AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

November 3, 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 November 3, 2022 Regular Meeting

ITEM #1 PUBLIC HEARING – 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.

ITEM #2 PUBLIC HEARING – ODYSSEY CLUB TOWHOMES MODEL CHANGE – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district.

ITEM #3 WORKSHOP/PUBLIC HEARING – GAS N WASH, 18301 LAGRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for a Automobile Service Station and Variations (Urban Design Overlay, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit an gas station with a convenience store, car wash, and two drive-thru restaurant uses at the property located at 18301 LaGrange Road (SEC LaGrange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district.

***Requested to continue to 12/1/2022 meeting.*

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

November 3, 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 November 3, 2022.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for November 3, 2022 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Angela Gatto

Village Officials and Staff: Lori Kosmatka, Associate Planner
Dan Ritter, Community Development Interim Director
Michael Coleman, Building Official
Walter Smart, Zoning Administrator
Carolyn Mitera, Business Retention & Marketing Specialist

Petitioners: None

Members of the Public: David Silverman, Ancel Glink
Jennifer Ganser, Village of Lombard

COMMUNICATIONS- Dan Ritter, Community Development Interim Director, provided the Good Of the Order first due to the training session today.

Good of the Order

Dan Ritter, Community Development Interim Director presented the following:

- Volunteer Christmas Party, December 7th at 6:30pm at the Convention Center. An email or invitation will be coming shortly from Kristin Thirion.

DRAFT

APPROVAL OF THE MINUTES - Minutes of the October 20, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL to approve the October 20, 2022 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

DRAFT

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

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

SUBJECT: **MINUTES OF THE OCTOBER 20, 2022 REGULAR MEETING**

ITEM #1: **AMERICAN PLANNING ASSOCIATION – ILLINOIS CHAPTER PLAN COMMISSIONER TRAINING SESSION**

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Ken Shaw Brian Tibbetts Kurt Truxal
Absent Plan Commissioners:	Angela Gatto
Village Officials and Staff:	Lori Kosmatka, Associate Planner Dan Ritter, Community Development Interim Director Michael Coleman, Building Official Walter Smart, Zoning Administrator Carolyn Mitera, Business Retention & Marketing Specialist
Petitioners:	None
Members of the Public:	David Silverman, Partner, Ancel Glink Jennifer Ganser, Assistant Comm. Dev. Director, Village of Lombard

CHAIRMAN GRAY introduced Item #1.

Dan Ritter, Community Development Interim Director, introduced the American Planning Association training session. He thanked the APA Illinois Chapter, the Chaddick Institute at DePaul, and Paula Freeze (who provides coordination on behalf of the APA). He provided a brief introduction of David Silverman (Partner, Ancel Glink) and Jennifer Ganser (Assistant Comm. Dev. Director, Village of Lombard).

Jennifer Ganser (Assistant Comm. Dev. Director, Village of Lombard) and David Silverman (Partner, Ancel Glink) introduced themselves, and offered everyone present to introduce themselves. Ms. Ganser and Mr. Silverman then provided training per the attached presentation and fielded questions.

DRAFT

Receive Comments from the Public

- None

COMMISSIONER GASKILL made a motion to adjourn the Meeting. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a roll call vote. Hearing no opposition, he declared the Meeting Adjourned at 9:07 pm.

DRAFT



Citizen Planner Training

Tinley Park Plan Commission

November 3, 2022

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Participating Agencies

APA IL

DePaul University
Chaddick Institute for Metropolitan Development

Session Leaders:

- David Silverman, AICP
- Jennifer Ganser, AICP

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Agenda

1. Welcome and Introductions
2. Roles in the Process
3. Responsibilities of Commission Members
4. Findings of Fact
5. The Fine Print
6. Planning + Development 101
7. Tools of the Trade
8. Resources for Commissioners

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Roles in the Process

Citizen Planner Training
APA Illinois Chapter
Chaddick Institute

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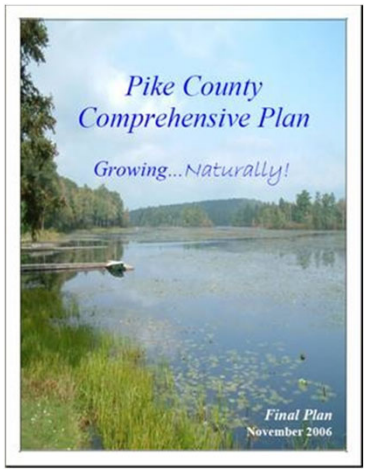

Role of the Commission and Commissioner

- Prepare plans for future of community
- Focus on community vision and character
- Note outstanding examples of development and place making in other communities.
- Visit developments after occupancy
- Keep informed on local issues via local media, municipal newsletter
- Current tools and techniques: APA publications, podcasts, news

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Role of Elected Officials

- Non-land use responsibilities
- Final authority on land use matters
- Policy direction to Commission
- Appoint Commission members

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Working with Elected Officials

- Clarify reasons for decision differing from commission decision
- Dialogue about common vision for community
- Consider if comprehensive plan needs updating
- Recommend any needed zoning amendments
- Provide insight from cases about current issues in community
- Suggest solutions for potential future problems

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Role of the Planner / Staff

- Planner may be a community employee, consultant, other staff member, or part time staff.
- Manages zoning entitlement process.
- Collects and analyzes information from applicants and feedback from other staff.
- Works closely with Commission to provided needed information about zoning applicants.
- Guides applicant and public regarding codes and hearings
- Educates citizens about purpose and process of planning
- Objective and consistent with both supporters and objectors
- Explains the request (the applicant advocates for request)

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Working with the Staff

- Call staff with any questions about upcoming case
- Review past cases to remain consistent
- Suggest changes to hearing procedure when needed
- Hold workshop for training on technical issues
- Suggest informal meeting with related municipal committees



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Staff Report



- Overview: applicant, address, action requested, notices
- Background: zoning and uses of site and surrounding area
- Data: description of site, history of prior uses, relief granted
- Comprehensive Plan objectives; zoning requirements
- Standards of review for Findings of Fact
- Documents from the applicant, reports from consultants
- Comments from other departments
- Communications from the public
- May or may not include staff recommendation
- Provide commission adequate time to read it

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Examples of Related Commissions

- Design Review Commission
- Economic Development Commission
- Environment Commission
- Historic Preservation Commission
- Transportation Commission



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Other Key Actors

Municipal Attorney

- Provides guidance on hearing procedure
- Might or might not attend hearing
- Clarifies zoning provisions for Commission

Public

- Listen
- Ask questions, provide testimony
- Be courteous to all

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Developer's Role

- Help to implement (build) the community's plan.
- Focus on certain types of development forms (a developer is not always in a position to provide all land uses).
- Provide the municipality complete, current, accurate information about the project (especially if seeking local funds or zoning relief).
- Work with the municipality to answer questions and resolve conflicts throughout the development process.
- Conform to requirements of approval.

