



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

October 20, 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 October 6, 2022 Regular Meeting

**ITEM #1      WORKSHOP – BRADY GILL FUNERAL HOME ADDITION, 16600 OAK  
PARK AVENUE – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL  
USE AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services a Special Use for a Dwelling located above a principal commercial use and Site Plan/Architectural Approval at 16600 Oak Park Avenue in the B-3 (General Business & Commercial) zoning district.

**Receive Comments from the Public**

**Good of the Order**

**Adjourn Meeting**



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

**October 6, 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 October 6, 2022.

**CALL TO ORDER** – ACTING CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 6, 2022 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Acting Chairman Shaw  
James Gaskill  
Eduardo Mani  
Angela Gatto  
Brian Tibbetts  
Kurt Truxal

Absent Plan Commissioners:

Chairman Garrett Gray  
Andrae Marak  
Terry Hamilton

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner

Petitioners:

Richard Silverman, on behalf of MJK Real Estate Holding Company, LLC

Members of the Public:

None

**COMMUNICATIONS**- There were no communications from Staff.

**APPROVAL OF THE MINUTES** - Minutes of the September 15, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER TIBBETTS to approve the September 15, 2022 minutes as presented. ACTING CHAIRMAN SHAW asked for a voice vote; all were in favor. He declared the motion carried.

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

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

**SUBJECT: MINUTES OF THE OCTOBER 6, 2022 REGULAR MEETING**

**ITEM #1: PUBLIC HEARING – CHIPOTLE NEW CONSTRUCTION, 7121 159<sup>th</sup> STREET – SPECIAL USE FOR A PUD, SITE PLAN/ARCHITECTURAL APPROVAL, AND PLAT OF SUBDIVISION**

Present Plan Commissioners: Acting Chairman Ken Shaw  
James Gaskill  
Angela Gatto  
Eduardo Mani  
Brian Tibbetts  
Kurt Truxal

Absent Plan Commissioners: Chairman Garrett Gray  
Andrae Marak  
Terry Hamilton

Village Officials and Staff: Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner

Petitioners: Richard Silverman, on behalf of MJK Real Estate Holding Company, LLC

Members of the Public: None

ACTING CHAIRMAN SHAW introduced Item #1. He stated he received certification of the public hearing notice as being published in the local newspaper. He asked for a motion to open the Public Hearing.

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

ACTING CHAIRMAN SHAW invited staff to start with the presentation of this item. He asked if there was previously a Workshop on this item.

Lori Kosmatka, Associate Planner, responded yes, the Workshop was at the September 15<sup>th</sup> Plan Commission meeting. She presented the Staff Report. She presented the physical material samples proposed for the building's exterior façade and trash enclosure. She noted the Petitioner is here to answer questions.

Petitioner, Richard Silverman, on behalf of MJK Real Estate Holding Company, LLC, was sworn in. The company is a third generation development company out of Northfield, Illinois. They are the preferred developer for Chipotle. This will be their fifth Chipotle in their third state. He is available for any questions on Chipotle and their overall design and pickup window.

ACTING CHAIRMAN SHAW invited Commissioners to comment.

COMMISSIONER TRUXAL noted all his questions were answered at the previous meeting. It's a beautiful building and addition to the Village.

COMMISSIONERS GASKILL and TIBBETTS had no comment.

COMMISSIONER GATTO said it looks great.

COMMISSIONER MANI concurred and noted his comments were responded to from the last Workshop.

ACTING CHAIRMAN SHAW noted the design looks impressive. He recognized there are challenges with the site.

The Petitioner noted he wished the site was bigger, but they will make it work. Staff has been wonderful to work with regarding the design of the building and site configuration. These issues were sorted out before coming here. Staff, the developer, and the tenant Chipotle are all on the same page.

ACTING CHAIRMAN SHAW noted he was not at the Workshop, but he read through the meeting minutes and had no questions. He understood a new plat was delivered. He asked if we were looking at a motion that would be conditioned on the review of the new plat, or if that was necessary.

Lori Kosmatka, Associate Planner, responded that the previous plat with the May date was provided in the packet and the motion has the conditions provided for the plat revision. We are working with them now to have those conditions reflected on the plat.

ACTING CHAIRMAN SHAW understood it would be subject to engineering review as typical.

Daniel Ritter, Interim Director noted that the reading of the motion could simply reference the staff report.

ACTING CHAIRMAN SHAW asked if there were any questions or comments from the Commission. Hearing none, he asked if there were any questions or comments from the public. Hearing none, he entertained a motion to close the Public Hearing.

COMMISSIONER GASKILL made a motion to close the Public Hearing, seconded by COMMISSIONER TRUXAL. ACTING CHAIRMAN SHAW requested a voice vote. Hearing no opposition, he declared the motion carried. He asked Staff to present the standards.

Lori Kosmatka, Associate Planner, presented the Standards.



ACTING CHAIRMAN SHAW asked for clarification that there was not a formal PUD on this property.

Dan Ritter, Interim Director, responded. He noted this issue of retroactively placing a PUD on the property also came up with Tinley Plaza as well. For years, staff reports noted that the ordinance could not be found. In 1978, our current zoning ordinance was written. A PUD was identified there at that time. It might have been development with certain conditions, but not necessarily a PUD. Since 1978 it was erroneously called a PUD. Thus we have to do a retroactive placement of a PUD on it to clean it up.

ACTING CHAIRMAN SHAW asked if what we are recommending approval tonight be applicable to the entire development or just Chipotle.

Dan Ritter, Interim Director, responded the only thing changing is just the Chipotle site, but the PUD is for the entire property. It's just taking all the things erroneously approved before and making them legitimate now. Staff guided the Petitioner to request this for the whole site. We appreciate him working with the current ownership group to make it cleaned up.

ACTING CHAIRMAN SHAW noted that similar to the sunroom item, approaching an approval not just for a particular property, but holistically has a lot of value and efficiency. He entertained the motions.

#### Motion 1 – Special Use for a Planned Unit Development

COMMISSIONER TRUXAL made a motion to recommend that the Village Board approve a Special Use for a Planned Unit Development (Tinley Park Shopping Plaza), in accordance with the listed plans, Findings of Fact, and list of Exceptions as noted in the October 6, 2022 Staff Report, to retroactively place a PUD over the property and permit construction of a Chipotle Mexican Grill on property located at 7061-7135 159th Street, subject to the following conditions:

1. The Special Use for Planned Unit Development approval is subject to the Final Engineering Plan review and approval by the Village Engineer, MWRD, and IDOT.
2. The IDOT Highway Permit for all work within the IDOT right-of-way shall be submitted to the Village prior to the issuing of the building permit.
3. Approval is subject to the approval of the Final Plat by the Village Board and recording of the Plat with the County Recorder of Deeds prior to issuance of any permits.

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

#### Motion 2 – Plat

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval to the Petitioner Richard Silverman on behalf of MJK Real Estate Holding

Company, LLC., Final Plat Approval for the Tinley Park Shopping Plaza Subdivision dated May 26, 2022, subject to the following conditions:

1. The Final Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.
2. The cross-access (ingress/egress) easement shall be revised to include the entrance and main drive aisle connecting all three lots. The existing easement shall be extended from the east side of 71<sup>st</sup> Court to the east property line of Proposed Lot 3. These changes shall be made prior to Village Board review.
3. The nine-stall cross parking easement must be recorded either on the Plat of Subdivision or as a separate plat of easement at the same time as the Plat of Subdivision is recorded, which are required to be recorded prior to the issuing of the building permit. The cross-parking agreement shall state the Village's approval will be required to cancel or adjust the agreement.

Motion seconded by COMMISSIONER TIBBETTS. Vote taken by Roll Call; all in favor. ACTING CHAIRMAN SHAW declared the motion carried.

#### Motion 3 – Site Plan and Architectural Approval

COMMISSIONER GATTO made a motion to grant the Petitioner, Richard Silverman on behalf of MJK Real Estate Holding Company, LLC, Final Site Plan and Architectural Approval to permit the construction of a Chipotle Mexican Grill restaurant at 7121 159<sup>th</sup> Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted as referenced in the October 6, 2022, Staff Report and subject to the following conditions:

1. Site Plan Approval is subject to final engineering plan review and approval.
2. Site Plan Approval is subject to approval of the requested Special Use for Planned Unit Development (PUD) and the Final Plat of Subdivision by the Village Board.
3. The pickup window shall not permit any on-site ordering and is for picking up previously placed orders only. Future adjustments/uses of the pickup lane shall submit a revised parking/traffic analysis indicating compliance with original approval. Any conversion to a drive-thru lane on this site requires approval of a Substantial Deviation.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. ACTING CHAIRMAN SHAW declared the motion carried.

ACTING CHAIRMAN SHAW noted that this item was unanimous on all the items. It is anticipated to go to Village Board on October 18, 2022. He noted that staff would be in touch with the Petitioner on the next steps. He asked if this meeting will be for approval or just first reading.

Daniel Ritter, Interim Director noted it is for both first reading and approval. Typically a PUD wouldn't, but this is a unique situation where we not approving anything entirely new.

ACTING CHAIRMAN SHAW noted the name of the PUD.

Daniel Ritter, Interim Director noted that the Petitioner chose to name it Tinley Park Shopping Center.

DRAFT

## **Receive Comments from the Public**

- None

## **Good of the Order**

Daniel Ritter, Interim Director, presented the following:

- Daniel Ritter and Lori Kosmatka recently attended the APA State Planning Conference. It was in the old Chicago Post Office. A lot of the history of the building was kept.
- The APA Illinois Plan Commissioner training is finalized for November 3<sup>rd</sup>, which is a Regular Meeting, starting at 7:00pm, and should take about 2 to 2 ½. Hours. Commissioners are welcome to ask questions. An experienced team including a land use attorney will lead the training. It will serve as both new and refresher training. It's also open to Trustees and the public to better understand our process and procedure. He thanked Jarell Blakely to schedule and coordinate the training.
- The Village Board approved the Vogt Subdivision, the Bettenhausen Auto Group Special Use Permit for The Garage on Oak Park Avenue, and the St. Julie Billiard Sign Variation.
- Loyola is moving quickly on construction.
- Holiday Inn had supply chain issues, but is coming to a close now. They anticipate a November 3<sup>rd</sup> ribbon-cutting.
- Smoothie King and Starbucks on Harlem should be open in the next month. Smoothie King has struggled to get one material, but otherwise is mostly close to completion. Starbucks is without power or gas but otherwise would be ready to open.

ACTING CHAIRMAN SHAW was happy to hear about Loyola. He asked if there's a communications for ribbon-cuttings that the Plan Commissioners could receive. He's been to a few and it's refreshing and satisfying to go to one after seeing a project get completed after going to Plan Commission. It's even nice to see ones that do not go to Plan Commission in order to have context and awareness of what's going on in the community.

Daniel Ritter, Interim Director, noted that they will be added to the list. Some of the ribbon-cuttings may be for projects that do not go to Plan Commission.

COMMISSIONER MANI made a motion to adjourn the Meeting. Second by COMMISSIONER GASKILL. ACTING CHAIRMAN SHAW requested a roll call vote. Hearing no opposition, he declared the Meeting Adjourned at 7:37pm.

**Petitioner**

Melissa Christensen,  
Brady Gill Funeral Home  
& Cremation Services

**Property Location**

16600 Oak Park Avenue

**PIN**

28-19-300-053-0000

**Zoning**

B-3, General Business &  
Commercial

**Approvals Sought**

Special Use Permit  
Site Plan Approval

**Project Planner**

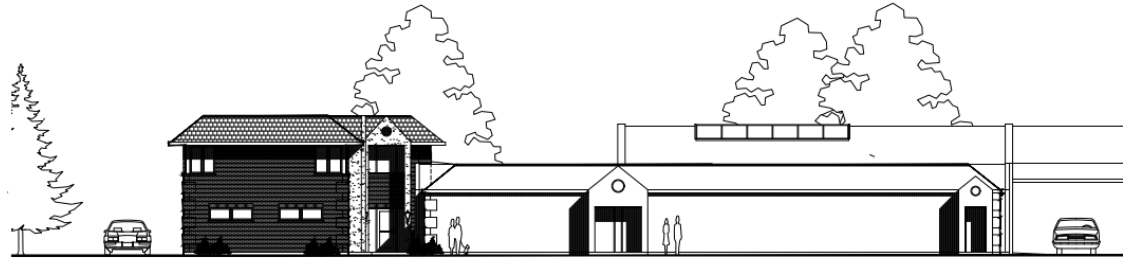
Lori Kosmatka  
Associate Planner

# PLAN COMMISSION STAFF REPORT

October 20, 2022 - Workshop

**Brady Gill Funeral Home Addition**

16600 Oak Park Avenue

**EXECUTIVE SUMMARY**

The Petitioner, Melissa Christensen, of Brady Gill Funeral Home & Cremation Services, is proposing a two-story addition with related site changes to the existing Brady Gill Funeral Home at 16600 Oak Park Avenue in the B-3 General Business & Commercial Zoning District. The proposal requires Site Plan Approval and a Special Use Permit for a residential dwelling above the principal use.

The addition's ground floor will have garage space (separately serving the apartment and funeral home) and storage space for the funeral home. The proposed site changes surround the addition, and include additional impervious surface for the new driveway, reconfiguration of the east row of parking to allow for a new curbed, landscaped parking peninsula and restriping of stalls on that row, trash enclosure relocation, and new landscaping and lighting.



## EXISTING SITE & HISTORY

The existing funeral home is a freestanding building located on Oak Park Avenue north of 167<sup>th</sup> Street, and as the Petitioner notes, has been a part of the community since 1988.

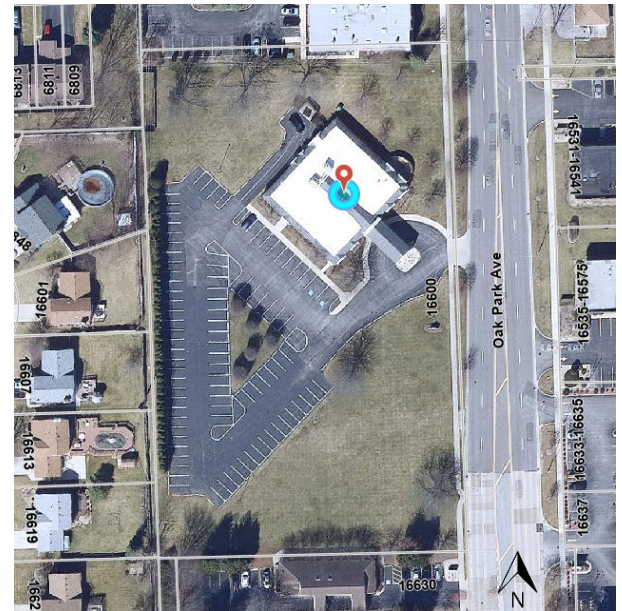
The site is 114,552 sq. ft. as a conventional interior rectangular lot with the existing 8,946 sq. ft. rectangular building (funeral home) toward the north of the site, angled roughly 45 degrees to its frontage on Oak Park Avenue. The vehicle access to the site is along Oak Park Avenue with a circular porte cochere entry at the southeast side of the existing building. It leads to a large, triangular parking lot located at the central and west part of the site, aligning with the west property line and southwest side of the existing building. It also abuts a large portion of undeveloped land located on the southeast area of the site. There is a triangular lawn inside the parking lot. There is also lawn northeast and northwest of the funeral home. The funeral home has an existing garage serving two vehicles/hearses, with a driveway access near the north part of the parking lot.

The existing driveway access is amidst the east row of parking, separated only by striped pavement areas. There are four parking spaces on one side of the driveway access, and 15 on the other side. There are no landscaped parking peninsulas (end islands) on site. The existing trash enclosure is located at the end of the driveway access.

Most of the site's trees are toward the north and east portions of the site. There is also a row of evergreens along the west property line which helps buffer the west row of parking to neighboring homes.



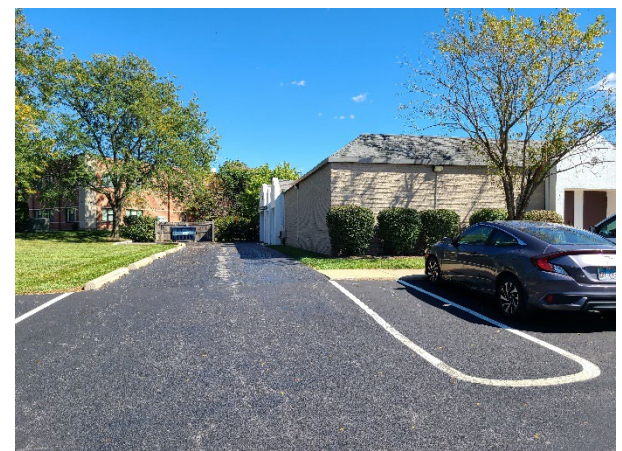
Location Map



Aerial of Site



Recent Google Streetview Imagery Along Oak Park Ave. Frontage



Existing Driveway Access

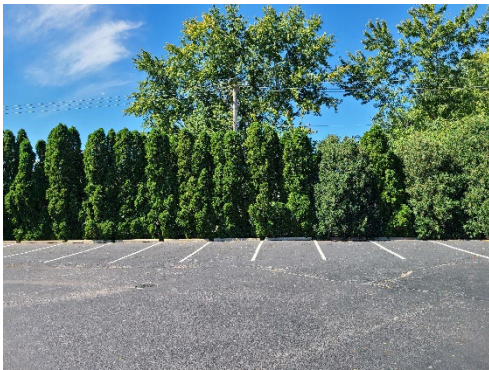
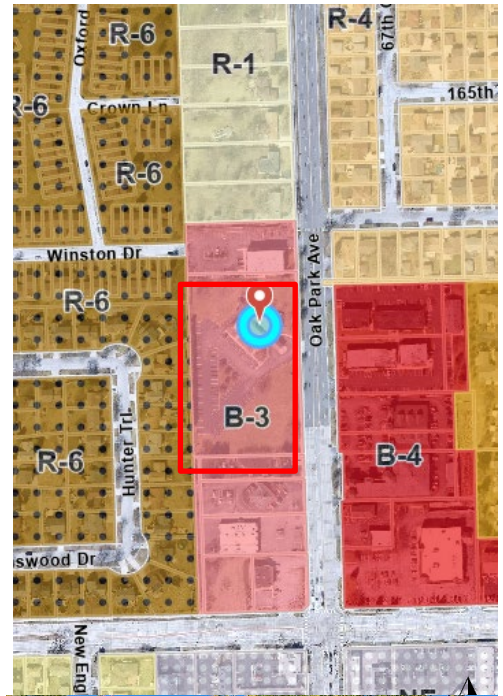


## ZONING & NEARBY LAND USES

The property is in the B-3 General Business & Commercial Zoning District. Properties both to the north and south are also in the B-3 Zoning District. North of the property is the Tinley Park Medical Campus commercial building (a taller two-story building), and south of the property is the Walter Eye Clinic business.

