) space for each thirty (30) square feet of gross floor area, but not less than twenty (20) spaces.
Uses	Minimum Required Off-Street Parking Spaces
Eating or Drinking Place, Bar, Cocktail Lounge, or Indoor Entertainment	One (1) space for each three (3) seats, plus one (1) space for each employee.
Fast Food, Carry-Out	Minimum of five (5) spaces plus one (1) space for each employee.
Funeral Homes	Twenty (20) spaces for each chapel, plus one (1) space for each funeral vehicle kept on the premises.
Furniture and Appliance Stores	One (1) space for each six hundred (600) square feet of floor area.
Hospitals	One (1) space for each two (2) beds, plus one (1) space for each vehicle used in the conduct of the enterprise.
Industrial Establishments, Including Manufacturing and Assembly Plants	One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the enterprise.
Medical or Dental Office	Two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee.
Motels, Hotels, and Inns	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.
Motor Vehicle and Machinery Sales	One (1) space for each six hundred (600) square feet of floor area plus one (1) space for each employee.
Senior Housing: Independent Living Units	One-and-one-half (1 1/2) spaces per unit. For the purposes of this requirement, independent living units shall include, but not limited to, dwelling units defined under this Code as independent living units, congregate housing units, and senior apartments.
Senior Housing: Assisted Living Units	One-half (1/2) space per dwelling unit. For the purposes of this requirement, assisted living units shall include, but not limited to, dwelling units contained in nursing homes as defined under this Code.
Senior Housing: Mixed Housing Units	Mixed housing units providing a mixture of independent living units and assisted living units, including, but not limited to, units contained in facilities defined under this Code as continuing care retirement communities and rest homes: one-and-one-half (1 1/2) spaces per independent living dwelling unit and one-half (1/2) space per assisted living dwelling unit.
Office/Business and Professional	One (1) space for each two hundred fifty (250) square feet of floor space.
Private Clubs and Lodges	One (1) space for each lodging room and one (1) space for each three (3) seats of designed seating capacity.
Retail Store or Personal Service Establishments	One (1) space for each one hundred fifty (150) square feet of gross leasable floor area, or when located within a planned shopping area, six and one-half (6 1/2) spaces per one thousand (1,000) square feet of gross leasable floor area.
Warehouse and Storage Buildings	One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the business.

11. Accessible Parking: Parking spaces shall comply with the current edition of the Illinois Accessibility Code. Any parking lot being repaved, seal coated, or re-striped shall comply with the current edition of the Illinois Accessibility Code.

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B. OFF-STREET LOADING REQUIREMENTS

There shall be provided and maintained adequate off-street loading and unloading facilities in connection with any structure or use which is to be erected or substantially altered and which requires the receipt or distribution of material or merchandise by truck or similar vehicle. Said off-street loading shall be provided in accordance with the following requirements:

1. **Size and Location:** Each loading space shall be not less than twelve (12) feet in width, thirty-five (35) feet in length, and have a minimum vertical clearance of fourteen (14) feet, and it shall be so located as to minimize traffic congestion. Off-street loading space may occupy all or any part of any required yard; however, no portion of a vehicle shall project into a street, sidewalk, or alley while being loaded or unloaded;
2. **Utilization:** Space allocated to any off-street loading spaces shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof. An area adequate for maneuvering, ingress and egress, shall be provided in addition to the required loading space; and
3. **Required Number of Off-Street Loading Spaces:** The minimum amount of off-street loading space shall be provided, according to the following table:

Square Feet of Gross Floor Area	Required Number of Spaces
Up to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 120,000	4
120,001 to 200,000	5

For each additional one hundred thousand (100,000) square feet, one (1) additional loading space is required.