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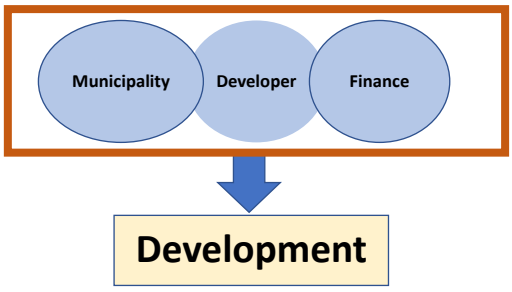
Developer's Perspective

- Can spend "6 figures" to be told no.
- Must meet the bottom line - there can be no vision nor any development without profit.
- Need to talk to the municipality early to understand the process - not all do.
- Towns have lots of rules, which change from town to town.
- Not all towns can explain the rules they have or why they have them.
- Financing is an essential element of the process – just as important as zoning approval.



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Other Jurisdictions

- School District
- Public Library
- Park District
- Fire Protection District
- Adjoining municipalities
- Townships
- County, Forest Preserve District
- Soil and Water Conservation District
- Stormwater Management Commission
- Water Reclamation District
- State Agencies: IDOT, IEPA, DCEO
- Federal Agencies: FHWA, FEMA, EPA



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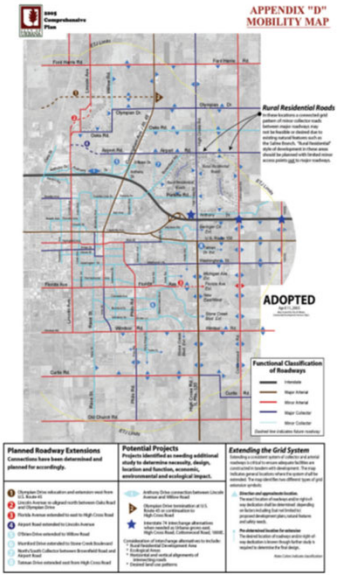

Regional Planning Commission

- RPC addresses issues that cross municipal borders such as: roads, transit, economic development, housing, air quality and water supply
- RPC cooperates with municipalities to further integrated planning for all sub-areas within jurisdiction
- RPC *recommends* on land use issues
- Municipalities *regulate* land use
- RPC partners with municipalities:
  - collects data
  - provides technical assistance to update plans
  - disseminates best practices, case studies
  - develops model plans and ordinances

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Becoming an ILAPA Member:

Chapter-Only Membership: Choice for non-traditional planners, allied professionals, plan commissioners, elected officials, engaged citizens, and those that want to stay up-to-date on Illinois planning (only $50/year). www.ILAPA.org



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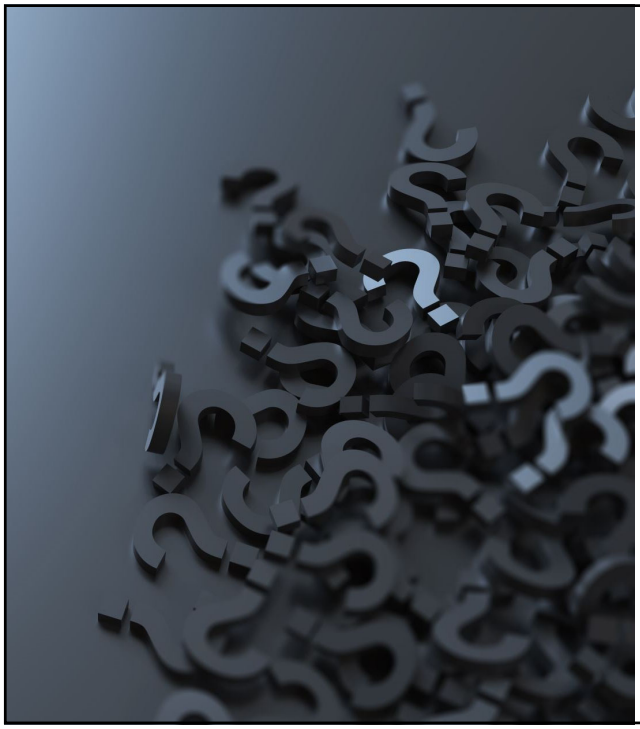

Questions and Discussion

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Responsibilities of Commission Members

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APA Illinois Chapter
Chaddick Institute

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Commissioner Responsibilities

Be Prepared
- Understand Comprehensive Plan and Zoning Ordinance
- Read packet to be informed at the hearing
- Visit site
- Understand proposal
- Contact staff with questions (before hearing)

Play an Active Role
- Attend; alert staff if will be absent
- Arrive on time
- Listen to staff, applicant, public, other commissioners
- Ask questions
- Consider project's relation to Comprehensive Plan

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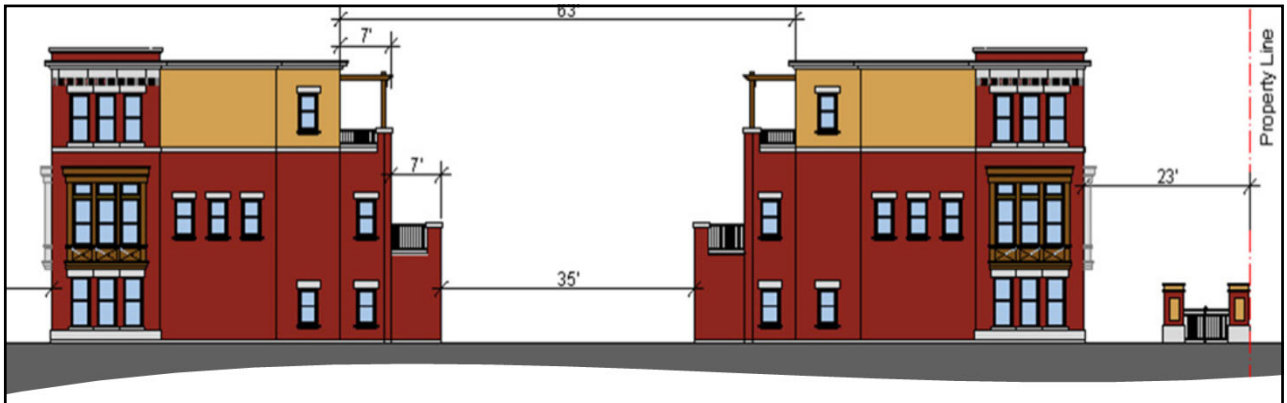

Commissioner Responsibilities

- Professionally perform duties
- Be consistent, fair and impartial
- Avoid jargon - use terms understandable to public
- Make all comments on the record
- Not necessary to repeat comments by other commissioners
- Be patient, courteous and respectful
- Remain calm; model appropriate behavior for all