On the west side, there are homes in the R-6 Medium Density Residential Zoning District. Most of these are single family residences abutting the subject property. One property in a single-family attached two-story residential development abuts the corner close to the north end.

Across Oak Park Avenue to the east is the Tinley Park Professional Center which consists of two multi-tenant commercial office businesses and is part of the B-4 Office & Service Business Zoning District.



*View to West (Evergreens Screening Residences)*



*View to Northwest (Residences)*



*View to North (Commercial)*

## PROPOSED USE

The Petitioner proposes a two-story addition as well as changes relating to access, landscaping, and lighting. The addition is proposed at the rear/northwest of the existing building. The addition will partially connect to the building, and create a courtyard with two stylized points of entry. There will be four small garage doors and a back pedestrian exterior door to the storage room. The 2,202.14 sq. ft. ground floor will have garage space for four vehicles, mechanical room, and a storage room for the funeral home. The 2,030.07 sq. ft. second floor will have a three-bedroom apartment. The garage space will be divided into two two-car garage areas, serving two vehicles for the apartment and two funeral vehicles.

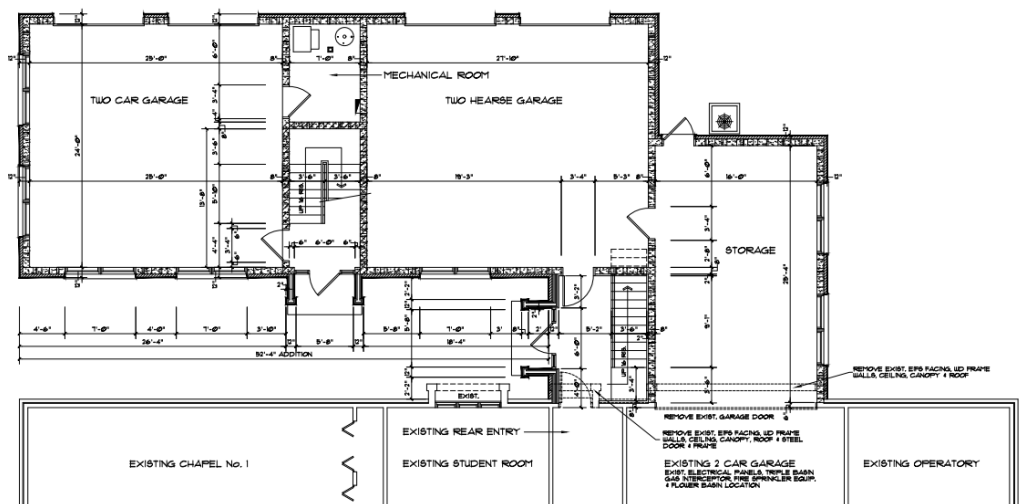
The Petitioner, who is the owner of the funeral home, plans to live in the apartment. The Petitioner believes it is in the best interest for the clientele to be on-site 24 hours a day since she may provide services at all hours of the day and night. The use of the apartment for the owner will provide more convenient and responsive service to the community.

## SPECIAL USE FOR APARTMENT

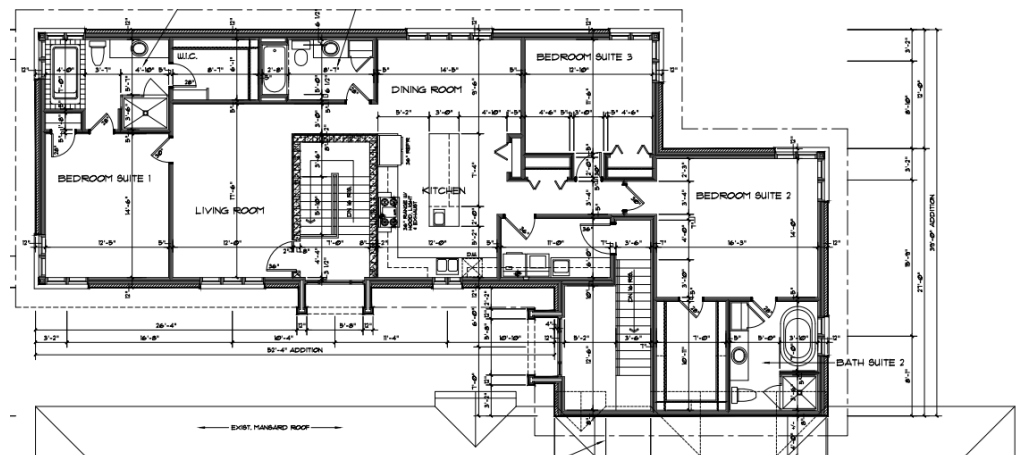
The establishment of a residential unit above or to the rear of a principal commercial use requires the approval of a Special Use Permit. This special use allowance has existed in the B-1, B-2, and B-3 districts since 2005. The change was made to better align with current planning development trends towards mixed-use properties and also to assist struggling commercial properties in obtaining some property tax relief from classification as mixed-use in Cook County. To avoid concerns regarding the possibility of permitting substandard or unpreferable housing units, it has been staff's recommendation for residential units to be located above commercial uses and have separate entrances. Additionally, the mix of surrounding uses and the site layout is important to consider when evaluating the request for mixed uses to ensure noise, pollution, smells, glare, or other nuisances won't affect the proposed residential unit.

The proposed apartment will be the second floor of the proposed addition. The proposed orientation is to the northwest and rear of the existing funeral home, set back from Oak Park Avenue. Most of the addition will be obscured by the funeral home to Oak Park Avenue's frontage. The new driveway for the garage will be situated alongside the northwest side of the addition. There will be two entries for the apartment, both accessed via a courtyard. The primary entry will be entirely for the apartment's use, located along the courtyard's side with access to the two-car garage for the apartment, and stairs leading to the apartment. The mechanical room will be accessed through the the garage for the apartment. The secondary entry will be at the courtyard's end and have a foyer serving the funeral home and its garage for the funeral vehicles, with stairs leading to the apartment. That apartment entry has a door at the top of the stairs leading into its utility room. The storage room will be accessed through the garage for the funeral vehicles, and have a back exterior pedestrian door.

**Open Item #1: Discuss the request for a Special Use Permit for the addition of a residential unit above a principal commercial use.**



*Proposed Addition's Ground Floor Plan (Garages for Apartment & Funeral Home, Mech. Rm., Storage)*



*Proposed Addition's 2nd Floor Plan (Apartment)*



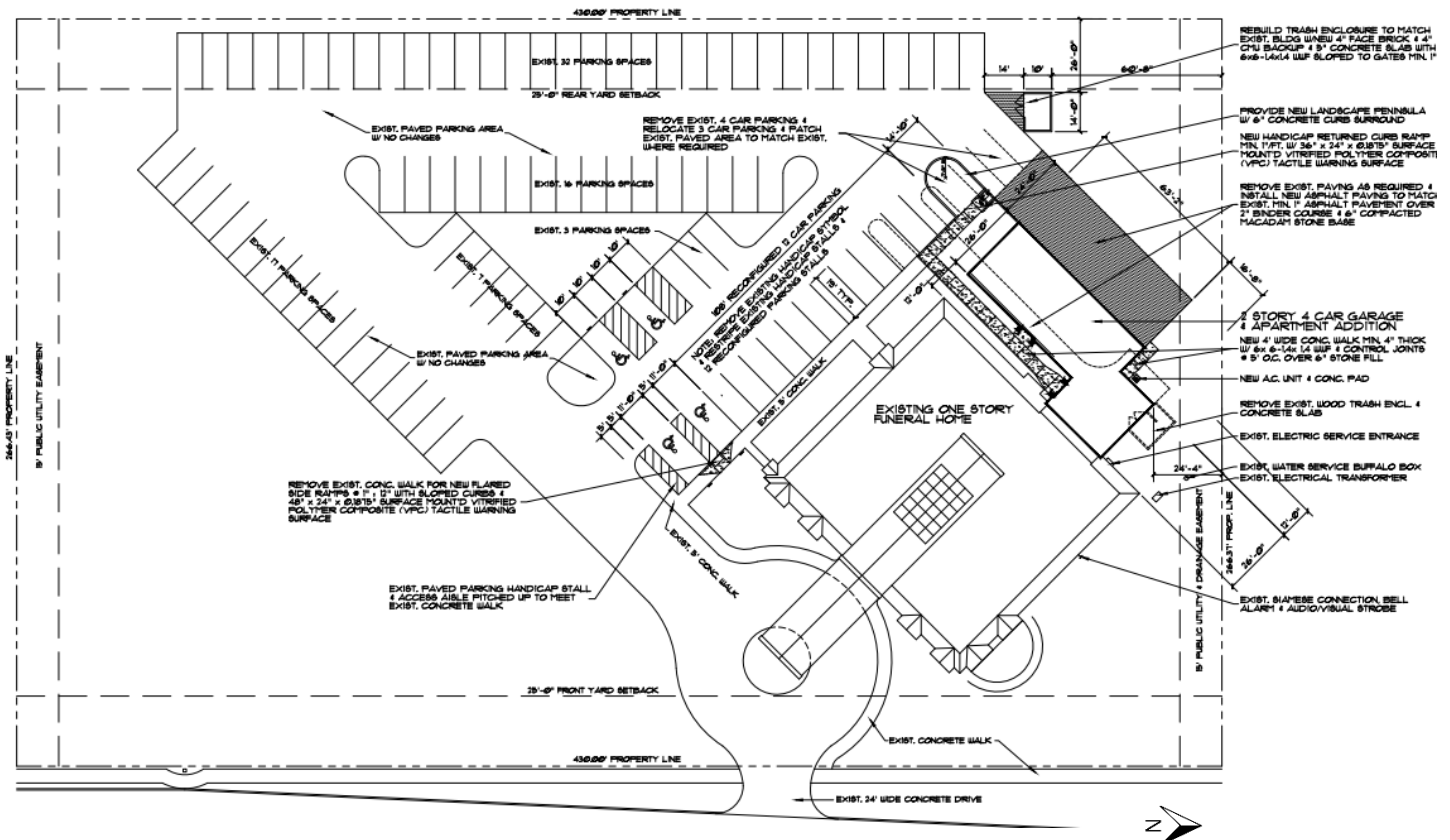
## SITE PLAN

The addition will be northwest of the funeral home, partially connecting to it and providing a 12' wide courtyard. There will be a new concrete walk in the courtyard leading from the existing concrete walk along the east row of parking. A separate, short concrete walk will connect the storage room's exterior door to the end of the driveway access. The addition's driveway access will be shifted slightly from the existing driveway access location, so that it will be at the far northern end of the east parking row along the funeral home. The proposed driveway access causes some reconfiguration to that parking row. A landscaped, curbed parking peninsula (to meet the Village's Landscape Code) will be located between the driveway access and the parking row, which results in the loss of one parking space on that row.

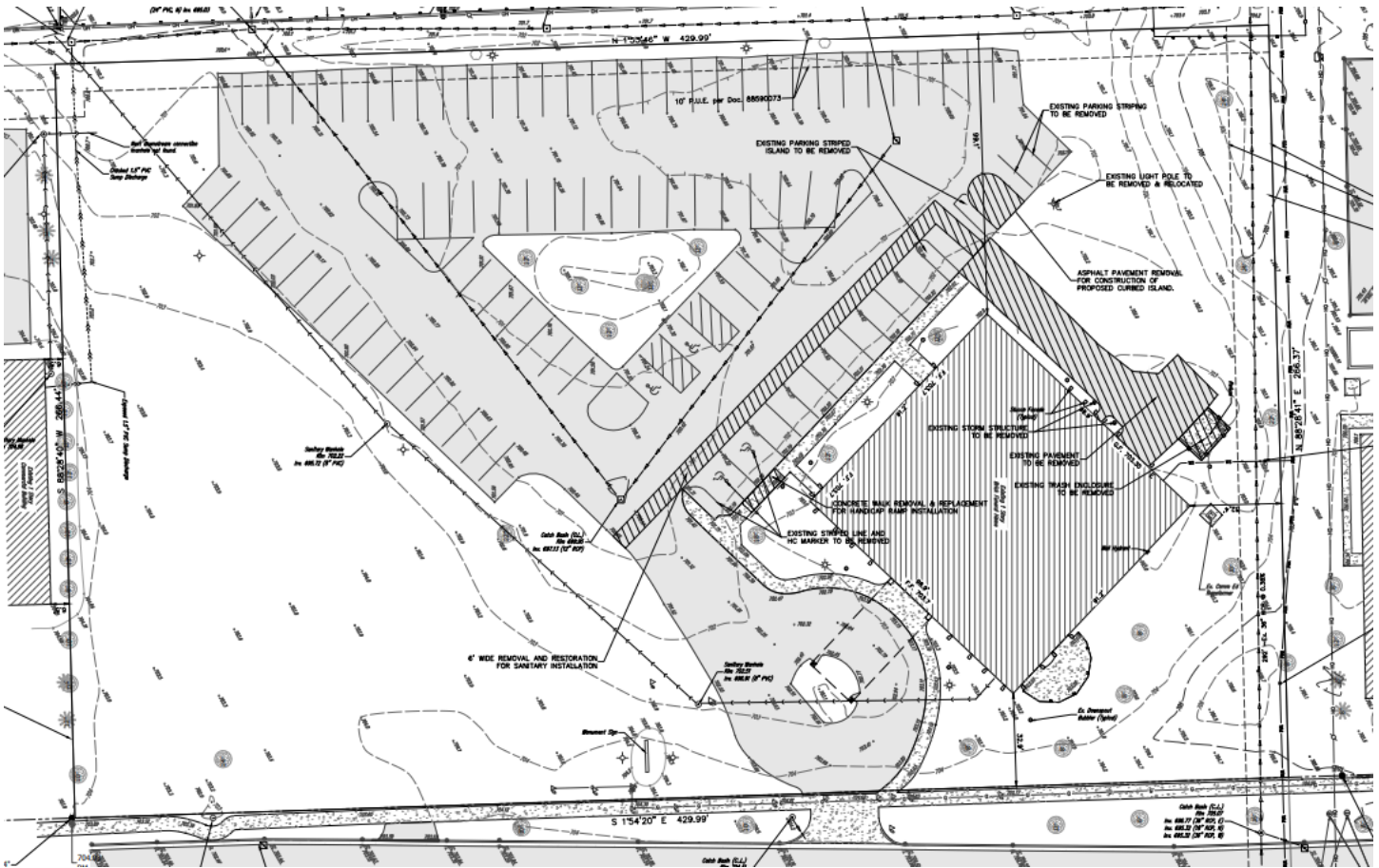
The two existing handicap spaces with shared access aisle will also be restriped with 11' wide dimensions to meet Illinois Accessibility Code requirements. An accessible ramp is proposed on the concrete walk meeting the 5' wide shared access aisle. The new trash enclosure will be west of the driveway access, at north end of the parking lot's west drive aisle to allow for direct access by garbage trucks.

There will be a new ground mechanical unit located in the northern niche space between the back of the storage room and side of the garage. With the proposed site improvements, there will be some lawn remaining to the northwest corner of the side. The engineering plans depict a small corner of the driveway access cut so that it won't be in the public utility and drainage easement. The architectural site plan doesn't indicate this, but the Petitioner will be coordinating the plans for the public hearing.

The engineering Existing Conditions & Removal plan shows the removal of the existing driveway access, asphalt for the construction of the proposed peninsula, and trash enclosure. The plan also shows a 6' wide removal and restoration for sanitary installation within the parking lot, and concrete walk removal and replacement for handicap ramp installation. According to the Site Development Data on the engineering Geometric Plan, the proposal has a +2,849 sq. ft. change in impervious surface. The Village Engineer has reviewed these submitted preliminary plans,



and the Site Plan/Architecture approval will be conditioned on final engineering approval of the drawings. The Petitioner has also submitted plans to MWRD, who has noted that a WMO permit will be required. Permit approval by the Village will require MWRD approval.