Table 1. Dimensional Elements of Parking Layouts

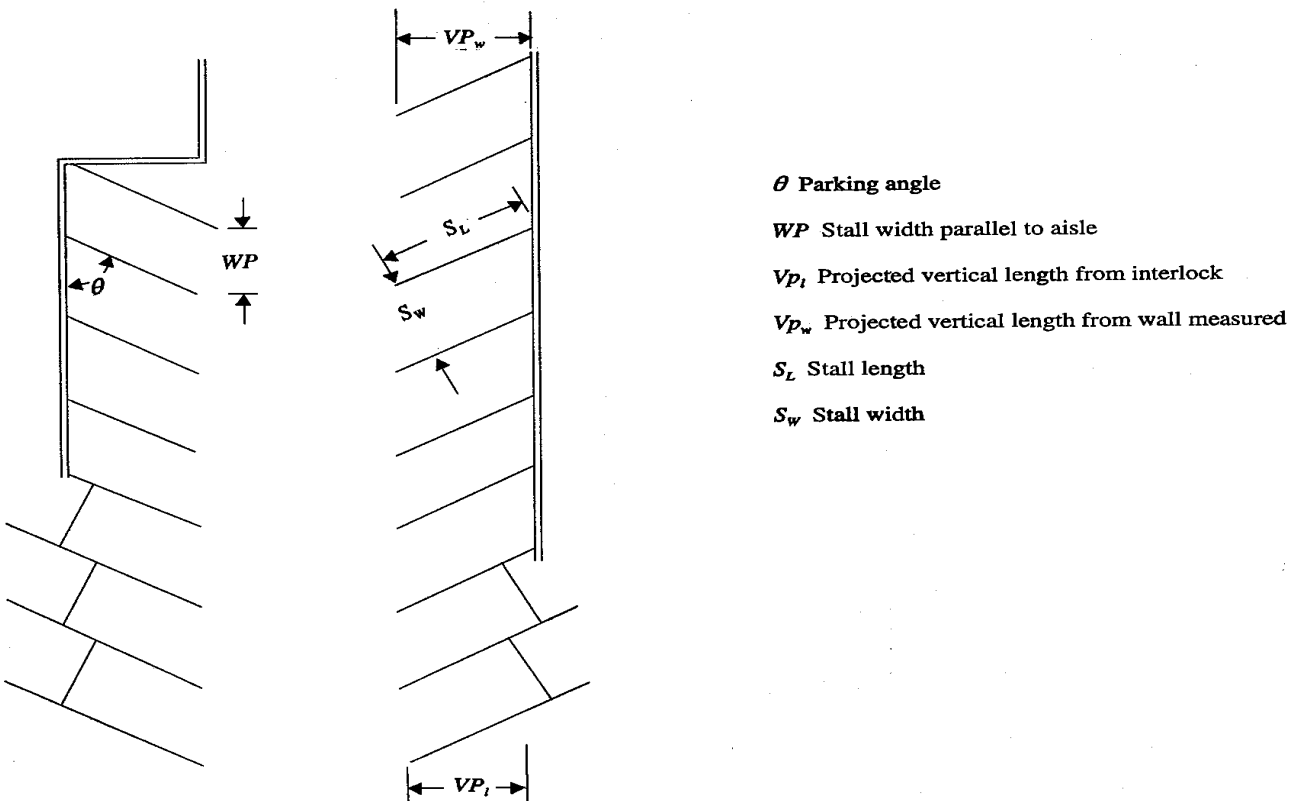


Table 2. Parking Lot Dimension Guidelines **

S_w Basic Stall Width (feet)	WP Stall Width Parallel to Aisle	VP_w Stall Depth to Wall (feet)	VP_i Stall Depth to Interlock (feet)	AW Aisle Width (feet)
<i>Two-Way Aisle -- 90 Degrees</i>				
9.00	9.00	18.5	18.5	26
<i>Two-Way Aisle -- 60 Degrees</i>				
9.00	10.4	19.0	17.5	26
<i>One-Way Aisle -- 75 Degrees</i>				
9.00	9.3	19.5	18.5	22
<i>One-Way Aisle -- 60 Degrees</i>				
9.00	10.4	19.0	17.5	18
<i>One-Way Aisle -- 45 Degrees</i>				
9.00	12.7	17.5	15.5	15

** Note: See Table 1 for description of Elements

C. DEVELOPMENT AND MAINTENANCE OF PARKING AND LOADING AREAS

Every parcel of land hereafter used as a public or private parking area for five (5) or more cars, or as a loading area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

1. **Screening and Landscaping:** Off-street parking areas for five (5) or more vehicles, and off-street loading areas, shall be effectively screened on each side adjoining or fronting on property situated in a residential district, or any institutional premises by a fence and/or densely planted compact hedge, not less than four (4) feet nor more than seven (7) feet in height;
2. **Minimum Distances and Setbacks:** No off-street loading area or parking area, or part thereof, for five (5) or more vehicles, shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, or five (5) feet from any lot line;
3. **Surfacing:** Any off-street parking, or off-street loading area, shall be surfaced with an impervious surface. All areas shall be marked so as to provide for the orderly and safe loading, parking, and storage of self-propelled vehicles;
4. **Lighting:** Lighting used to illuminate any off-street parking or loading area, shall be so arranged as to reflect the light away from adjoining premises. Off-street parking facilities for multiple-family dwellings shall be adequately lighted;
5. **Drainage:** Any off-street parking area and off-street loading area shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses; and
6. **Repair and Service:** No storage of any kind, nor any repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies, shall be permitted within any required off-street parking and/or loading space.

D. ADDITIONAL REGULATIONS

1. **Submission of Plot Plan:** Any application for a Building Permit, or Certificate of Occupancy where no Building Permit is required, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing all parking and loading facilities in compliance with this Ordinance.
2. **Control of Off-Site Parking Facilities:** In cases where parking facilities are permitted on a lot, other than the lot on which the building or use served is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. No such off-street parking facilities shall be authorized, and no occupancy permit shall be issued, until and unless the Zoning Board of Appeals has reviewed the plans, heard the applicant, and made

findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue, and that the off-site parking facilities are reasonably certain to continue, and that the off-site parking facilities will be maintained at all times during the life of the proposed building or use.

3. **Approved Surfaces and No Loose Stone:** All driveways, aprons, and parking areas in all zoning districts shall be paved with an impervious surface such as concrete, asphalt paving, or with permeable pavers designed for acceptable vehicle usage when approved by the Village Engineer and Community Development Director. Loose stone is a prohibited surface for parking or drive aisle areas. Any gravel or loose stone areas shall be appropriately paved per the approved plans or removed and restored with top soil and turf.

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