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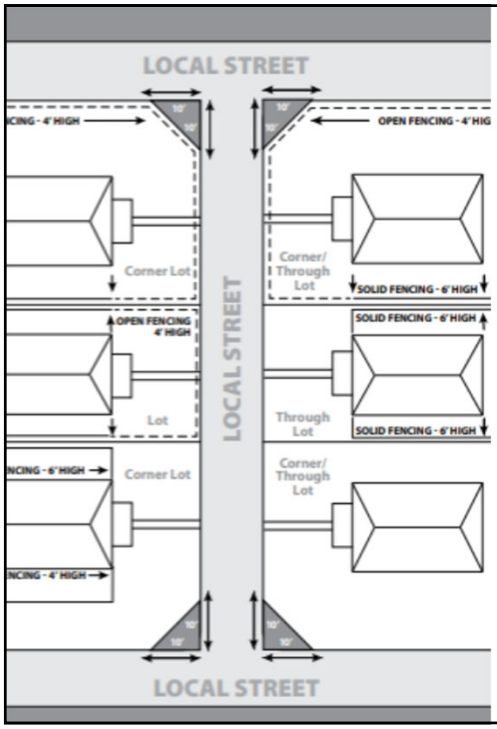

Commissioner Responsibilities

Hearing Responsibilities

- Generally follow Robert's Rules to give structure to hearing
- Avoid esoteric details of parliamentary procedure
- Consider requiring conditions to mitigate impacts raised by public
- Avoid debates: Hear public questions, comment later
- Obtain all information needed to make decision
- Continue hearing, if necessary, to obtain information

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Commissioner Responsibilities

Vote Based on Standards

- Explain how vote relates to standards of review
- Give appropriate weight to staff recommendations, if any
- Keep an open mind
- Recognize audience may not represent all views in community
- Discuss with the other members only during the hearing
- Do not exceed authority granted by Code or Statute

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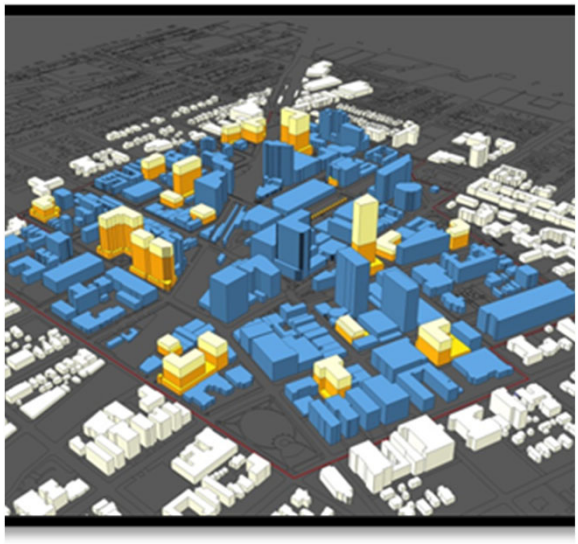
Items not Reviewed by Plan Commission

Some items reviewed by staff
- Building code issues
- Property maintenance issues
- Private security

Some items reviewed by elected officials
- Financing

Some items not reviewed by Municipality
- Interior design
- Internal business operations
- Rents, sale prices and unit mix
- Business competition (free market)



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Responsibilities of the Chair

Run Efficient, Effective Meeting

- Quality decisions by Commission depend on strong leadership by Chair
- Chair controls meeting and sets tone
- Ensures all interested parties have input
- Focuses discussion on the topic
- Expedites action
- Votes

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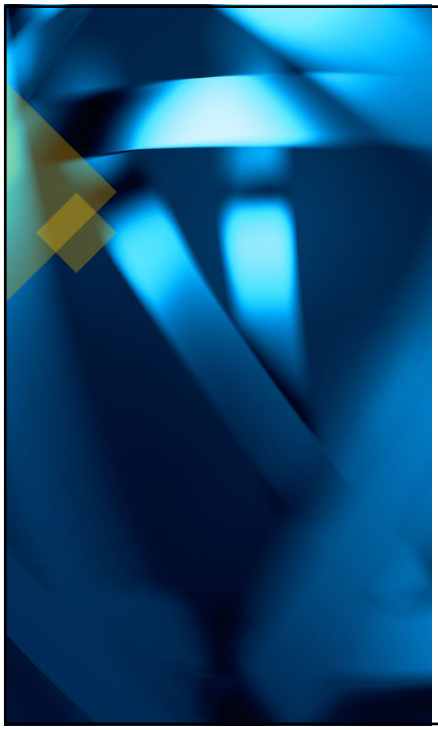
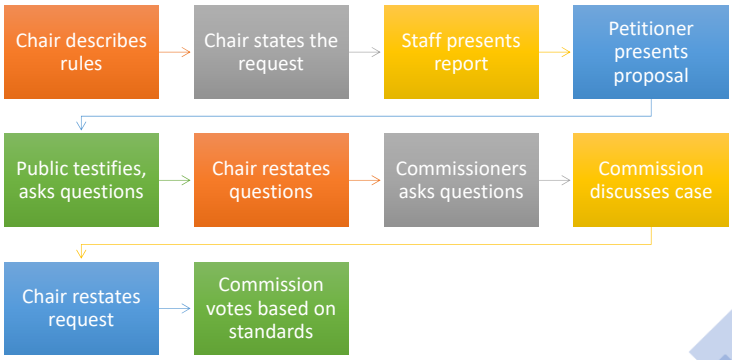


Typical Hearing Procedure



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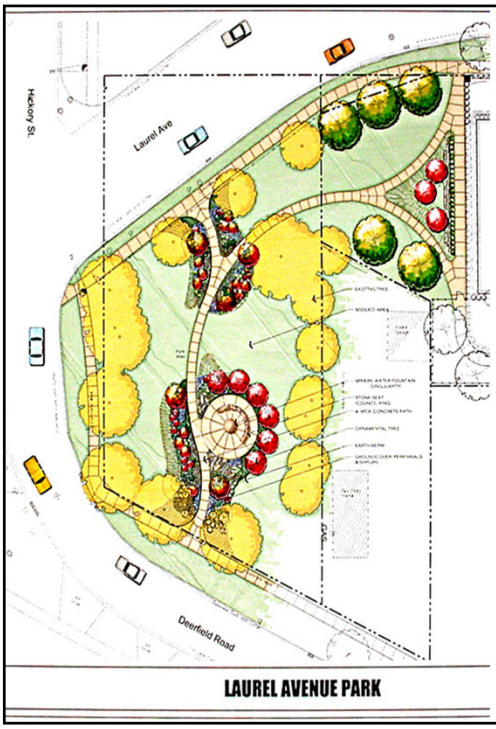

Taking Testimony

Holding a fair hearing so all views heard

- Ensure that all have the right to speak
- Weigh relevance of testimony to standards of review
- Consider all the testimony in voting
- Number of people for or against the application is not criteria for decision

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Findings of Fact

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APA Illinois Chapter
Chaddick Institute

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Findings of Fact

- Basis to ensure fair decisions
- Consistency with the Plan
- Evidence must show standards are met
- Refer to standards when voting
- Essential if there is litigation

- Setting a precedent
  - Proposal considered on its merits
  - Record clear reason for decision

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Findings of Fact

Illinois Supreme Court case: La Salle National Bank of Chicago v Cook County (1957)

- Zoning is constitutional
- Zoning cannot be arbitrary, capricious
- Health, morals, safety and general welfare of the public

The "LaSalle Factors" – basis of zoning standards:

- Existing uses and zoning of nearby property
- Suitability of property for zoned purpose
- Length of time property has been vacant
- Decrease in owner's property values
- Promotes public health, safety and welfare
- Gain to public versus hardship to owner

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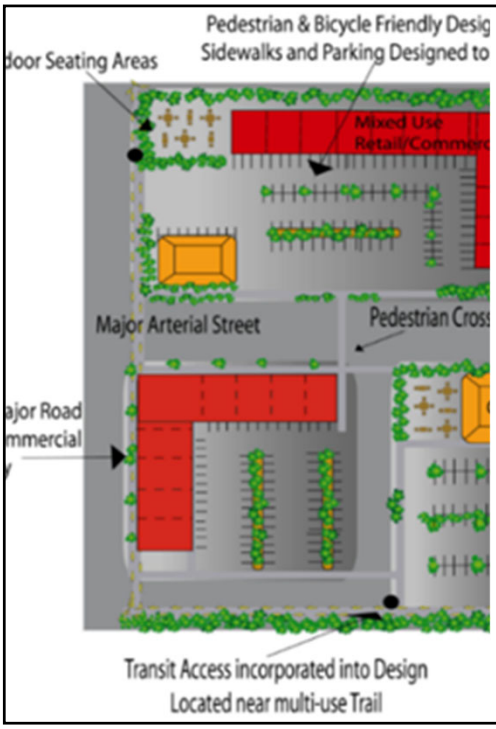

Special Uses

Special Uses are considered appropriate for the Zoning District, and…

- Possess unique characteristics to consider:
- Mitigate impact of us use upon neighboring property, public facilities
- Mitigate impact of use upon environment, natural resources, community
- Consider public need for the particular use at the particular location

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Tinley Park: Special Use Standards

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;

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Tinley Park: Special Use Standards

Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

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.

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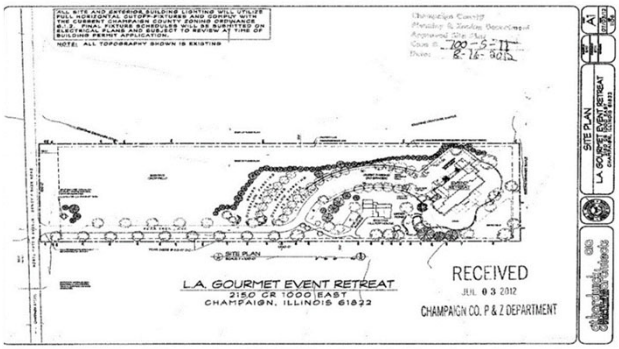

Variations

- Variations may be granted when carrying out the strict letter of the code will create a practical difficulty or a particular ***hardship*** for the owner.
- The particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner,
- Variation must be in harmony with the purpose and intent of the zoning code.
- Ordinances often limit variations
- Use variations are not good zoning

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Tinley Park: Variation Standards

Standards for Variations: The Board or Plan Commission, as the case may be, shall not recommend a variation of the regulations of this Ordinance, as authorized herein, unless it shall have made Findings of Fact, based upon the evidence presented to it, in each specific case that:

a. 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;

b. The plight of the owner is due to unique circumstances;

c. The variation, if granted, will not alter the essential character of the locality; and

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Tinley Park: Variation Standards

d. For the purpose of implementing the above rule, the Board or 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 applicant have been established by the evidence:

(1) 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;

(2) The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;

(3) The purpose of the variation is not based exclusively upon a desire to make more money out of the property;

(4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

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Tinley Park: Variation Standards

d. For the purpose of implementing the above rule, the Board or 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 applicant have been established by the evidence:

(5) 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

(6) 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.

e. The Board or Plan Commission may recommend, and the Village Board of Trustees may require, such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this Section to reduce or minimize the injurious effect of such a variation upon other property in the neighborhood, and better to carry out the general intent of this Zoning Ordinance.

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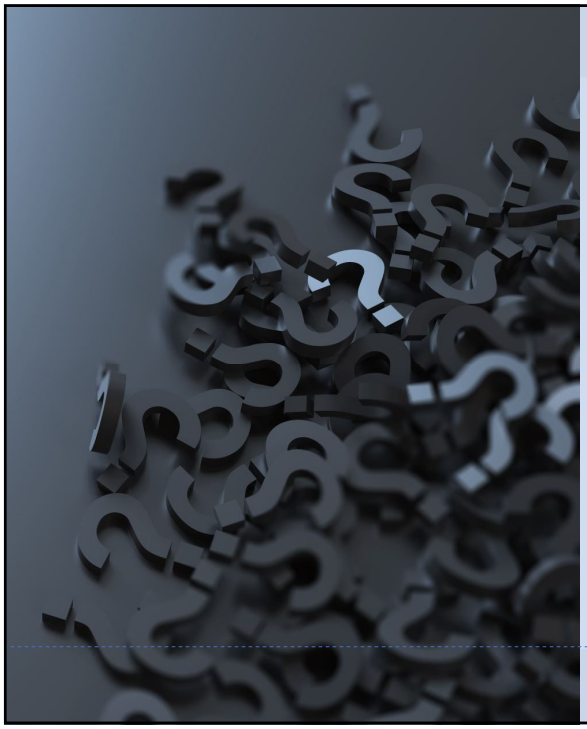

Questions and Discussion

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The Fine Print

Citizen Planner Training
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Chaddick Institute

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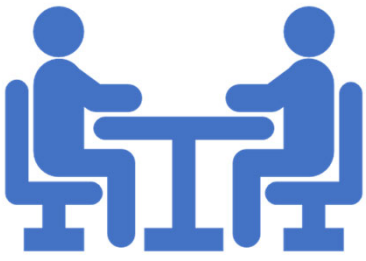

Ex Parte Communications

- Contact between Commissioners and applicant, opponents or supporters outside public hearings
- Includes in person contact, phone calls, written materials provided by applicant or interested party
- Avoid it as could invalidate ultimate determination
- Suggest the interested party attend the hearing or send comments to staff
- At the site: avoid contact with public, if possible
- Disclose any ex parte contact at the hearing

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Ethics

- Intent: serve public interest without opportunity for personal gain
- State Statute 5ILCS 430/1-1 et seq. and Municipal Code
- Applies to elected and appointed officials and employees
- Limits specified gifts and certain political activities
- Some communities have Ethics Advisor or Ethics Commission
- For questions, check with staff or Municipal Attorney

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Conflict of Interest

Having a business or financial relationship with an applicant as a client or customer

Having a financial interest in the project or are business partner with applicant or own the property

Appearance of Impropriety

- No conflict of interest exists but it may impair ability to exercise independent judgment
- A relationship between applicant and Commissioner such that a reasonable person may believe a conflict exists

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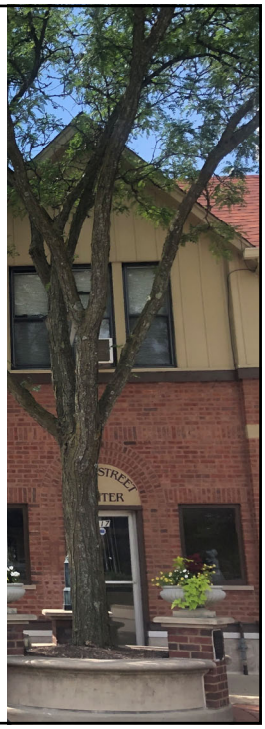
Conflict of Interest

- ***Recuse*** when an actual conflict of interest exists, do not participate in the hearing and leave the room
- ***Disclose*** on the record the relationship when there may be an appearance of impropriety



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Conflict of Interest

What is not a Conflict of Interest?