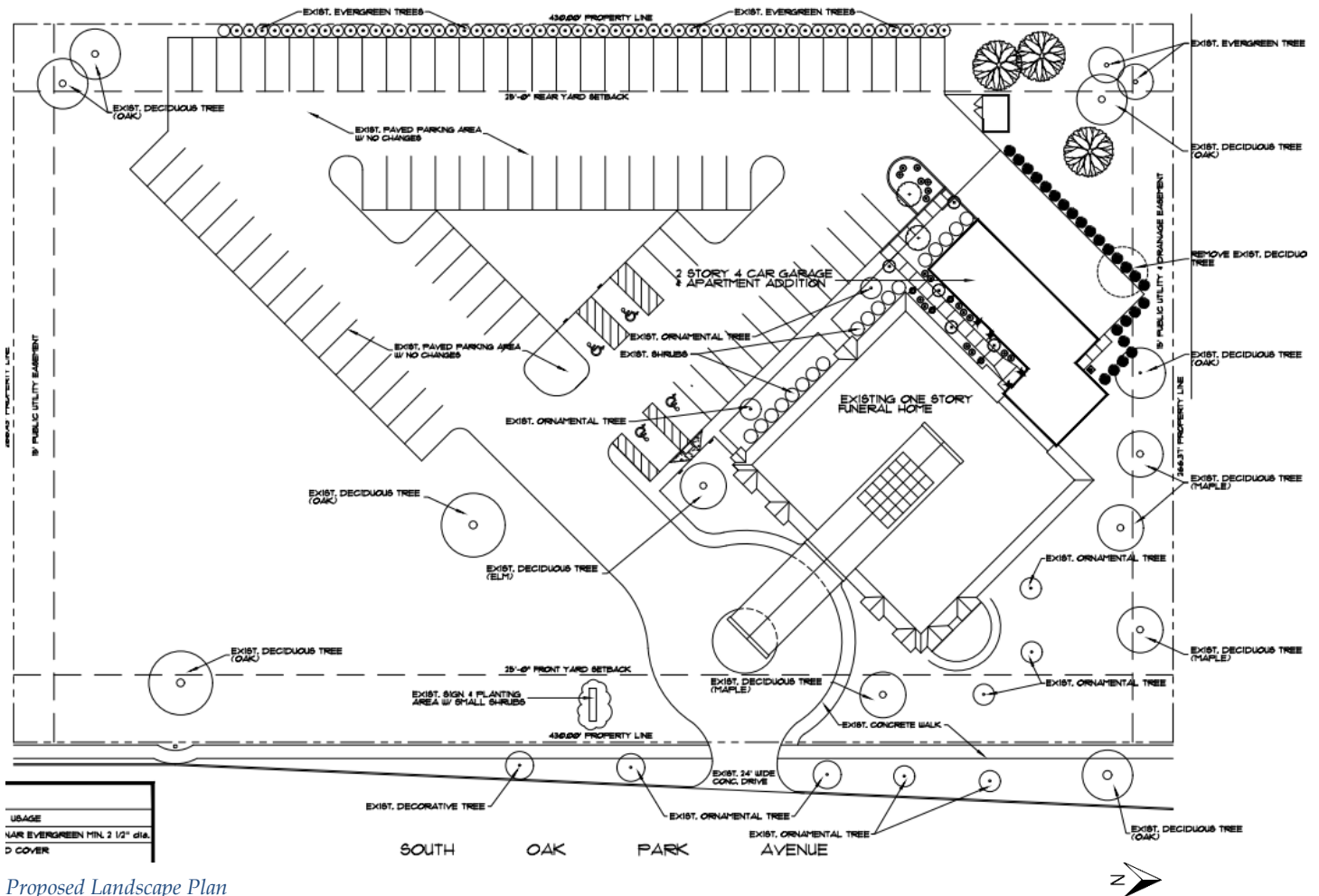
Existing Conditions & Removal Plan

**Open Item #2: Discuss the location and access for the proposed site improvements, including the two-story addition, driveway access, curbed landscape peninsula, and trash enclosure.**

## LANDSCAPE

The Petitioner has provided a landscaping plan indicating approximate locations of existing plantings throughout the site. The Petitioner notes there are several existing deciduous trees on the property, most of which are stated as oaks or maples along the northern part of the site, a few of which are ornamental trees closer to the northeast toward the street. There are also two existing evergreens at the far northwest corner near where the single-family attached residence abuts. There is also an existing row of evergreens along the west property line which helps buffer the west row of parking to neighboring homes. To allow for the addition and its new driveway access, the Petitioner proposes to only remove one deciduous tree at the north of the site.

25 evergreens are proposed along both the perimeter of the new driveway access and ground mechanical unit to screen them. They will be columnar evergreen American arborvitae trees, evenly spaced five feet apart, which will help seclude the addition to lessen impact to the neighboring commercial property and residences. The proposal also includes adding three red flowering dogwood trees at the northwest part of the site, near the new trash enclosure and existing oak tree and evergreen trees, as well as adding two magnolia trees. One magnolia tree will

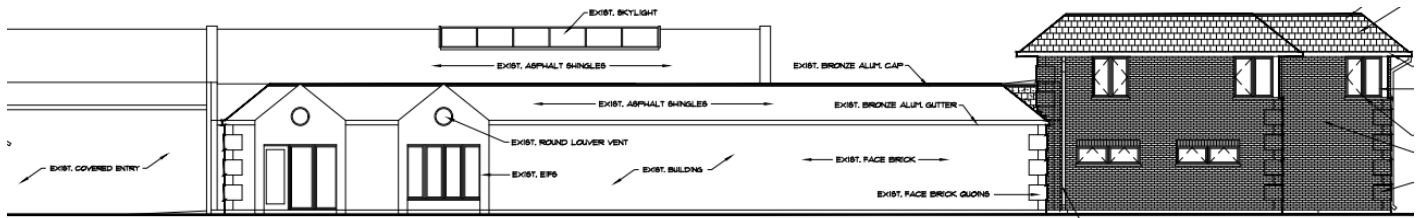


The new curbed, landscaped peninsula was requested by Village Staff to help address the Village's Landscape Code requirements and guide vehicles through the lot. Staff is not supportive of a waiver to exclude it. The Landscape Code requires that parking lot islands (peninsulas) shall be located at the end of each row of parking stalls or as otherwise approved in the landscaping plan. The code further states each island shall be at least 200 sq. ft. and at least 10 feet wide, and include at least one tree and one shrub per 200 sq. ft. of island green area. Currently, aside from the triangular lawn in the center of the parking lot with trees (shown on engineer's Existing Conditions plan), there are no existing landscaped islands/peninsulas on the site. The Petitioner's architect has stated they are not supportive of these areas as they feel over landscaped peninsulas and/or islands can be hazardous to not only traffic flow but to unseen pedestrians. They noted its magnolia tree is a small, ornamental tree, and the ground cover bushes do not exceed 24" in height. Staff is supportive of the proposed peninsula as they are important to the overall design and traffic flow of parking lots. Any visibility concerns can be resolved by adjusting to different plantings and general landscape maintenance.

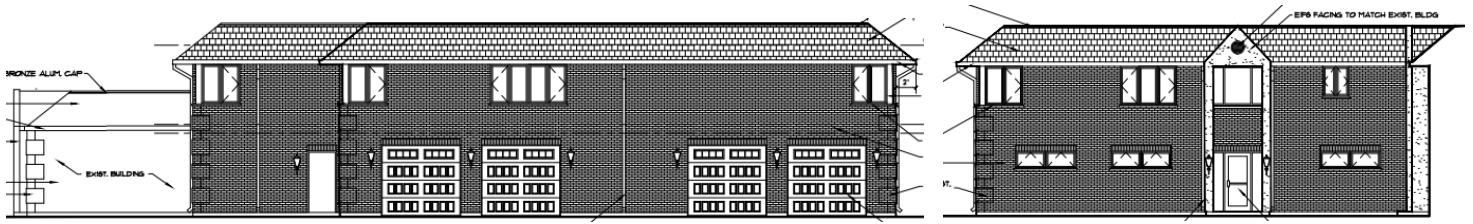


## ARCHITECTURE

The Petitioner proposes to have the addition match the existing building where possible. The general shape of the roofline and architectural details is largely similar.

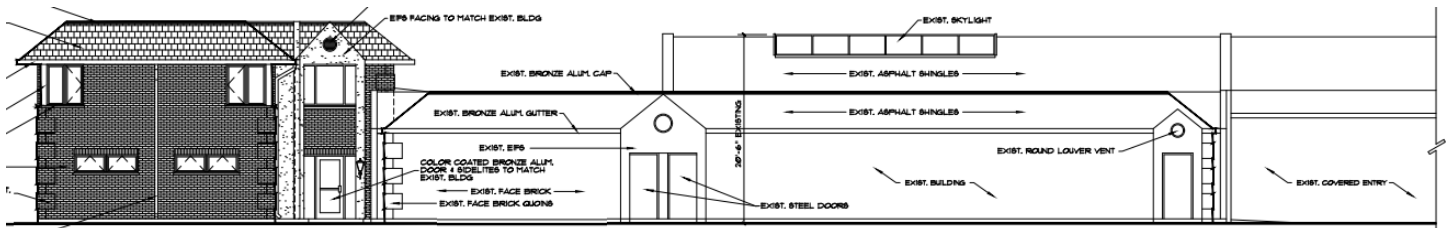


*Looking Southwest*



*Looking Southeast*

*Looking Northwest*



*Looking Northeast*

Given it is a substantial two-story addition to a single-story building, with an increase in building height and scale of architectural details, it is not possible to exactly match the existing building, but the goal rather to complement it. Though the scale of the addition at two-stories is greater than the existing single-story building, the massing overall appears complementary. The addition is 20'-10" to the top of the roof. The massing, volume, and height of the two-story addition also seems to fit in with the context of the neighboring residences and commercial property.

The addition's exterior materials and details will largely match the funeral home to help provide some visual continuity. The face brick and mortar, along with decorative quoin details at the corners, asphalt shingles with aluminum cap, and bronze aluminum gutters are all specified to match the funeral home. The downspouts will match the existing brick color. The Petitioner may not have physical material samples for the public hearing, but will be able to provide during the permit process for staff review and approval. The EIFS is a standard white color and the brick is a gray-beige tone.



The currently proposed courtyard entries have a decorative peaked front gabled EIFS structure with short wing wall extensions, and brick between the top of the first floor's door and the bottom of the second floor's window. The EIFS wing walls extend two stories up, with the peaked gable at the second floor. The Petitioner proposes this



*Existing Architecture*

architecture to reflect the existing architectural treatments on the windows and doors of the funeral home.

The Petitioner originally proposed the entries to be entirely EIFS, but added the brick in the middle per Staff request. The Petitioner's architect believes that if the EIFS were continuous, it better matches the existing architectural EIFS treatments. However, Staff feels that if the EIFS were to be continuous without the brick or other break in material, it appears monolithic and out of scale. The existing EIFS entries adjacent to the addition are only one story. There are a couple other minor but notable new architectural elements. The new four steel garage doors will have a row of tinted windows and brick soldier coursing above. The second story corner windows will have corner wood columns (6"x6") wrapped in color coated bronze aluminum to match the existing building.

Lastly, the proposed "coachlight" lighting will differ from the more modern cylinder sconces elsewhere on the property. The Petitioner's architect proposes sconces and two light poles. He notes the sconces will mostly be on the northwest side of the building which does not visually conflict with the existing modern sconces. On the southwest façade (titled "Looking Northeast") there is one new entry sconce visible as well as two new light poles (not on the elevation drawing, but shown in the lighting plan) which will be pedestrian scale seven foot tall in front of the courtyard. There are no existing cylinder lights on the southwest façade so the proposed lighting does not appear have a visually conflict. The existing cylinder sconces are on the other facades of the funeral home. Staff also notes that this southwest façade is not a primary frontage of the building.

The new trash enclosure, proposed at the northwest end of the parking lot, will be 6' tall with face brick and a color coated aluminum cap, both matching the existing building. The double doors will be stained cedar siding to match the existing color of the building, and will have a lift bar lock. There are no proposed changes to signage.

***Open Item #3: Discuss the compatibility and appropriateness of the building addition's design and materials as it relates to the existing building and its location on the site. Consider approval be conditioned by physical material samples being provided during the permit process for staff review and approval.***

## PARKING

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The Petitioner proposes to add one overall parking space throughout the entire property, when accounting for indoors as well as outdoors. The addition of the curbed, landscaped peninsula results in the loss of one outdoor parking space, and the proposed four car garage adds two new parking spaces since it replaces the smaller existing two car garage.

As noted on the Site Plan's Design Criteria table and depicted in the Existing Conditions plan, there are 94 existing spaces. Outside, there are 88 standard and 4 handicap accessible spaces existing. Inside, there are two garage spaces existing. Though a plat of survey was provided, it does not reflect more recent restriping of the lot. The proposal of 95 spaces total will include 87 standard and 4 handicap accessible spaces outside, and 4 garage spaces. The garage spaces will be partitioned for two to serve the apartment, and two to serve the funeral home's vehicles. The landscaped peninsula will result in restriping of the east row, which will include updated handicap dimensioned spaces addressing state code requirements.

Per the Zoning Ordinance's off-street parking requirements, 20 parking spaces are required per chapel, plus one space for each funeral vehicle kept on the premises. Additionally, two parking spaces are required for the apartment (rounded down from 2 ½ per the code's computation provisions). The funeral home has the possibility to provide three chapels at most with wall partitions, which requires only 60 parking spaces plus funeral vehicle space. The Petitioner has noted that since the pandemic, the funeral home has largely operated as one chapel without the partitions. Even when calculating for the more restrictive three-chapel count, the proposal exceeds the code's minimum parking requirements. Furthermore, the funeral home has existed for many years without known traffic issues to Village Planning Staff. The only increase in use will be for the apartment, which is currently proposed to be

the Petitioner. If the Petitioner wishes to expand parking, in the future, there is a large area of available lawn at the south part of the site.

## LIGHTING

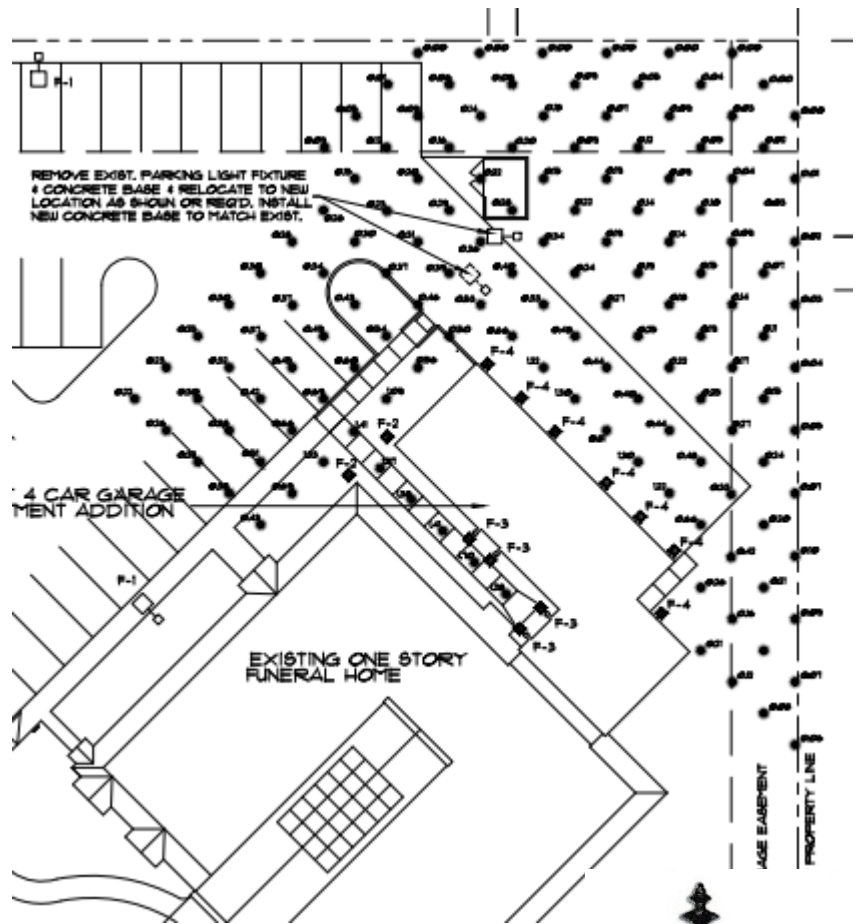
The Petitioner has provided a lighting plan showing photometric calculations for proposed lighting as it affects the area surrounding the proposed addition. Importantly, the Petitioner demonstrates that the maximum foot candles proposed is only 0.10 fc at the north property line and 0.00 fc, at the west property line.

The lighting proposal includes new wall sconces, two small light poles, and a slight relocation of an existing light pole out of the proposed driveway access to be east of the trash enclosure.

The “coachlights” are Hinkley Manor House fixtures with clear beveled glass and black finish with candelabra LED frosted lamps. The wattage of the sconces at the northwest (garage side) are lower in intensity at 8.5W. The choice of the “coachlight” style sconces rather than a solid cylinder style sconce like those existing on-site is so that enough light can be provided for safety measures at the doors and garages.

The architect’s plans indicate 0.10-foot candles at the property line abutting nonresidential (north) and zero foot candles abutting residential (west), which meets the Zoning Ordinance’s maximum requirements. The code regulates that property line foot candles adjacent to nonresidential properties be maximum 2.0-foot candles, and maximum 0.10 foot candles to residential.

**Open Item #4: Discuss placement and style of the proposed lighting.**



## STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

### 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.



## STANDARDS FOR A SPECIAL USE

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

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.

## RECOMMENDATION

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Following a successful workshop, proceed to a Public Hearing at the November 17, 2022 Plan Commission meeting.

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted) & Response to Standards	Petitioner	8/17/22
	Narrative	Petitioner	Undated
	Letter from Petitioner's Architect	CB Designs	Undated, Received 10/10/22
	ALTA Plat of Survey	Joseph P. Knight & Assoc.	7/20/20
	Architectural Drawings - Cover Sheet, Site Plan, Landscape Plan, Lighting Plan, Floor Plans, Elevations	CB Designs	10/7/22
	Lighting Manufacturer Specification Sheet	Hinckley Manor	Undated
	Preliminary Engineering Drawings – Cover Sheet, Existing Conditions & Removal Plan, Geometric Paving & Utility Plan, Grading Plan	DesignTek Engineering, Inc.	10/7/22
	Original Proposal Color Rendering Board	CB Designs	Undated / Aug. 2022



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: ADDING 4 CAR GARAGE & 2ND FLOOR LIVING SPACE  
☐ 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: BRADY GILL FUNERAL HOME ADDITION  
Project Description: 4 CAR GARAGE & 2ND FLOOR LIVING SPACE ADDITION  
Project Address: 16600 S. OAK PARK AVE Property Index No. (PIN): \_\_\_\_\_  
Zoning District: \_\_\_\_\_ Lot Dimensions & Area: 430' x 266.40'  
Estimated Project Cost: \$ 250,000.00 114,552 S.F.