- Voting on general laws which affect all citizens
- Request from organization in which you are a member
- Commissioner related by blood or marriage to applicant, but has no financial connection to project

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Open Meetings Act

Why have the Open meetings Act?

- Public access to information
- Understand decision making process
- Strengthen transparency
- Hold government accountable

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Open Meetings Act

- All commission meetings are open to the public
- When commission hears testimony on a specific case, it is a public hearing (which requires 15 day notice)
- When commission meeting is informal workshop, it is a public meeting (which requires 48 hour notice)
- Gathering of a majority of quorum to discuss public business is a public meeting
  - Meetings
  - Phone calls
  - Video conferences
  - Email
  - Instant messaging

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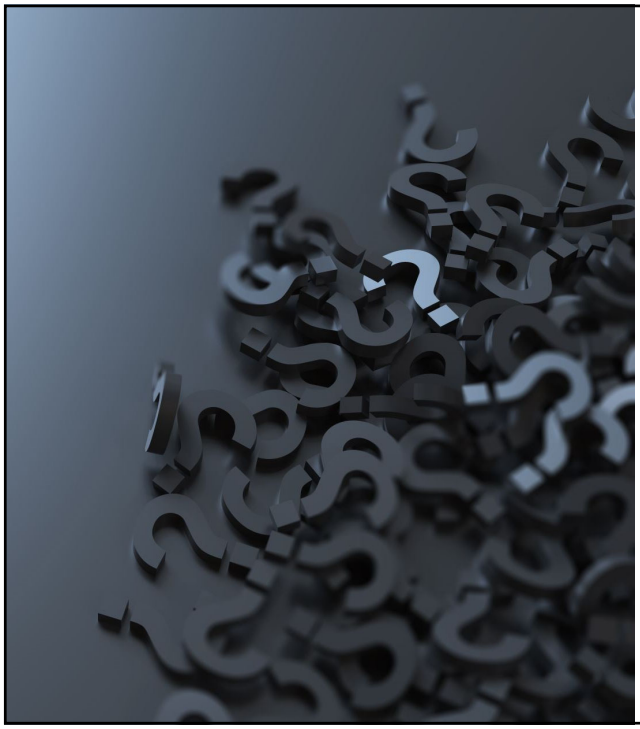

Questions and Discussion

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Planning and Development 101

1. People
2. Places
3. Programs

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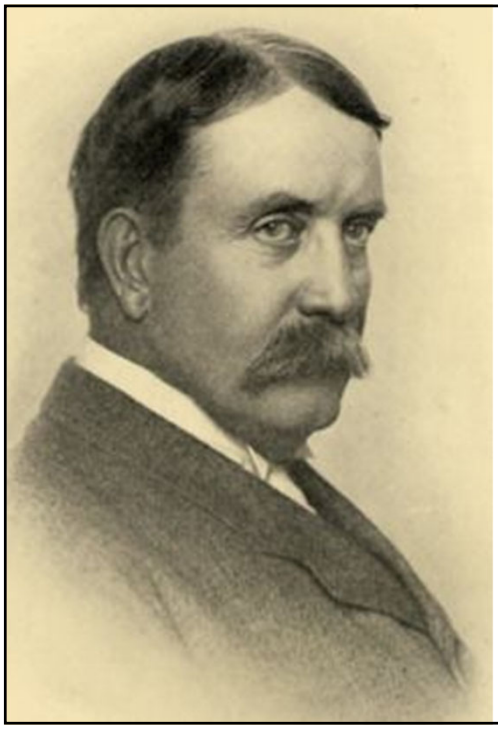

Make No Little Plans

Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work.

Daniel Burnham

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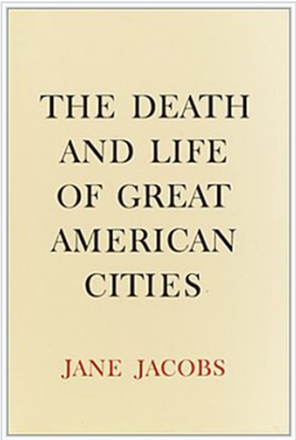
Jane Jacobs (1916 – 2006)

- Journalist
- Author
- Activist
- Theorist
- Greenwich Village
- Robert Moses



Cover of *The Death and Life of Great American Cities*



Jacobs as chair of a Greenwich Village civic group at a 1961 press conference

Photos: Wikipedia

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A Brief History of Planning

- 1893: Chicago Worlds Fair
  - "White City" - vision of what cities could be
- 1909: City Planning evolving
  - Burnham Plan for Chicago
- 1916: New York City
  - first zoning law
- 1926: U.S. Supreme Court
  - Ambler Realty v. Euclid, Ohio

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Tools of the Trade

Citizen Planner Training
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Policy Planning

- Foundation for Implementation, Planning, Budgeting, Grants, CIP…
  - Comprehensive Plan
  - Downtown Plan
  - Corridor Plan
  - Neighborhood Plan
  - Housing Plan
  - Watershed Plan
  - Transportation Plan
  - Preservation Plan
  - Sustainability Plan
- Process fundamentals apply all Planning.

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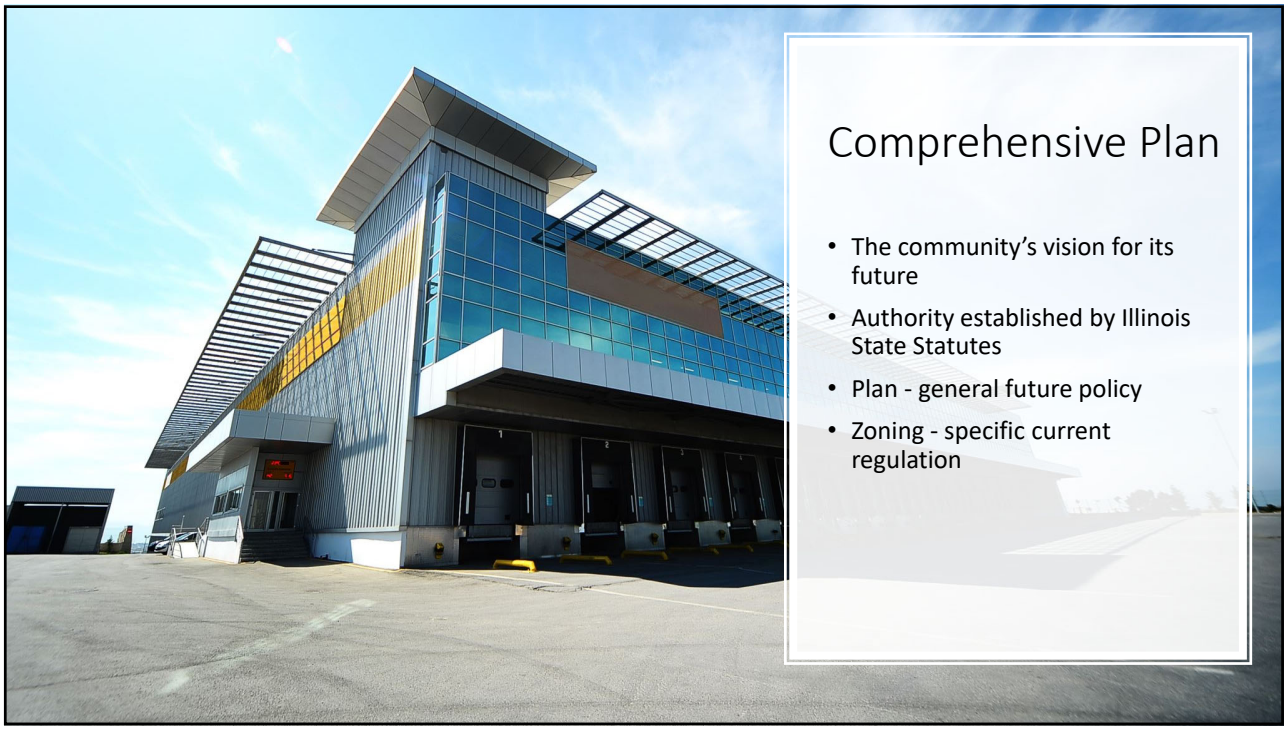

Comprehensive Plan

- The community's vision for its future
- Authority established by Illinois State Statutes
- Plan - general future policy
- Zoning - specific current regulation

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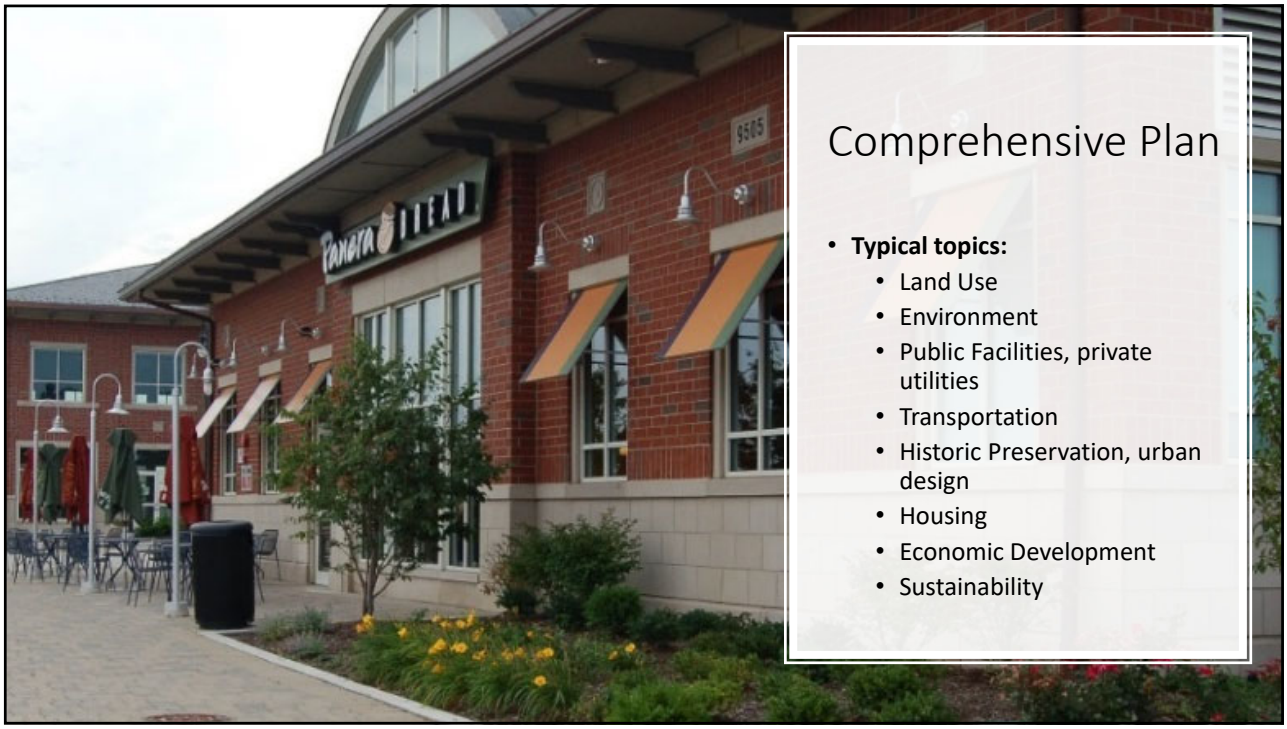

Comprehensive Plan

- **Typical topics:**
  - Land Use
  - Environment
  - Public Facilities, private utilities
  - Transportation
  - Historic Preservation, urban design
  - Housing
  - Economic Development
  - Sustainability

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Public Participation in Planning

- Educates and informs the public
- Public ownership of plan supports implementation
- Various formats to engage residents and businesses
  - Print, radio
  - Local cable TV access channel
  - Social Media
  - On line survey
  - Advisory groups
  - Design charrette
  - Open house
  - Public hearing
- No right answer, customize the community.

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Working with the Public

- Make participation as easy as possible
- Work for maximum turnout, don't expect it
- Keep workshops interesting, interactive, and fed
- Anticipate and answer questions – teach, don't lecture
- Publicize meeting on websites, social media, public places, in multiple languages if appropriate.
- Provide copies of material for public
- Public hearings
  - Create atmosphere that welcomes public participation
  - Arrange agenda so simple, non-controversial cases are first

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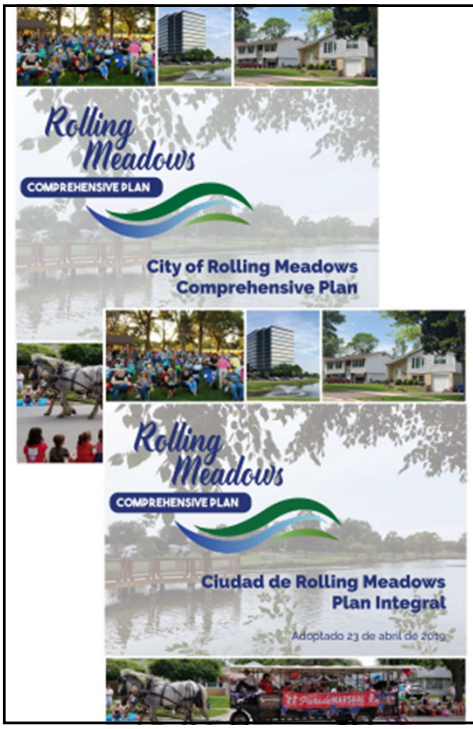

Who are your Neighbors?