**OWNER OF RECORD INFORMATION**

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

Name of Owner: Melissa Christensen Company: Brady-Gill Funeral Home  
Street Address: 16600 Oak Park Ave 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: Melissa Christensen Company: BGFH  
Relation To Project: owner  
Street Address: 16600 Oak Park Ave City, State & Zip: Tinley Park, IL 60477  
E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave  
Tinley Park, IL 60477  
708.444.5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

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

I hereby authorize Carey Baumann (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):** \_\_\_\_\_

Melissa Christensen

**Acknowledgements**

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

**Property Owner Signature:** \_\_\_\_\_

**Property Owner Name (Print):** \_\_\_\_\_

Melissa Christensen

**Applicant Signature:**  
(If other than Owner)

**Applicant's Name (Print):** \_\_\_\_\_

**Date:** \_\_\_\_\_

8-17-22

## 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.

THE EXISTING FUNERAL HOME WILL NOT BE AFFECTED AT ALL BY THE ADDITION AS IT WILL BE USED BY AS THE OWNER'S RESIDENCE & NOT TO INTERFERE WITH EVERY DAY OPERATIONS OF THE FUNERAL HOME.

- 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.

SINCE THE DESIGN MATCHES THE EXISTING BUILDING AND HAS BEEN PART OF THE COMMUNITY FOR QUITE AWHILE THERE IS NO DETRIMENT TO THE IMMEDIATE VICINITY.

- 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 LIVING QUARTERS (APARTMENT) FITS IN WITH THE SURROUNDING RESIDENCES & APARTMENT BUILDINGS CLOSE BY.

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

ADDITIONAL LANDSCAPING IS GOING TO BE ADDED WHILE THE EXISTING UTILITIES SHALL REMAIN AS WELL AS ACCESS ROADS, PARKING ETC.

- 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.

SINCE ONLY ONE FAMILY (THE OWNER) WILL BE USING THE ADDITION NO ADDITIONAL CONGESTION OR MEASURES NEED TO BE ADDRESSED.

- 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 ADDITION WILL CONFORM TO ALL APPLICABLE CODES & ORDINANCES FOR TINLEY PARK.

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

I DON'T THINK THIS ADDITION WILL IMPACT THE COMMUNITY EITHER WAY.



## Standards and Criteria for this Special Use for the Village of Tinley Park, Illinois

The existing Brady- Gill Funeral Home, located at 16600 S. Oak Park Avenue, Tinley Park, Illinois, has been a part of this community since its conception in 1988. The former owners, Tim and Mike Gill added this location to their first location in Evergreen Park, Illinois, which was sold to them approximately nine years ago. The current Tinley Park location was sold two years ago to Melissa Christensen when the Gill brothers decided to retire from the business.

Since then, the business has been continuing to be a part of the Tinley Park community, serving not only the Tinley Park residents in grief of a death, but to the whole southern suburbs.

At this time Melissa has decided that an addition to the existing funeral home would be in the best interests for their clientele, to be on sight 24 hours a day all year long. For Melissa to be on site is also advantages, as a licensed funeral director and owner of the business, she has to provide services at all hours of the day and night to take care of families, whether going to the place of death to bring their loved ones into the funeral home care, to being available during visitations and services or for any other reason a family member may need to show up during non-business hours, i.e., dropping off clothing for the deceased, pictures or other information. She would be on site to assist, secure and conduct arrangements as needed for the be grieved without the travel distance from her current residence.

The new addition is to be a two story single family condominium unit with first floor garages not only for the family vehicles, but for the businesses hearst vehicles and additional storage needed, since the Covid outbreak back in 2020. The addition is an extension of the existing funeral home and is easily accessed through the courtyard entries and the garages at the rear of the addition. The addition is to be located at the rear or northwest side of the existing building and connected at the rear entrance and garage. Additional landscaping is to be installed to match the existing evergreen border to keep the addition secluded so as not to be any impact or interference to the surrounding existing residences and businesses.

To the north of the property is an existing three story office building with two story apartment buildings to the northwest. To the west and southwest are existing two story residences already obscured by existing evergreen landscaping while to the south there is an existing one-story fast-food restaurant and office building. To the east and southeast, across Oak Park Avenue, a main thoroughfare is existing two and one story businesses and office buildings. To the northeast are residences abutting the existing businesses and office buildings.

Since the addition is to be located at the rear of the existing funeral home and will be used only by the owner, the public will not be affected in any way. The building materials to be used for the addition will match the existing funeral home materials, therefore minimizing any impairment to the surrounding properties. Blending the addition into the existing should not affect property values up or down. The addition is to be in conjunction with the surrounding residences and businesses in volume and height and since the design matches the existing building there is really no impact to the area in any form.



As shown on the subsequent drawings, all utilities, access roads, drainage, lighting and landscaping will be either existing with no impact or added so as to not make any unnecessary impact on the property or surrounding properties. Also, since only one family (the owner) will be using the addition, additional congestion is of no consequence and will have no effect on daily operations or traffic control. This special use permit will provide better service to the community, provide an onsite home for the owner, and will not impact the existing community in any way.

When the special use permit is granted, final architectural, structural, plumbing, mechanical and electrical documents can begin, to provide all the necessary requirements, applicable codes and ordinances required to meet Tinley Park building, fire, zoning and construction requirements.

C. B. DESIGNS

P.O. BOX 412  
TINLEY PARK, IL 60477

CAREY A. BUXBAUM  
ARCHITECT

708-532-5909

Village of Tinley Park  
16250 S. Oak Park Avenue  
Tinley Park, Illinois 60477

Addendum response letter to staff comments dated October 5, 2022 regarding Brady-Gill Addition,  
located at 16600 S. Oak Park Avenue, Tinley Park, Illinois

The staff of Tinley Park is insisting and will not waiver the exclusion of the landscaped peninsula required. Our firm which is not a proponent of these areas as we feel that over landscaped peninsulas and/or islands can be hazardous to not only traffic flow but to unseen pedestrians which may cause an unnecessary accident, possible injuries or even worst, a death. However, we have provided a landscaped peninsula as requested with one ornamental small tree and ground cover bushes not to exceed 24" in height. This should please everyone involved with this issue.

The second item that seems to be an issue is the restriping of the row of parking with the handicap stalls and peninsula. We have reconfigured the two handicap stalls to meet state code along with restriping and replacing the landing area sidewalk with a flared ramp and tactile detection covering.

Respectfully submitted,



Carey A. Buxbaum, Architect  
License No. 001-014973  
License expires 11-30-22

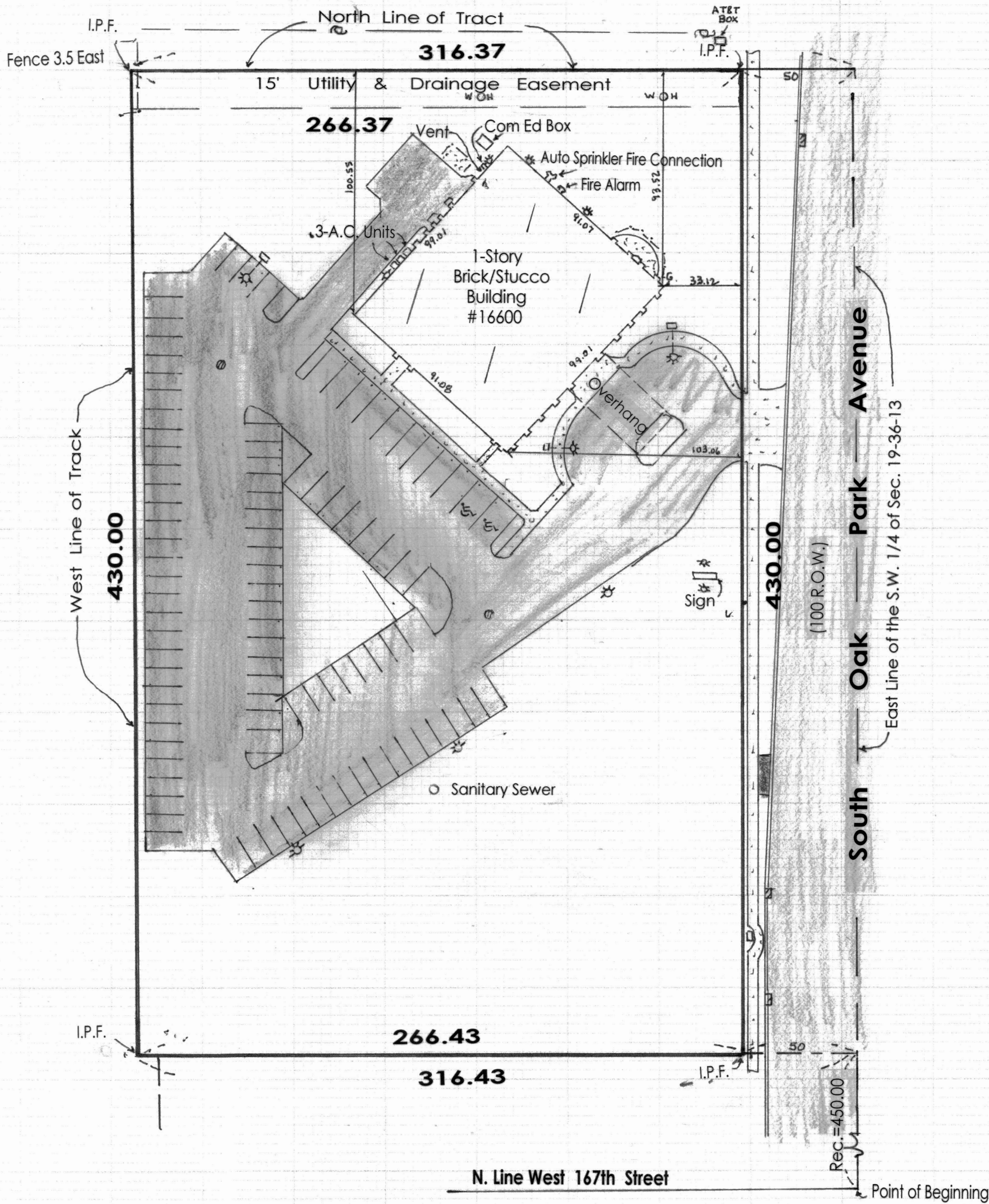
OCT 10 2022



# ALTA / NSPS Land Title Survey

That part of the following described Parcel of Land (taken as a track), lying North of the South 450.0 feet and West of the East 50.0 feet thereof:

That part of the Southeast ¼ of the Southwest ¼ of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Southeast ¼ of the Southwest ¼ and running Thence West along the South line thereof, 316.50 feet; Thence North along a straight line 880.0 feet to a point 316.37 feet West of the East line of said Southeast ¼ of the Southwest ¼; Thence East parallel with the South line of said Southeast ¼ of the Southwest ¼ of Section 19, 316.37 feet to the East line of said tract; Thence South along said East line, 880.0 feet to the Point of Beginning, all in Cook County, Illinois.



Note:  
Iron Pipe Found=I.P.F.  
92 Parking Spots  
2 Handicap Spots



## LEGENDS:

- ⊙ Storm MH
- ⊕ Electric Meter
- ⊗ Storm CB
- ⊖ Water MH
- ⊛ Electric Light /Traffic Signal
- ⊙ W H Water Hand Hole
- ⊕ G Gas Valve
- ⊖ Water Meter
- ⊛ Sign Post
- ⊙ Water Fire Hydrant
- ⊕ Utility Pole
- ⊖ Unclassified MH
- ⊛ Electric MH

Certify to: Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(A) 7a, 8, 9, 11, and 14 of Table A.

Date: July 20, 2020

*Joseph P. Knight*  
Professional Illinois Land Surveyor #2102

Property Appears on "Others Areas" ZONE X, Areas Determined to be outside the 0.2% Annual Chance Floodplain, per Flood Insurance Rate Map Cook County, Illinois, Map No. 17031 C07081 H, Panel # 0708 of 1006 Effective Date: August 19, 2008.

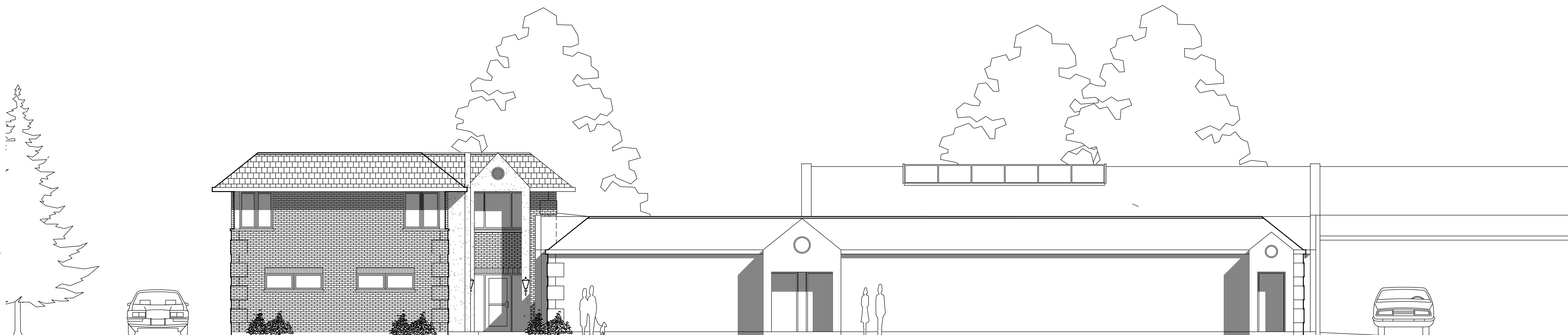
SCALE 1"=40'

Dimensions are given in feet and decimals parts thereof and corrected to 68 degree Fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easements and Building Line restrictions consult Deed or Title Policy.

Joseph P. Knight & Assoc. Ltd.  
Registered Professional Engineer  
Registered Land Surveyor  
11350 South Winds Crossing  
Orland Park Illinois 60467  
Phone (708) 388-8483  
Fax#(708) 388-8761

Survey for: Steven Dowd Atty  
Order # 717 K1452  
July 25, 2020





# *Two Story Addition to Existing Brady-Gill Funeral Home*

*16600 S. Oak Park Avenue, Tinley Park, Illinois*

C. B. DESIGNS

P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

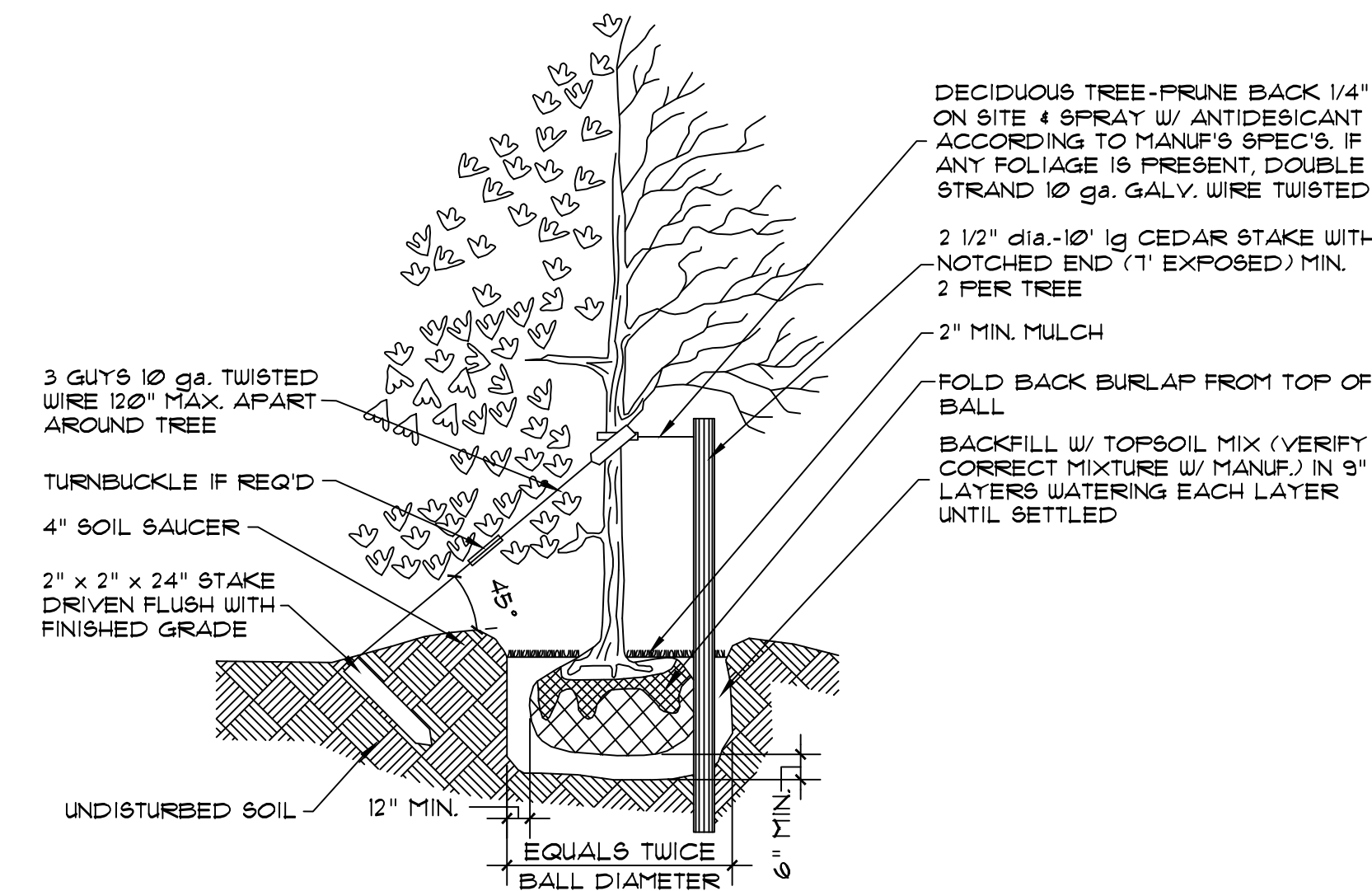
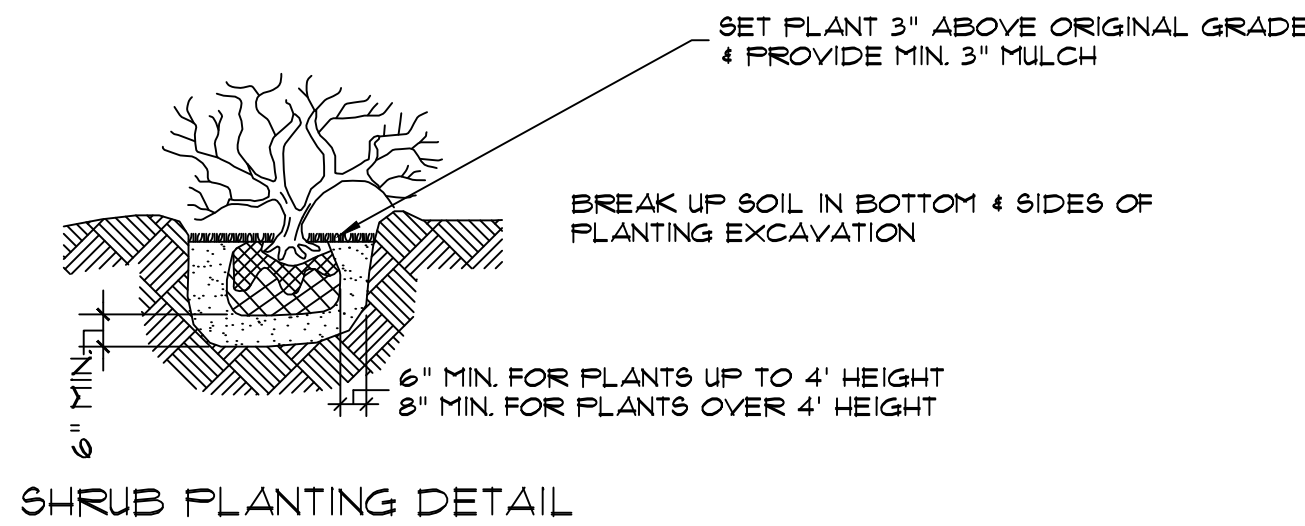
CAREY A. BUXBAUM  
A R C H I T E C T

DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

## INDEX OF DRAWINGS

- TITLE SHEET & PRESENTATION ELEVATION
- C1 SITE PLAN, LEGEND, DESIGN CRITERIA
- L1 LANDSCAPING PLAN, SCHEDULE, DETAILS
- E1 SITE LIGHTING PLAN & PHOTOMETRICS
- A1 FIRST FLOOR ADDITION PLAN
- A2 SECOND FLOOR ADDITION PLAN
- A3 NORTHEAST & SOUTHEAST ELEVATIONS
- A4 SOUTHWEST & NORTHWEST ELEVATIONS
- 1. ENGINEERING COVER SHEET
- 2. EXISTING CONDITIONS & REMOVAL PLAN
- 3. GEOMETRIC, PAVING & UTILITY PLAN
- 4. GRADING PLAN

OF 1

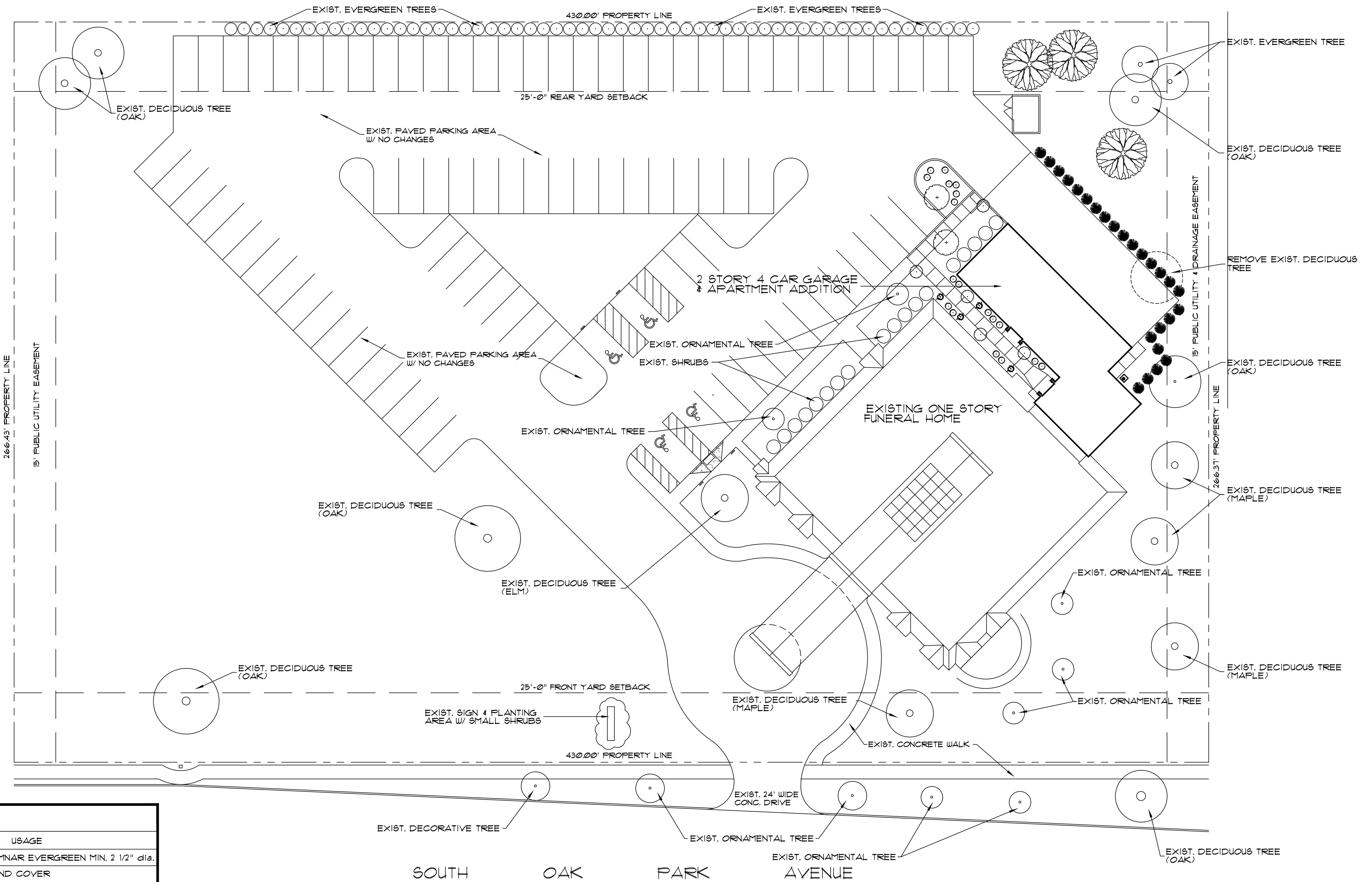


#### TREE PLANTING DETAIL

1. PRUNE ALL TREES AFTER INSTALLATION
2. REDUCE FOLIAGE BY MIN. 25% REMOVING WHOLE BRANCHES (NOT TIPS), DOUBLE LEADERS, V CROTCHES, RUBBING BRANCHES & DAMAGED, DEAD OR BROKEN BRANCHES.
3. PRUNE AT BRACH COLLARS LEAVING NO STUBS.
4. TREES MAY REQUIRE STAKING OR GUYING AFTER PLANTING
5. INSTALLATION TO INCLUDE ALL DECIDUOUS TREES & EVERGREENS (NOT SHOWN)

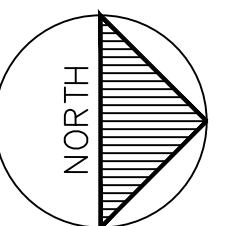
#### LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	USAGE
●	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	30'	5' O.C.	25	COLUMNAR EVERGREEN MIN. 2 1/2" dia.
○	JUNIPERIS CHINENSIS HETZGLAUCA	CHINESE HETZ JUNIFER	18"	5' O.C.	19	GROUND COVER
●	CORNUS RUBRA	RED FLOWERING DOGWOOD	10'	10' O.C.	3	DECORATIVE TREE MIN. 2 1/2" dia.
●	COTONEASTER ACUTAFOLIA	COTONEASTER	6'	2' O.C.	4	DECIDUOUS SHRUB
●	SOUL ANGELINA	MAGNOLIA	15'	20' O.C.	2	DECORATIVE TREE MIN. 2 1/2" dia.
○	SPIRAEA BUMALDA	GOLD FLAME SPIREA	5'	5' O.C.	5	DECORATIVE SHRUB
○	WEIGELA VANICEK	WEIGELA VANICEKII HORT	4'	6' O.C.	5	MATCH EXISTING SHRUBS



#### SITE DEVELOPMENT PLAN - LANDSCAPING WORK

SCALE: 1" = 20'-0"



C. B. DESIGNS

P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

CAREY A. BUXBAUM  
ARCHITECT

DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

LANDSCAPE PLAN, SCHEDULE &  
DETAILS

LICENCE No. 001-014973  
LICENCE EXPIRES: 11-30-22

Discovery of any error or omission must be reported to C. B. Designs prior to construction. These plans are intended to be used only by competent contractors knowledgeable in the building trades, who will check and verify all dimensions and conditions, and be responsible for them. C. B. Designs will not accept responsibility for the building construction process and safety precautions, which must comply with all local and safety codes and ordinances. Infringement of this notice may result in legal action to recover our fees, plus all legal fees.

TWO STORY ADDITION TO EXISTING FUNERAL HOME  
FOR  
BRADY GILL

LOCATED AT: 16600 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS

#### REVISIONS

1	
2	
3	
4	

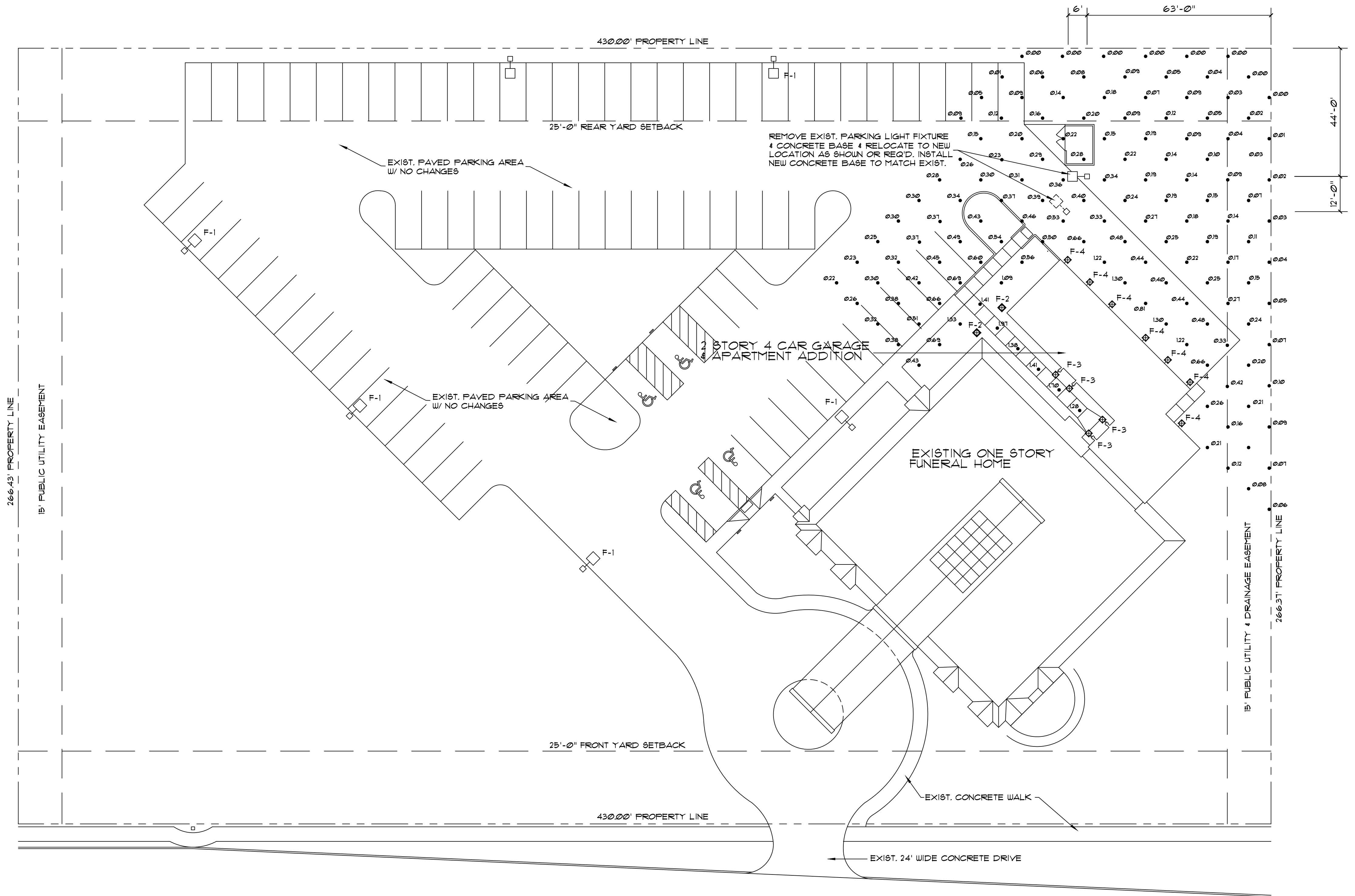
DRAWN BY : C.B.

DATE : 10-7-22

JOB NO. : 22003

SHEET NO.

1  
OF 1

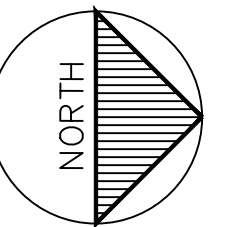


### EXTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION/MANUFACTURER/MODEL No.	LAMPS
F-1	EXISTING PARKING POLE LIGHT FIXTURE MODEL HUBBELL MAGNUMFORM IIRGJ-04009-IT8-1-F W/ 20' POLE HT. & CONCRETE BASE	EXISTING
F-2	POST MOUNTED LANTERN MODEL HINKLEY MANOR HOUSE 141BK W/ CLEAR BEVELED GLASS, BLACK FINISH & C-US SAFETY WET RATING W/ 0660BK POST, 84" HT., 3" dia. & 1304BK POST, BASE 1" rd, 3 1/2" HT., & 3" dia. STEM FOR POST	1-40W CANDELABRA LED E12 LAMP, 120V, SINGLE PHASE FROSTED
F-3	WALL MOUNTED LANTERN MODEL HINKLEY MANOR HOUSE 140BK W/ CLEAR BEVELED GLASS, BLACK FINISH & C-US SAFETY WET RATING	1-25W CANDELABRA LED C7 LAMP, 120V, SINGLE PHASE FROSTED
F-4	WALL MOUNTED LANTERN MODEL HINKLEY MANOR HOUSE 140BK W/ CLEAR BEVELED GLASS, BLACK FINISH & C-US SAFETY WET RATING	1-8.5W CANDELABRA LED A19 LAMP, 120V, SINGLE PHASE FROSTED

### SITE DEVELOPMENT PLAN - SITE LIGHTING WORK

SCALE: 1" = 20'-0"



C. B. DESIGNS  
P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

CAREY A. BUxbaum  
ARCHITECT  
DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

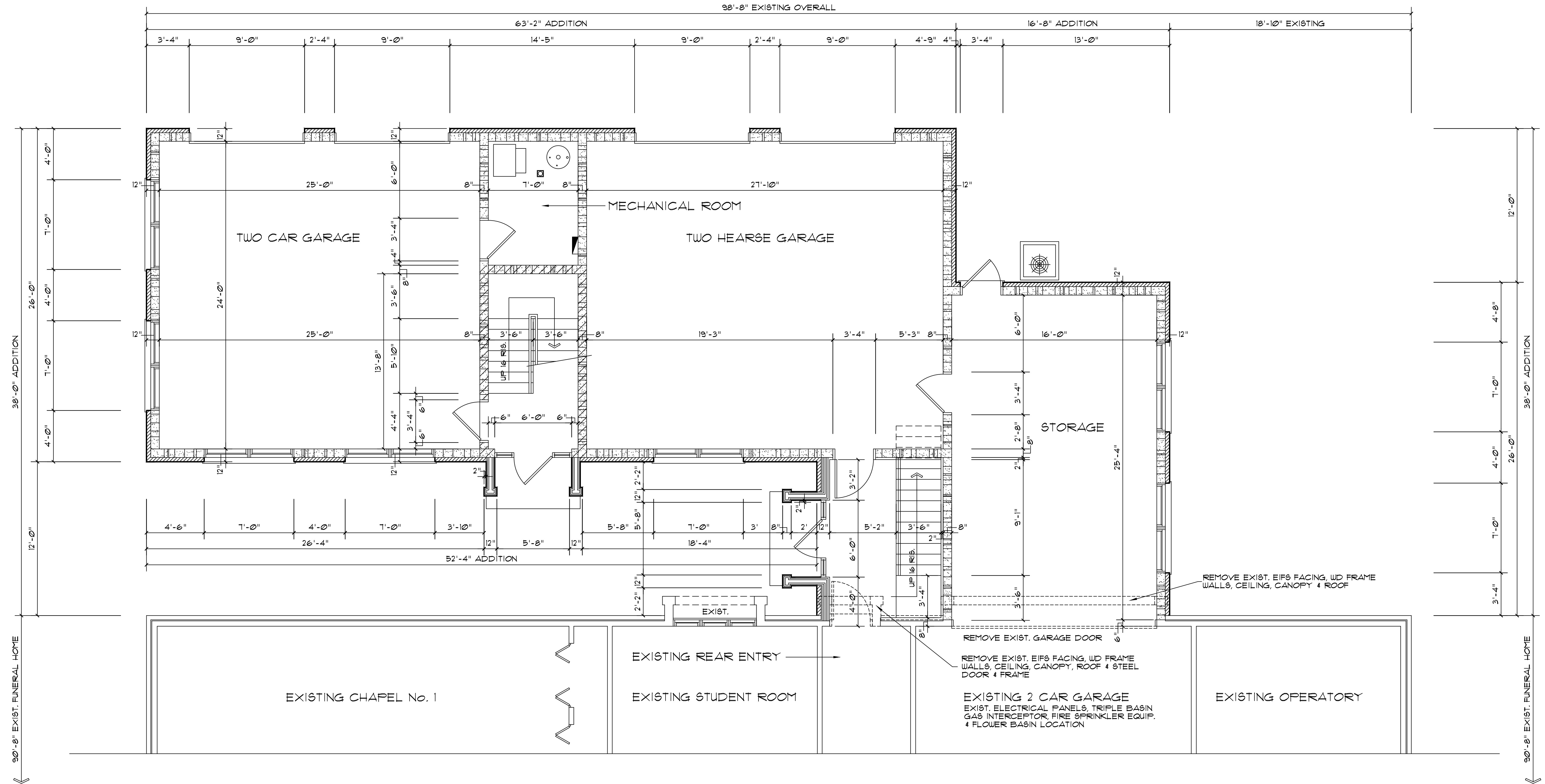
SITE LIGHTING PLAN & FIXTURE  
SCHEDULE

LICENCE No. 001-014973  
LICENCE EXPIRES: 11-30-22

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TWO STORY ADDITION TO EXISTING FUNERAL HOME  
FOR  
**BRADY GILL**  
LOCATED AT: 16600 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS

REVISIONS	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	1
	JOB NO. : 22003	OF 1



# FIRST FLOOR ADDITION PLAN

EXISTING FUNERAL HOME - 8,945.78 SQUARE FEET  
FIRST FLOOR ADDITION - 2,202.14 SQUARE FEET

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

C. B. DESIGNS  
P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

CAREY A. BUXBAUM  
ARCHITECT  
DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

FIRST FLOOR ADDITION PLAN

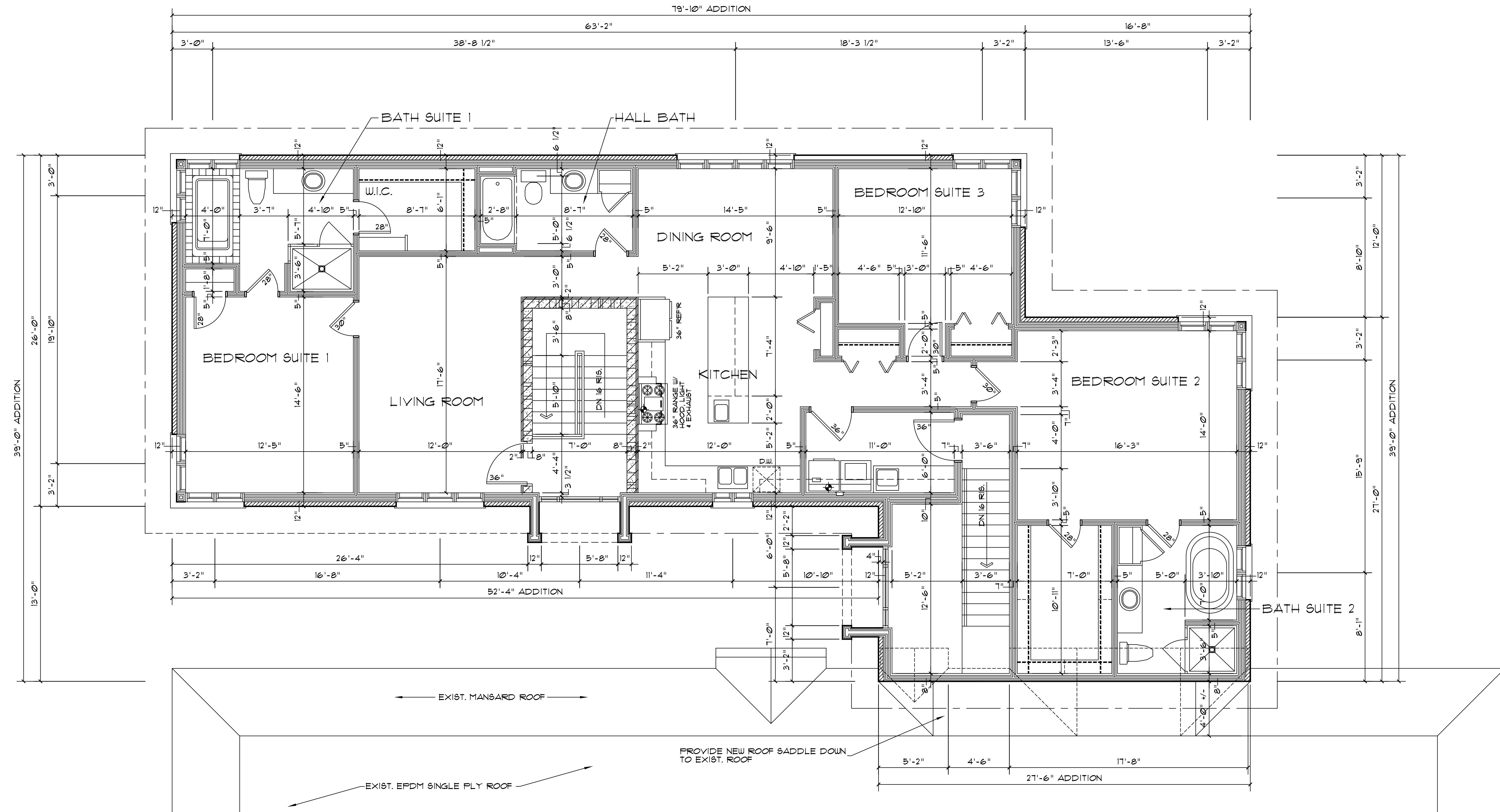
LICENCSE No. 001-014973  
LICENCSE EXPIRES: 11-30-22

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TWO STORY ADDITION TO EXISTING FUNERAL HOME  
FOR  
**BRADY GILL**  
LOCATED AT: 16600 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS

REVISIONS	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	1
	JOB NO. : 22003	OF 4





## SECOND FLOOR ADDITION PLAN

SECOND FLOOR ADDITION - 2,030.07 SQUARE FEET

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

C. B. DESIGNS  
P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

CAREY A. BUXBAUM  
ARCHITECT

DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

SECOND FLOOR ADDITION PLAN

LICENCSE No. 001-014973  
LICENCSE EXPIRES: 11-30-22

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TWO STORY ADDITION TO EXISTING FUNERAL HOME  
FOR  
**BRADY GILL**

LOCATED AT: 16600 S. OAK PARK AVENUE      TINLEY PARK, ILLINOIS

## REVISIONS

**DRAWN BY : C.B.**

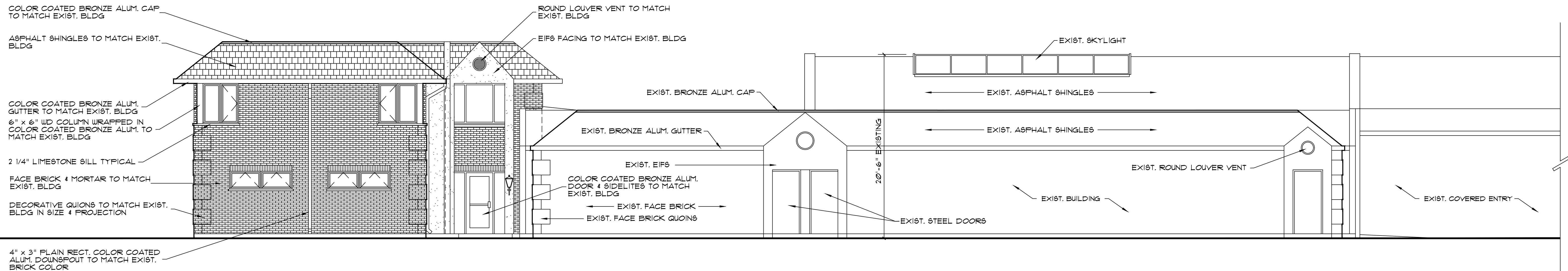
DATE : 10-7-22

**JOB NO. : 22003**

SHEET NO.	
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2  
OF 4

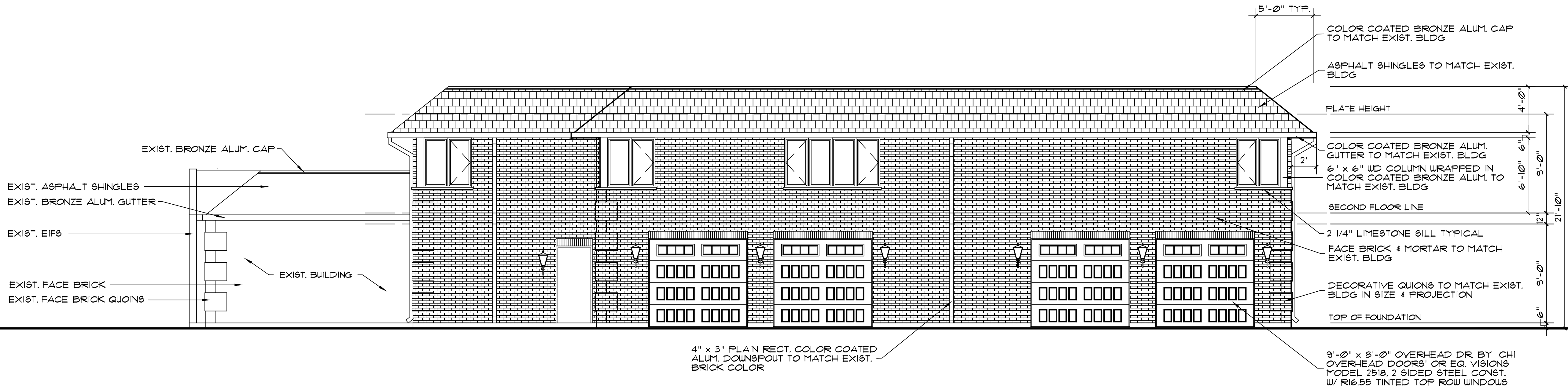
**= 4**



ELEVATION LOOKING NORTHEAST

TOTAL WALL AREA = 676.00 SF.  
FACE BRICK CODE REQUIREMENT @ 75% = 507.00 SF.  
ACTUAL FACE BRICK AREA = 507.67 SF.  
WINDOWS & DOORS AREA = 136.67 SF.  
EIFS AREA = 316.6 SF.

SCALE: 3/16" = 1'-0"



ELEVATION LOOKING SOUTHEAST

TOTAL WALL AREA = 1383.42 SF.  
FACE BRICK CODE REQUIREMENT @ 75% = 1037.75 SF.  
ACTUAL FACE BRICK AREA = 1056.03 SF.  
WINDOWS & DOORS AREA = 327.33 SF.

SCALE: 3/16" = 1'-0"

C. B. DESIGNS  
P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

CAREY A. BUXBAUM  
ARCHITECT  
DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

EXTERIOR ELEVATIONS

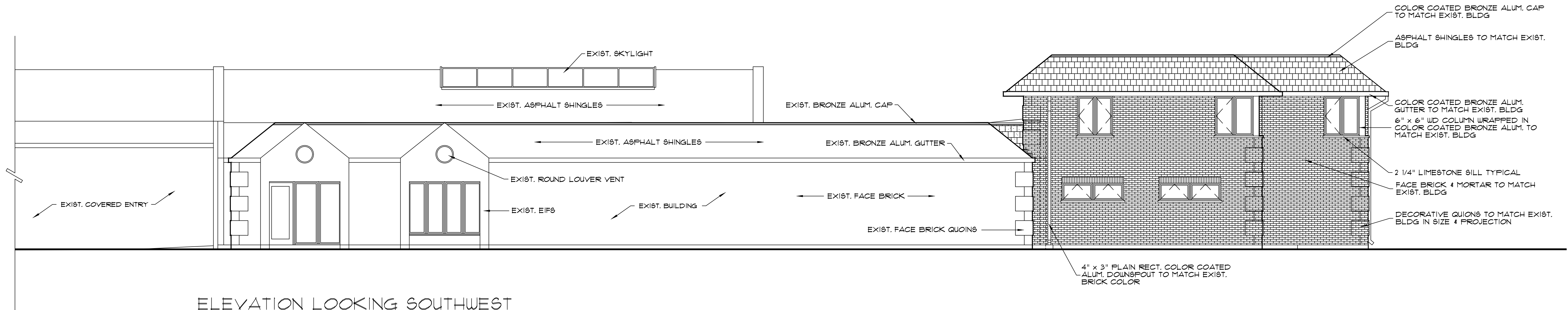
LICENCE No. 001-014973  
LICENCE EXPIRES: 11-30-22

Discovery of any error or omission must be reported to C. B. Designs prior to construction. These plans are intended to be used only by competent contractors knowledgeable in the building trades, who will check and verify all dimensions and conditions, and be responsible for them. C. B. Designs will not accept responsibility for the building construction process and safety precautions, which must comply with all local and safety codes and ordinances. Infringement of this notice may result in legal action to recover our fees, plus all legal fees.

TWO STORY ADDITION TO EXISTING FUNERAL HOME  
FOR  
**BRADY GILL**  
LOCATED AT: 16800 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS

REVISIONS	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	A3
	JOB NO. : 22003	OF 4





TOTAL WALL AREA = 665.27 SF.  
FACE BRICK CODE REQUIREMENT @ 75% = 498.95 SF.  
ACTUAL FACE BRICK AREA = 514.21 SF.  
WINDOWS & DOORS AREA = 91.00 SF.

SCALE: 3/16" = 1'-0"



## ELEVATION LOOKING NORTHWEST

TOTAL WALL AREA = 906.33 SF.  
FACE BRICK CODE REQUIREMENT @ 75% = 679.75 SF.  
ACTUAL FACE BRICK AREA = 718.03 SF.  
WINDOWS & DOORS AREA = 163.42 SF.  
EIFS AREA = 18.94 SF.

SCALE: 3/16" = 1'-0"

C. B. DESIGNS

P.O. BOX 412  
TINLEY PARK, IL 60477  
708-532-5909

CAREY A. BUXBAUM  
ARCHITECT

DESIGN FIRM  
LICENSE No. 184.007653  
LICENSE EXPIRES: 4-30-23

EXTERIOR ELEVATIONS

LICENCSE No. 001-014973  
LICENSE EXPIRES: 11-30-22

Discovery of any error or omission must be reported to C. B. Designs prior to construction. These plans are intended to be used only by competent contractors knowledgeable in the building trades, who will check and verify all dimensions and conditions, and be responsible for them. C. B. Designs will not accept responsibility for the building construction process and safety precautions, which must comply with all local and safety codes and ordinances. Infringement of this notice may result in legal action to recover our fees, plus all legal fees.

TWO STORY ADDITION TO EXISTING FUNERAL HOME  
FOR  
BRADY GILL

LOCATED AT: 16600 S. OAK PARK AVENUE

TINLEY PARK, ILLINOIS

REVISIONS

Δ	

DRAWN BY : C.B.

DATE : 10-7-22

JOB NO. : 22003

SHEET NO.

44  
OF 4



**Lighting The Web**



## 1471BK - Manor House - Cast Outdoor Lantern Fixture in Traditional Style - 13.75 Inches Wide by 27 Inches High by Hinkley Lighting

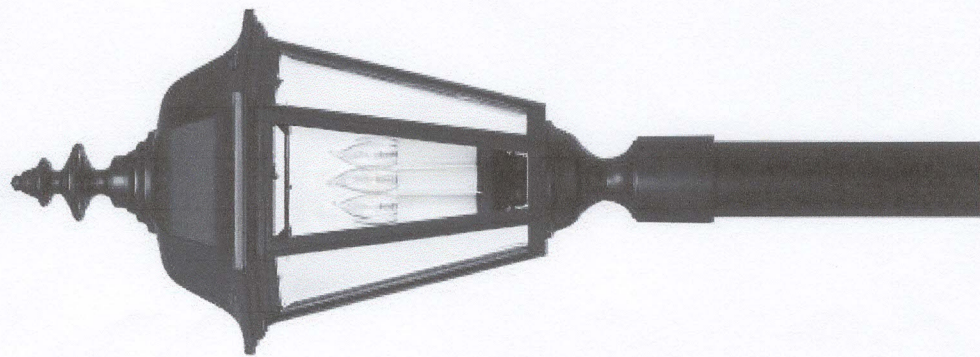
### Specs

Family/Collection:	Manor House
Width/Diameter (in):	13.75"
Height:	27.50"
Overall Length:	13.75W x 27.5H"
Weight:	17.00 lbs
Some Assembly Required:	Yes
Installation Sheet:	<a href="http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1471-Inst.pdf">http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1471-Inst.pdf</a>
# of Bulbs:	1
Standard Wattage:	100 Watts
Bulb Type:	Incandescent
Fitter Size:	3.00"
Lamp Base Type:	E26 Medium Base
Design Style:	Traditional
Post Fitter Size:	3.00
Dimmable:	Yes
Power Source:	Hardwired
Voltage Rating:	120 V
Material:	Cast Aluminum
Prop 65 Rating:	Yes
Shade Included:	Yes

### Style and Option 1

Style:	Black Beveled Glass - Clear Beveled Glass
Item #:	1471BK
Price:	<del>Reg: \$599.00</del> Save 20% \$479.20 On Sale







Hinkley Lighting - 1471BK - Manor House - Cast Outdoor Lantern Fixture in Traditional Style - 13.75 Inches Wide by 27 Inches High

Item # 1471BK Product Details

~~Reg. \$599.00~~ Save 20%

\$479.20 On Sale

In Stock - Ships in 24-48 hours

Free Shipping on orders over \$99!