- Senior citizens, 65 and older; children, 18 and under
- Disabled
- Asian, Black, Hispanic, Native American, White
- High school education, graduate level education
- Speaks a foreign language at home
- Currently unemployed, retired, student
- Income below poverty line, below 80% of median income
- Lives in a single-family home (owner or renter); homeless
- Lives in a multi-family structure (apartment, townhome, condo)
- Moved from another state, moved from another country

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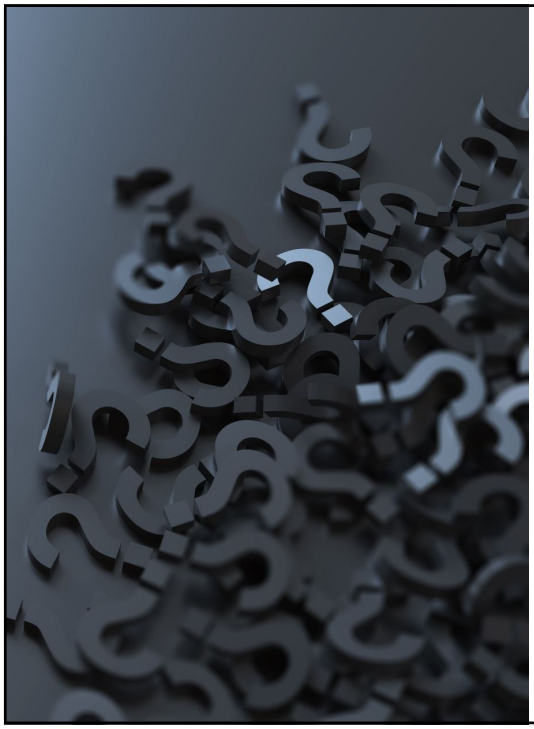

Questions and Discussion

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Regulating Development

- Police Power – health, safety, welfare
- Balance community character and economic development
- Clear structure with objective codes applied consistently
- Predictable, fair, timely process
- Each community is different
- No right answer, but consider legal limitations
- Design Guidelines

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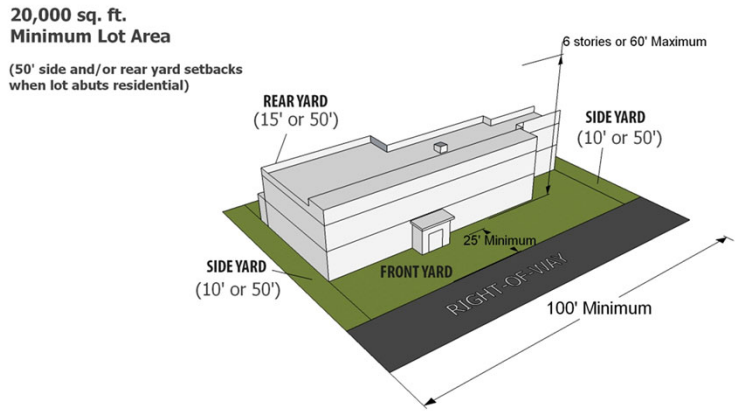
Zoning



- Creates predictability. Protect residents from others' actions, not primarily to limit owner's use
- State statutes authorize local governments to zone; case law limits how zoning is used
- Tools to implement Plan by regulating
  - Use of land
  - Amount of open space on lot, building setbacks
  - Bulk of buildings, land coverage on lot

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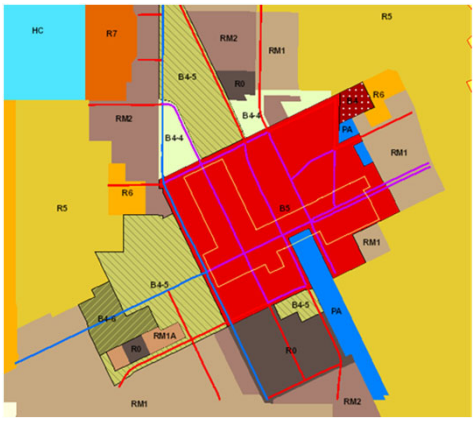
Zoning Districts

- Single Family
- Multiple family
- Central Business District
- Mixed Use
- Retail
- Commercial
- Office
- Manufacturing
- Institutional
- Open Space
- Agricultural
- Overlay District(s)



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Types of Zoning Approval



- Permitted Uses (no hearing)
- Variation or variance
- Special Use or Conditional Use
- Planned Development or PUD

- Conditions
  - Must be rational nexus to proposal
  - Listed in approving ordinance

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Planned Development

(aka Planned Unit Development)

Benefits to Developer

- Flexibility in design
- Phased construction
- Consolidates variations

Benefits to the Municipality

- Public Benefit
- Open space & recreational areas
- Preserve natural features & environmental resources
- Incentivize Community Goals (ie. historic preservation, affordable housing)

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Keeping Zoning Current

- Text Amendment changes the language in the code
- Map Amendment changes the zoning district for some parcels - avoid spot rezoning just one parcel
- Often amend zoning text and zoning map after new Comp Plan adopted

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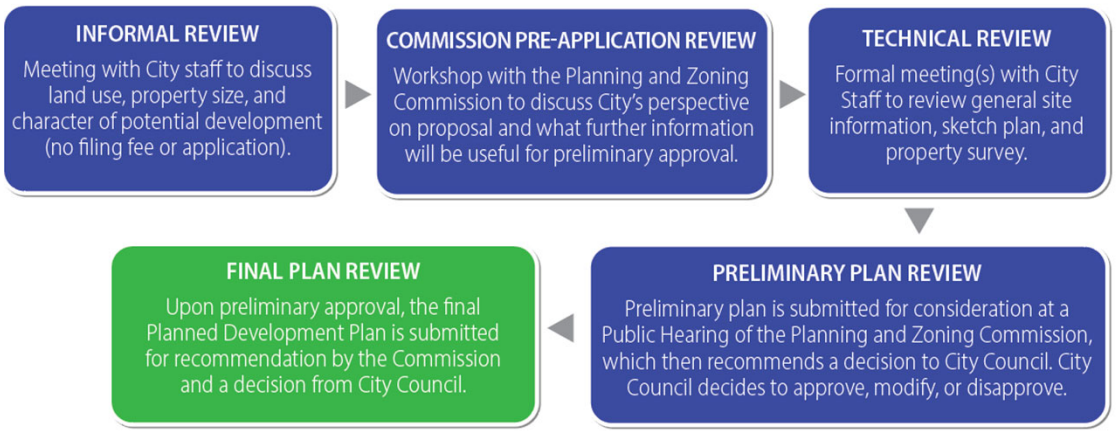
Example of Planned Development Process



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Subdivision



- Procedure to regulate division of land into lots for sale, lease, or development
- Operates with zoning code and building code
- Affects the look and function of a community
- Requirements for access, safety and health
- Technical process to confirm plat meets standards in the ordinance
- Dedication of Land or Fee in Lieu for Schools and Parks