Shipping To:



Black Beveled Glass - Clear Beveled Glass

Price Match Guarantee

Free Shipping On Orders \$99+

No Sales Tax

Questions about this product?

Contact us and talk to our agents today via phone or live chat.

1-888-806-4747

May We Also Suggest





Manor House is a classic lantern design featuring durable cast aluminum, clear beveled glass panels and a bold Black finish. Select-A-Lite options come standard with both candelabra and medium based sockets.

- F&B Style: Style Outdoor - Traditional
- Assembly Required: Yes
- Dimable: Yes
- Shade Included: Yes

View ALL from the Manor House Series



This product is UL Certified. [More Info](#)



Suitable for Wet Locations

Dimensions & Weights	
Width/Diameter (in):	13.75"
Height:	27.50"
Overall Length:	13.75W x 27.5H"
Weight:	17.00 lbs
Installation Details	
Some Assembly Required:	Yes
Lamping Details	
# of Bulbs:	1
Standard Wattage:	100 Watts
Bulb Type:	Incandescent
Fitter Size:	3.00"



Lamp Base Type:	E26 Medium Base
Product Details	
Design Style:	Traditional
Post Fitter Size:	3.00
Dimmable:	Yes
Power Source:	Hardwired
Voltage Rating:	120 V
Material:	Cast Aluminum
Ratings & Certifications	
Prop 65 Rating:	Yes
What is Included	
Shade Included:	Yes
 Cut Sheet	
Spec Sheet	
Installation Sheet	
WARNING: Ca Prop 65 Notice Pro Product Request	





## 6660 - Accessory - 84 Inch Direct Burial Post by Hinkley Lighting

### Specs

Width/Diameter (in):	3.00"
Height:	84.00"
Overall Length:	3W x 84H"
Weight:	7.00 lbs
Some Assembly Required:	Yes
Installation Sheet:	<a href="http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/6660-Inst.pdf">http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/6660-Inst.pdf</a>
Dimmable:	Yes
Power Source:	Hardwired
Voltage Rating:	120 V
Material:	Extruded Aluminum
Prop 65 Rating:	Yes

### Style and Option 1

Style:	Olde Iron Finish
Item #:	6660OI
Price:	<del>Reg: \$249.00</del> Save 20% \$199.20 On Sale

### Style and Option 2

Style:	Textured Black Finish
Item #:	6660TK
Price:	<del>Reg: \$199.00</del> Save 20% \$159.20 On Sale

### Style and Option 3

Style:	Textured Oil Rubbed Bronze Finish
Item #:	6660TR
Price:	<del>Reg: \$199.00</del> Save 20% \$159.20 On Sale





## 1304 - Accessory - 7 Inch Round Smooth Pier Mount with Consealed Fasteners by Hinkley Lighting

### Specs

Width/Diameter (in):	7.00"
Height:	2.00"
Overall Length:	7W x 2H"
Weight:	2.00 lbs
Some Assembly Required:	Yes
Installation Sheet:	<a href="http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1304-Inst.pdf">http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1304-Inst.pdf</a>
Dimmable:	Yes
Power Source:	Hardwired
Material:	Cast Aluminum
Prop 65 Rating:	Yes

### Style and Option 1

Style:	Black Finish
Item #:	1304BK
Price:	<del>Reg. \$79.00</del> Save 20% \$63.20 On Sale

### Style and Option 2

Style:	Bronze Finish
Item #:	1304BZ
Price:	<del>Reg. \$79.00</del> Save 20% \$63.20 On Sale

### Style and Option 3

Style:	Copper Bronze Finish
Item #:	1304CB
Price:	<del>Reg. \$119.00</del> Save 20% \$95.20 On Sale





**Lighting The Web**



## **1470BK - Manor House - Cast Outdoor Lantern Fixture in Traditional Style - 13.75 Inches Wide by 41 Inches High by Hinkley Lighting**

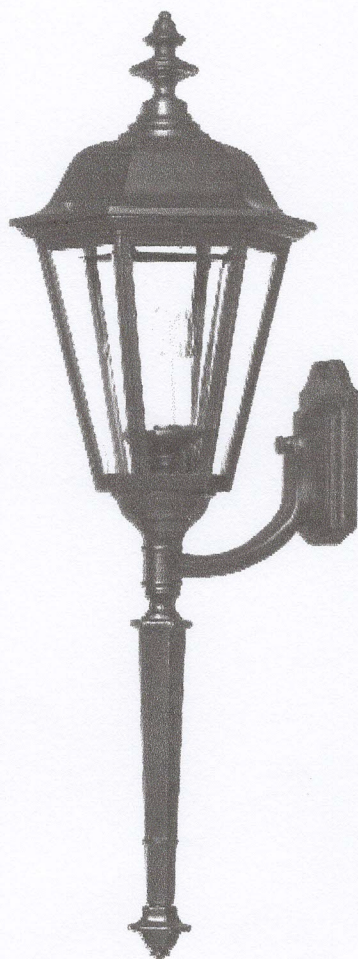
### **Specs**

Family/Collection:	Manor House
Width/Diameter (in):	13.75"
Height:	41.00"
Depth/Extension:	16.00"
Back Plate Length:	8.25"
Back Plate Width:	5.00"
Overall Length:	13.75W x 41H x 16D"
Height from Center:	18.00"
Weight:	22.00 lbs
Some Assembly Required:	Yes
Installation Sheet:	<a href="http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1470-Inst.pdf">http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1470-Inst.pdf</a>
# of Bulbs:	1
Standard Wattage:	100 Watts
Bulb Type:	Incandescent
Lamp Base Type:	E26 Medium Base
Design Style:	Traditional
Dimmable:	Yes
Power Source:	Hardwired
Voltage Rating:	120 V
Material:	Cast Aluminum
Prop 65 Rating:	Yes
Shade Included:	Yes

### **Style and Option 1**

Style:	Black Beveled Glass - Clear Beveled Glass
Item #:	1470BK
Price:	<del>Reg. \$699.00</del> Save 20%





## Hinkley Lighting - 1470BK - Manor House - Cast Outdoor Lantern Fixture in Traditional Style - 13.75 Inches Wide by 41 Inches High


Item # 1470BK

[Product Details](#) ↓

~~Reg. \$699.00~~ Save 20%

**\$559.20 On Sale**

In Stock - Ships in 24-48 hours

 Free Shipping on orders over \$99!

Shipping To: ZIP/Post  [Cancel](#)



## Product Description

Manor House is a classic lantern design featuring durable cast aluminum, clear beveled glass panels and a bold Black finish. Select-A-Lite options come standard with both candelabra and medium based sockets.

- F&B Style: Style Outdoor – Traditional
- Assembly Required: Yes
- Back Plate Height: 8.25
- Back Plate Width: 5.00
- Dimable: Yes
- Shade Included: Yes

View ALL from the Manor House Series



This product is UL Certified. [More Info](#)



Suitable for Wet Locations

## Dimensions & Weights

Width/Diameter (in):	13.75"
Height:	41.00"
Depth/Extension:	16.00"
Back Plate Length:	8.25"
Back Plate Width:	5.00"
Overall Length:	13.75W x 41H x 16D"
Height from Center:	18.00"
Weight:	22.00 lbs

## Installation Details

Some Assembly Required:	Yes
-------------------------	-----

## Lamping Details

# of Bulbs:	1
Standard Wattage:	100 Watts
Bulb Type:	Incandescent
Lamp Base Type:	E26 Medium Base

## Product Details



Design Style:	Traditional
Dimmable:	Yes
Power Source:	Hardwired
Voltage Rating:	120 V
Material:	Cast Aluminum

#### Ratings & Certifications

Prop 65 Rating:	Yes
-----------------	-----

#### What is Included

Shade Included:	Yes
-----------------	-----



Cut Sheet

Spec Sheet

Installation Sheet

WARNING: Ca Prop 65 Notice

Pro Product Request



PRELIMINARY ENGINEERING PLANS

FOR

BRADY - GILL FUNERAL HOME

TINLEY PARK, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND (TAKEN AS A TRACT), LYING NORTH OF THE SOUTH 450.0 FEET AND WEST OF THE EAST 50.0 FEET THEREOF:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND RUNNING THENCE WEST ALONG THE SOUTH LINE THEREOF, 316.50 FEET; THENCE NORTH ALONG A STRAIGHT LINE 880.0 FEET TO A POINT 316.37 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 316.37 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG SAID EAST LINE, 880.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

OWNER:

BRADY - GILL FUNERAL HOME  
16600 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS 60477  
(708) 614-9900

ENGINEER:

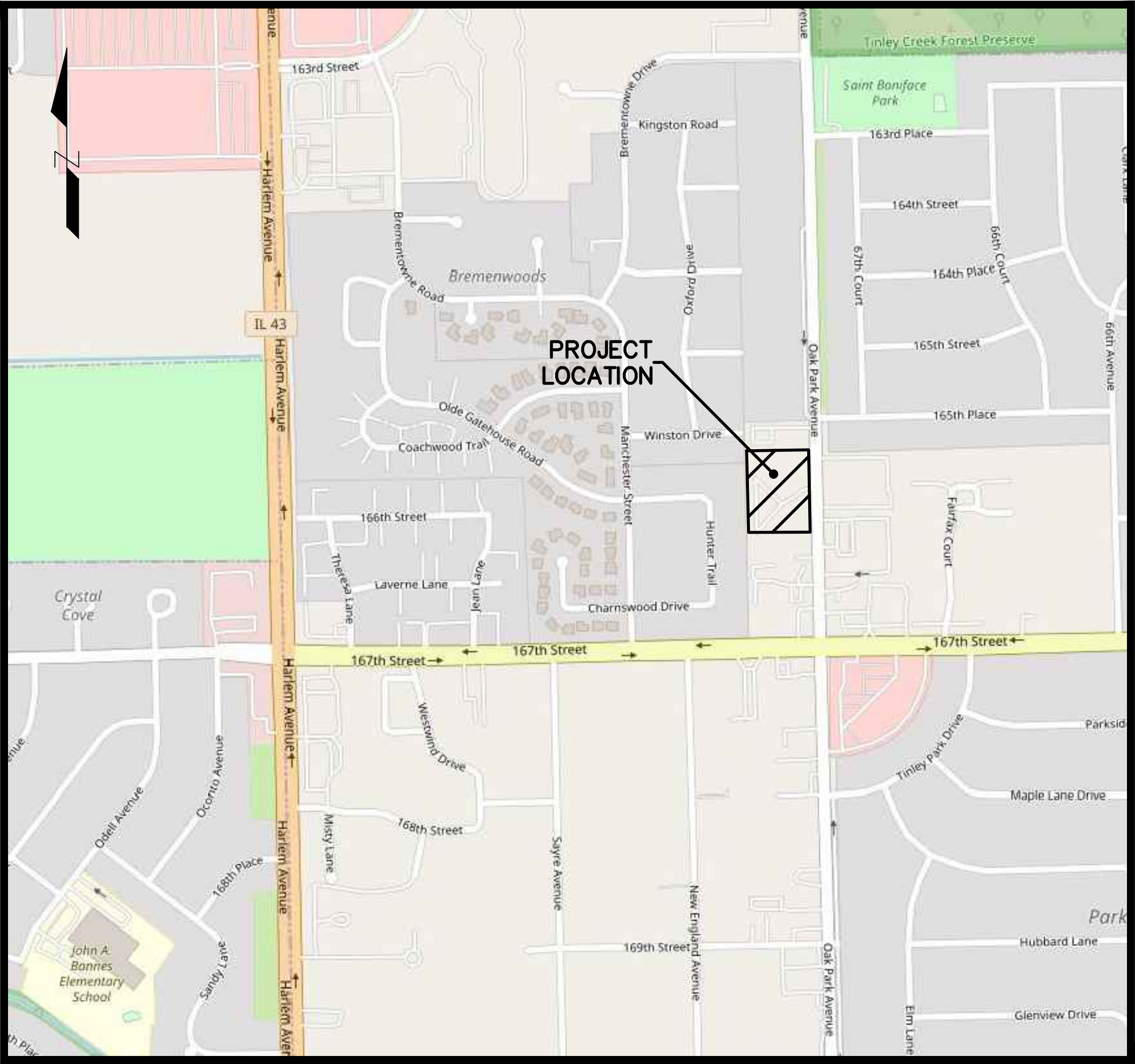
DESIGNTEK ENGINEERING, INC.  
9930 W. 190<sup>TH</sup> STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961

SURVEYOR:

DESIGNTEK ENGINEERING, INC.  
9930 W. 190<sup>TH</sup> STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961

NOTES:

- THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123 OR 811) AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS BEFORE COMMENCING EXCAVATION.
- THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI / ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITIY DATA."



LOCATION MAP

NOT TO SCALE

BENCHMARKS

SITE BENCHMARK: A CUT CROSS FOUND 2.00 FEET EAST AND 1.12 FEET SOUTH OF THE SOUTHEAST CORNER OF THE PROJECT SITE.  
ELEVATION: 704.03 (NAVD 88)

PARCEL IDENTIFICATION NUMBER

28-19-300-053-0000

SITE DATA

AREA: 114,540 SQUARE FEET  
OR 2.63 ACRES

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

INDEX OF PLAN SHEETS

- COVER SHEET
- EXISTING CONDITIONS & REMOVAL
- GEOMETRIC, PAVING & UTILITY PLAN
- GRADING PLAN

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER	SANITARY SEWER
SANITARY SERVICE	SANITARY SERVICE
SANITARY MANHOLE	SANITARY MANHOLE
STORM SEWER	STORM SEWER
STORM SERVICE	STORM SERVICE
CATCH BASIN	CATCH BASIN
OPEN LID STORM MANHOLE	OPEN LID STORM MANHOLE
CLOSED LID STORM MANHOLE	CLOSED LID STORM MANHOLE
STORM INLET	STORM INLET
FLARED END SECTION	FLARED END SECTION
WATER MAIN	WATER MAIN
WATER SERVICE	WATER SERVICE
VALVE VAULT	VALVE VAULT
B-BOX	B-BOX
HYDRANT	HYDRANT
VALVE BOX	VALVE BOX
STREET LIGHT	STREET LIGHT
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
SILT FENCE	SILT FENCE
CONTOUR	CONTOUR
FORCE MAIN	FORCE MAIN
SPOT GRADES	SPOT GRADES
OVERFLOW ARROW	OVERFLOW ARROW
TOP OF FOUNDATION	TOP OF FOUNDATION
FINISH GRADE	FINISH GRADE
FINISH FLOOR	FINISH FLOOR
GARAGE FLOOR	GARAGE FLOOR



CALL 1-800-892-0123 or 811  
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG  
WWW.ILLINOIS1CALL.COM

REVIEW SET  
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE
1	08-21-22
2	10-07-22
3	
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BRADY - GILL FUNERAL HOME  
16600 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS 60477  
(708) 614-9900

PRELIMINARY ENGINEERING PLANS  
FOR  
BRADY - GILL FUNERAL HOME  
16600 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS 60477

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962  
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION

Project No.: 22-0019  
Scale: NONE  
Date: 08-03-22  
Design By: SDS  
Drawn By: DJB  
Checked By: SDS

1  
OF  
4

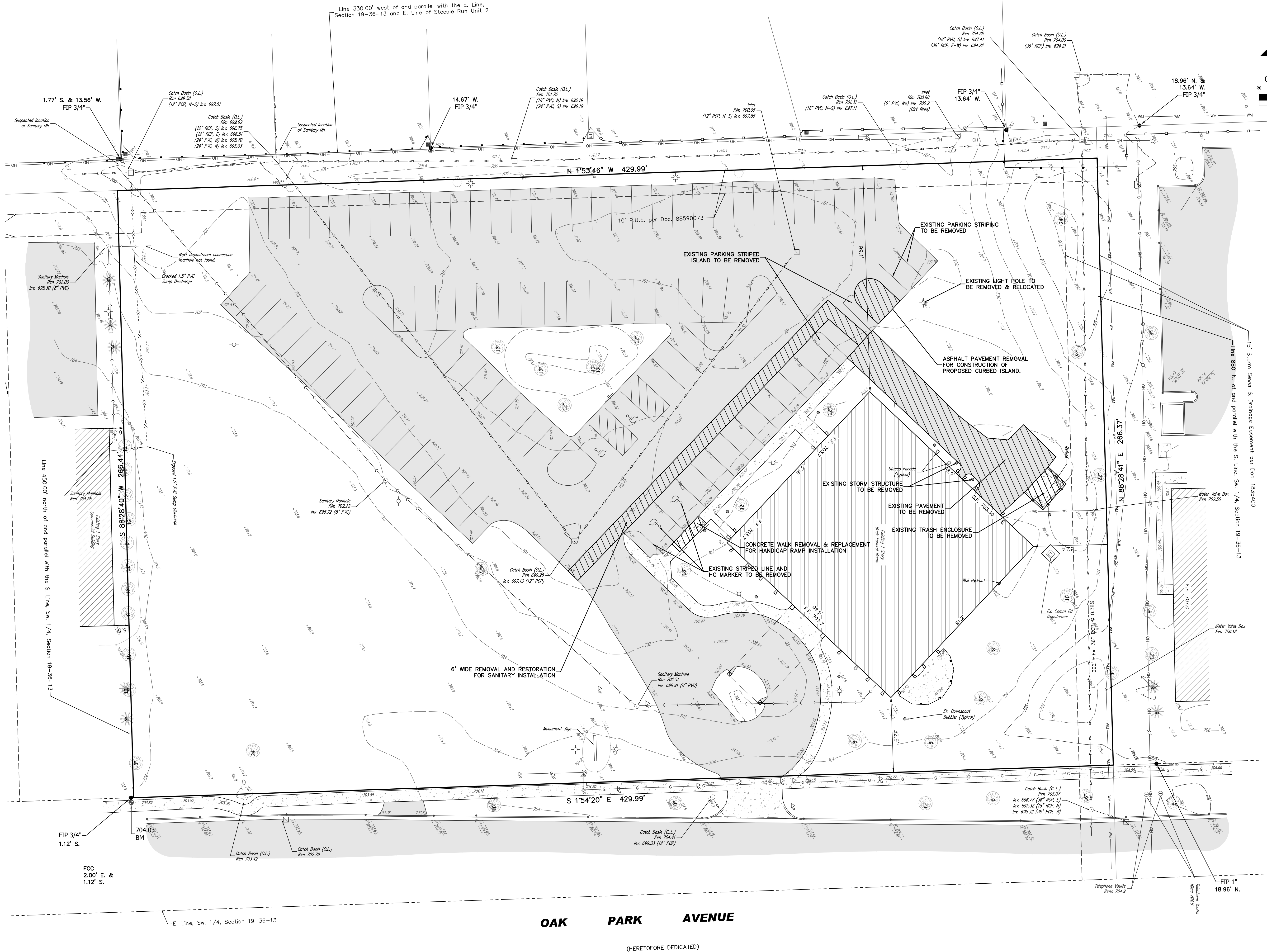
COVER SHEET



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# EXISTING CONDITIONS & REMOVAL PLAN

REVIEW SET  
NOT FOR CONSTRUCTION



REVISIONS		NO.	DATE	DESCRIPTION	BY
1		08-21-22	PER VILLAGE REVIEW	SDS	
2		10-07-22	PER VILLAGE REVIEW	SDS	

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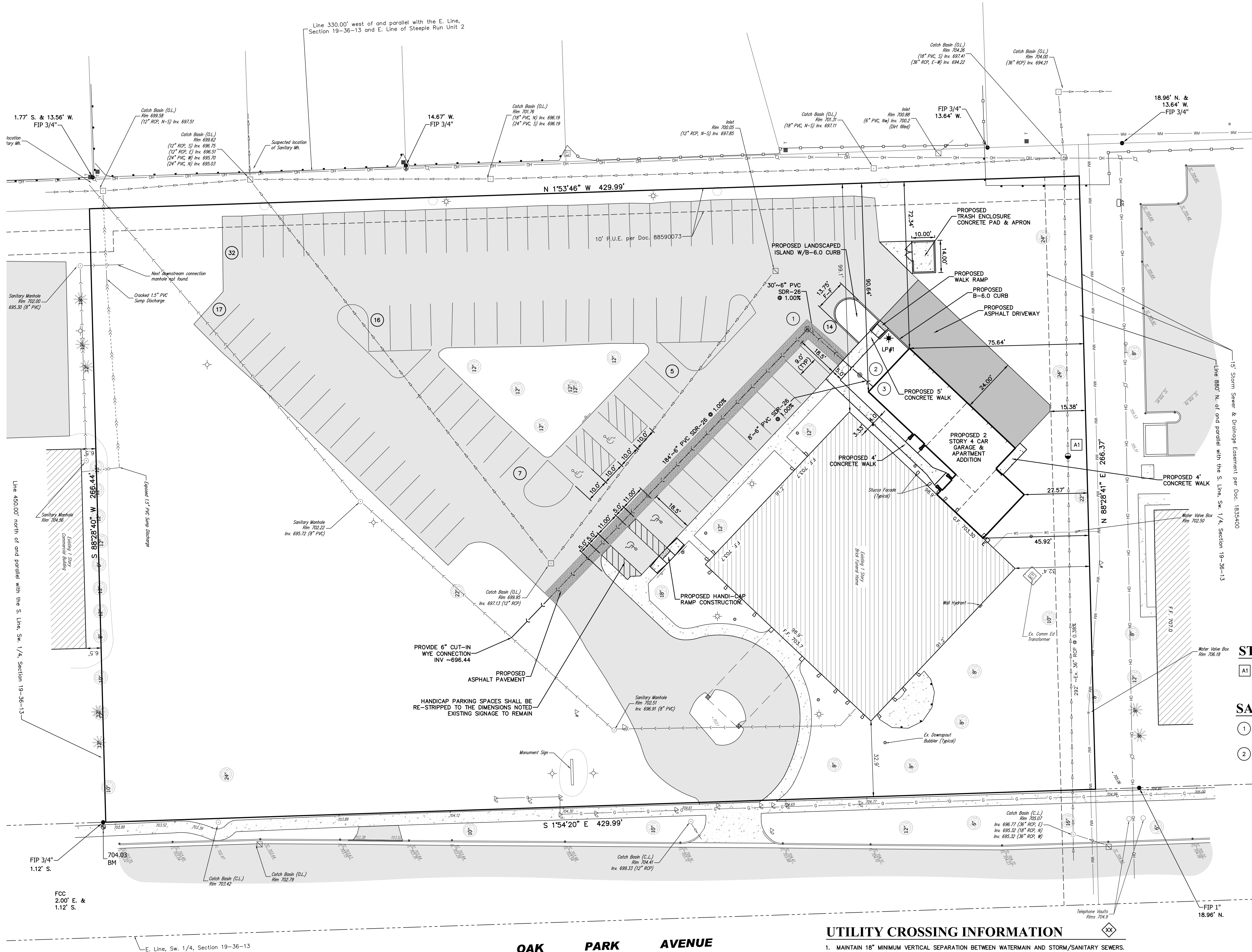
PROJECT INFORMATION	
Project No.:	22-0019
Scale:	1" = 20'
Date:	08-03-22
Design By:	SDS
Drawn By:	DJB
Checked By:	SDS

2  
OF  
4

EXISTING CONDITIONS & REMOVAL PLAN



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## GEOMETRIC & UTILITY PLAN

### NOTES:

- ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
- UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 3.  
= TRENCH BACKFILL
- ANY EXISTING DOWNSPOUT DRAINS THAT ARE TO BE REMOVED DUE TO PROPOSED BUILDING ADDITION SHALL BE PIPED TO NEW BUBBLER LOCATION DURING FINAL ENGINEERING DESIGN.

(HEREFORE DEDICATED)

### PARKING STALL COUNT

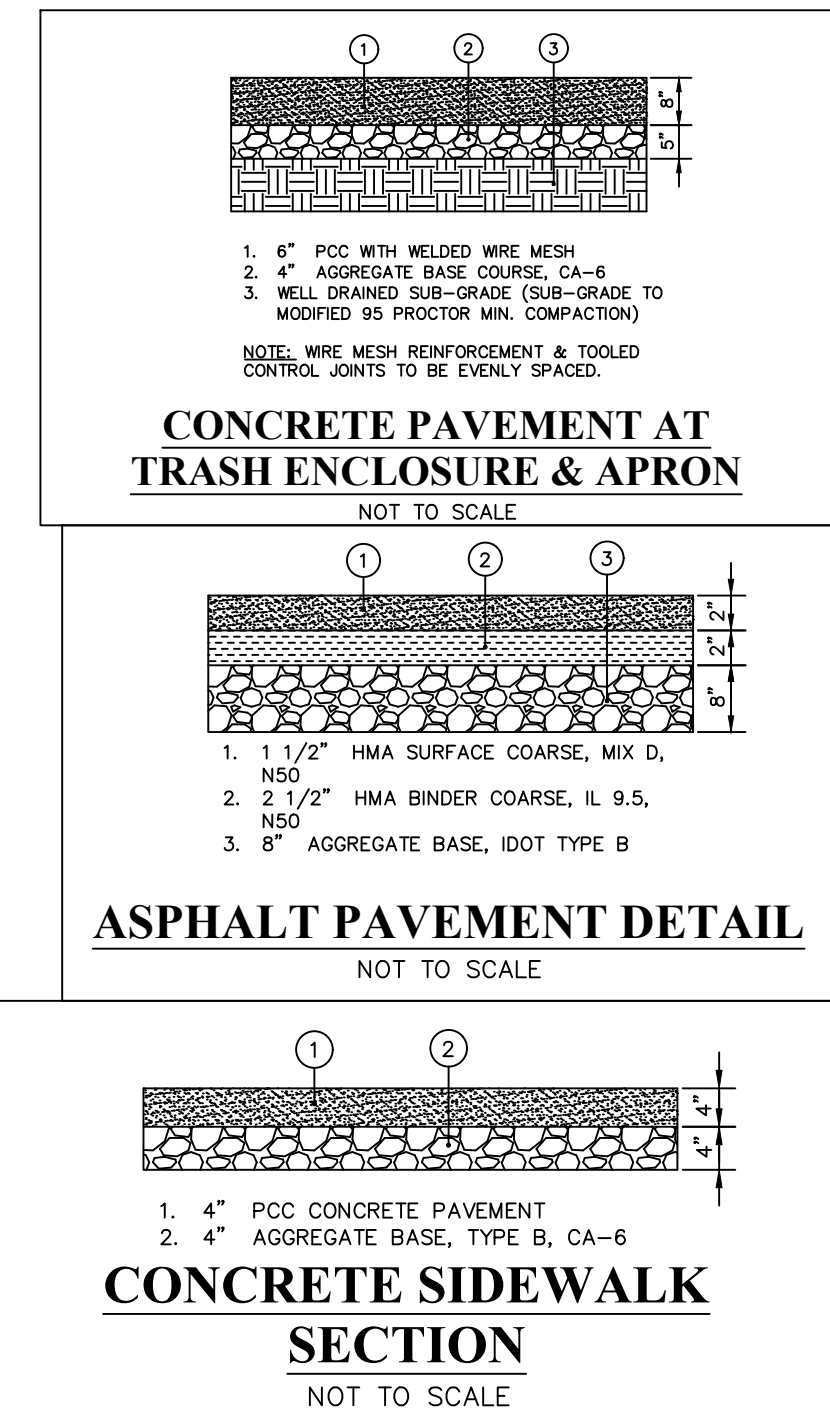
REGULAR STALLS:	87
HAND- <u>CAP</u> STALLS:	4
TOTAL STALL COUNT:	91

### UTILITY CROSSING INFORMATION

- MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
- DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
- WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
- WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASMENT.
- WHEN THE ENCASMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

NOTE: DESIGNTK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS. FOUNDATION PLAN SHOWN WAS RECEIVED ON JUNE 28, 2022 FROM C.B. DESIGNS.

REVIEW SET  
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### STORM SEWER STRUCTURES

- A1 60" M.H.O.L. TO BE CONSTRUCTED OVER EXISTING 36" RCP RIM 702.00 INV 694.71

### SANITARY STRUCTURES

- 1 48" M.H., C.L. RIM 701.20 INV 698.28  
2 6" SANITARY C.O. W/ CAP RIM 702.80 INV 698.58  
3 INV @ BLDG ~698.66

REVISIONS		NO.	DATE	DESCRIPTION
BY: SDS		1	08-21-22	PER VILLAGE REVIEW
SDS		2	10-07-22	PER VILLAGE REVIEW

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IL PROF. LIC. NO.: 184-003740



### PROJECT INFORMATION

Project No.: 22-0019  
Scale: 1" = 20'  
Date: 08-03-22  
Design By: SDS  
Drawn By: DJB  
Checked By: SDS

3 OF 4

GEOMETRIC, PAVING & UTILITY PLAN

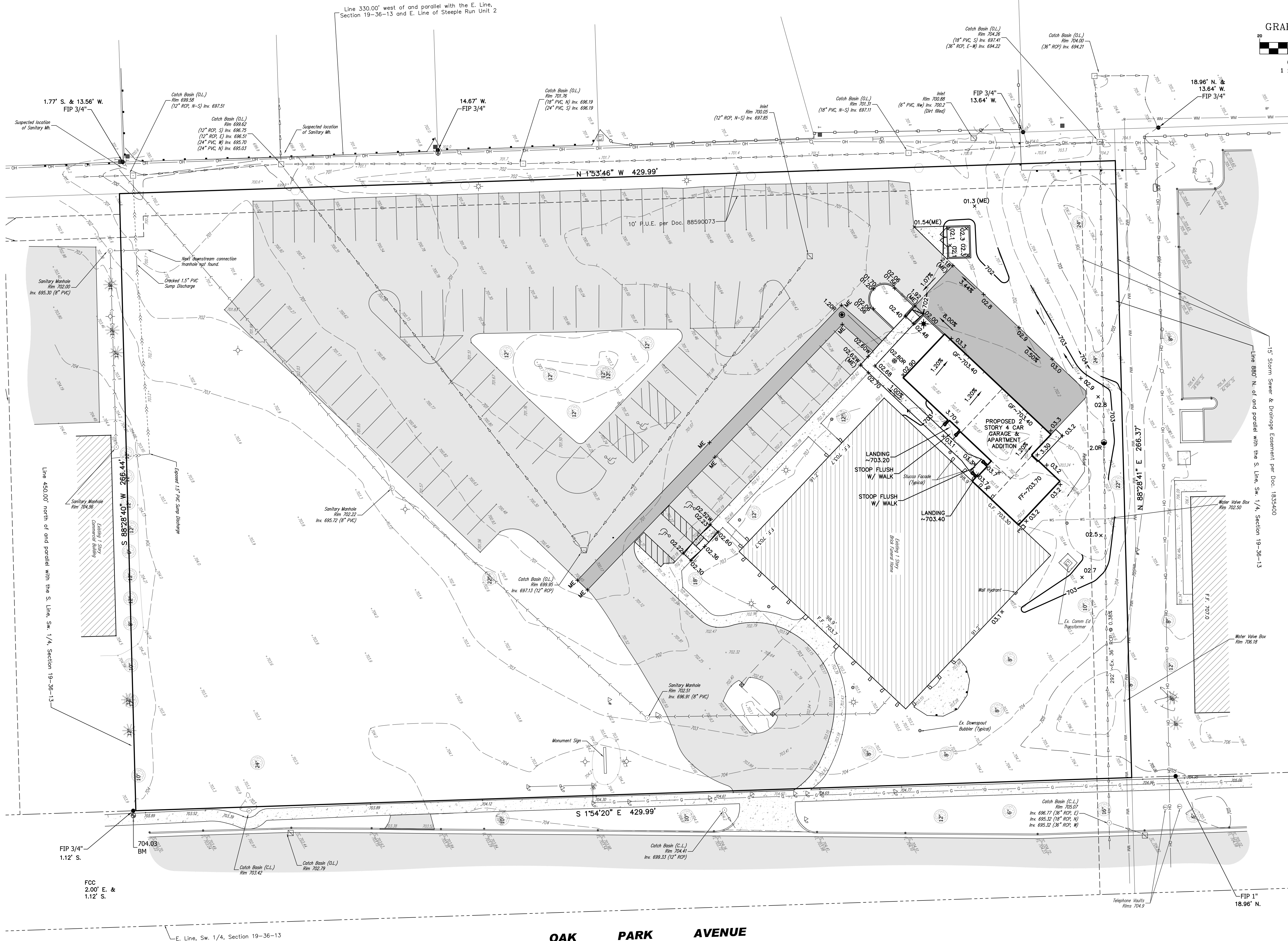
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GRADING PLAN

REVIEW SET  
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4  
OF  
4

GRADING PLAN



REVISIONS		NO.	DATE	DESCRIPTION
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PER VILLAGE REVIEW		1	08-21-22	
PER VILLAGE REVIEW		2	10-07-22	

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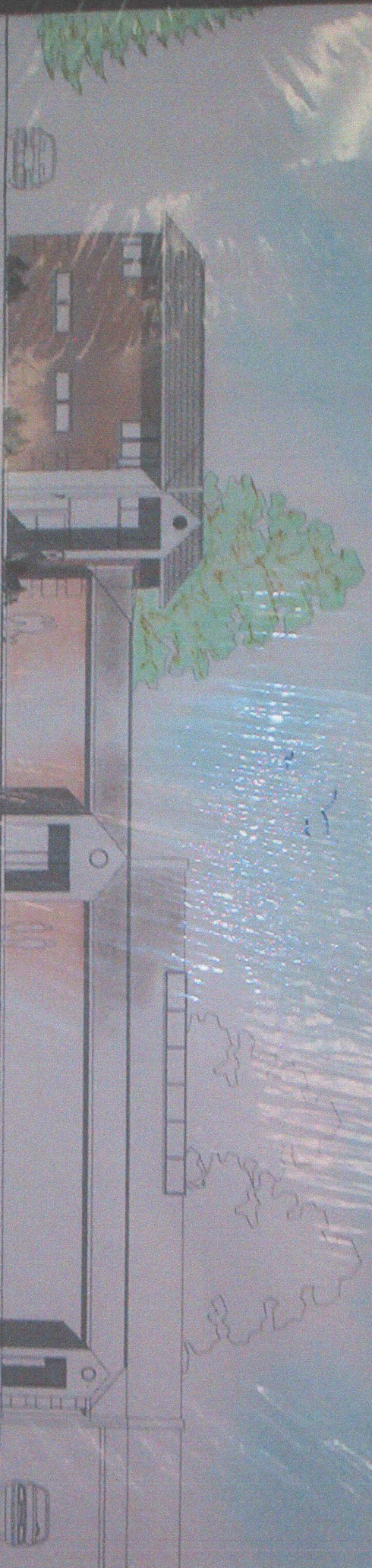
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Design By:	SDS
Drawn By:	DJB
Checked By:	SDS





# Two Story Addition to Existing Brady-Gill Funeral Home

16600 S. Oak Park Avenue, Timley Park, Illinois

C.B. DEWITT  
ARCHITECTS  
L.L.C.

CAREY A. SODOM  
ARCHITECTS  
L.L.C.  
DESIGN TEAM  
LARRY BOWEN, AIA