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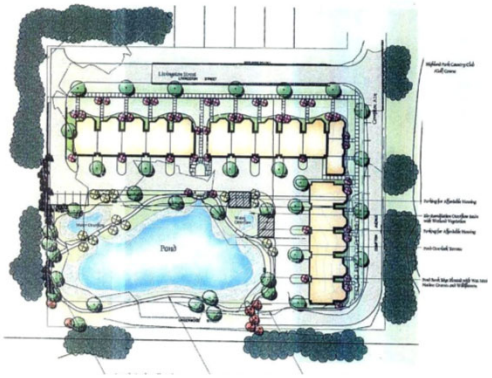

Subdivision Regulations

- Public Improvement Standards Define Community Character
  - Roads, curbs & gutter, street lighting
  - Sidewalks (both sides of the street?), paths
  - Utilities, stormwater (sewer or swale?)
- Approval Process Ensures Infrastructure Installation
  - Ministerial Function
  - Plan Commission reviews preliminary & final plat
  - Elected officials act on preliminary & final plat
  - Utilities installed in advance of / concurrent with lotting

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Annexation

- Growth tool to expand municipal boundaries
  - Address potential impacts of adjacent properties outside of municipality
- Voluntary Annexation may be in advance of contiguity
  - Pre annexation agreement sets parameters for later annexation
- Force Annexation
  - Required to be less than 60 acres and surrounded by municipality

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Resources for Commissioners

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Resources:

- Staff, local library
- APA website, magazine, books, podcasts
- APA state & national conferences and webinars
- APA's The Commissioner newsletter
- Local and National media and newspapers
- Planning Commissioner's Journal (plannersweb.com)

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Resources:

- American Planning Association
  - www.planning.org
  - www.ilapa.org
- Websites & Listserves
  - www.planetizen.com
  - www.plannersnetwork.org
- Other Organizations
  - https://las.depaul.edu/centers-and-institutes/chaddick-institute-for-metropolitan-development/pages/default.aspx
  - www.strongtowns.org
  - www.cnt.org
  - www.pps.org
  - www.landmarks.org
  - www.savingplaces.org
  - http://petepointnerplanning.blogspot.com/

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Diversity, Equity, and Inclusiveness Resources:

- APA Annual Diversity Forums: https://planning.org/diversity/efforts/
- 2019 PAS Memo Increasing Diversity, Equity and Inclusion in Planning: https://planning.org/publications/documents/9176238
- APA-IL 2017 Planning for Equity Program: https://www.ilapa.org/diversity-equity-inclusion
- APA Ambassador Program: https://planning.org/ambassadors/
- APA Diversity and Inclusion Training: https://learn.planning.org/local/catalog/view/product.php?globalid=LRN_PAC18_001
- APA course Promoting Diversity and Inclusive Communities: https://learn.planning.org/local/catalog/view/product.php?globalid=LRN_188182
- American Association of University Women Work Smart Online: www.salary.aauw.org
- American Planning Association Equity Policy Guide (2019): https://planning.org/publications/document/9178541/
- Informational Videos -- Jim Crow of the North: https://www.tpt.org/minnesota-experience/video/long-lead-jiyjix/ and The Color Tax: https://www.youtube.com/watch?v=UVHqMbyzZ-Y

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Thank You!

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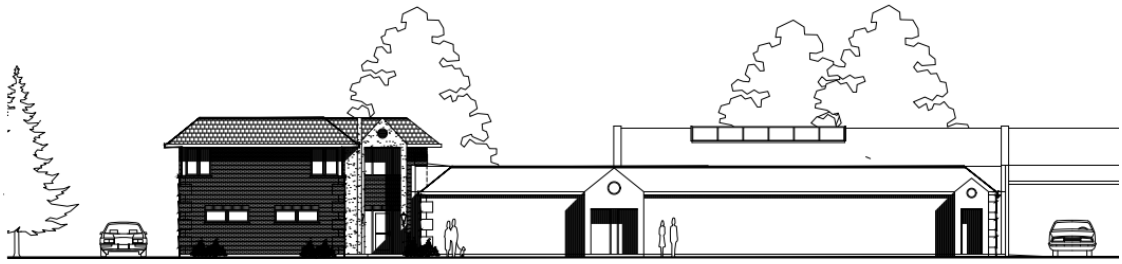
PLAN COMMISSION STAFF REPORT

November 17, 2022 – Public Hearing

Brady Gill Funeral Home Addition

16600 Oak Park Avenue



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

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.

Changes from the October 20, 2022 Plan Commission workshop are indicated in **Red**.

EXISTING SITE & HISTORY

The existing funeral home is a freestanding building located on Oak Park Avenue north of 167th 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.

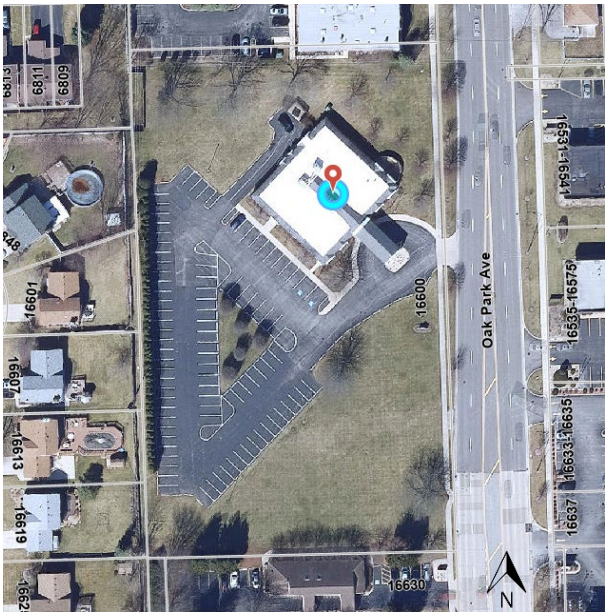




Recent Google Streetview Imagery Along Oak Park Ave. Frontage



Location Map



Aerial of Site



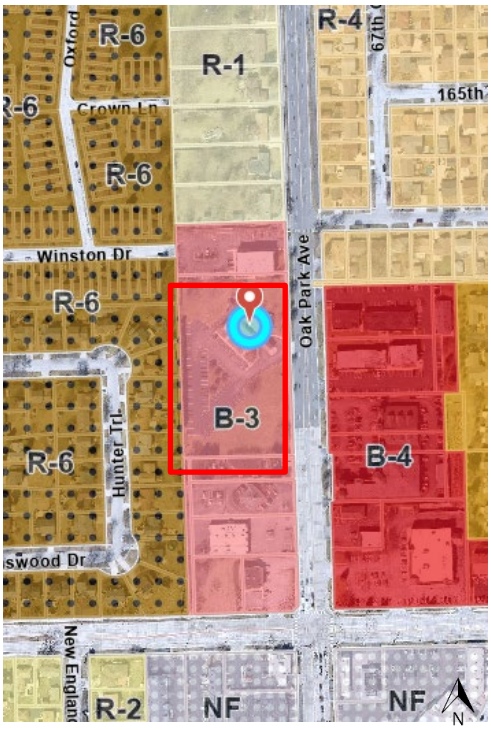
Existing Driveway Access

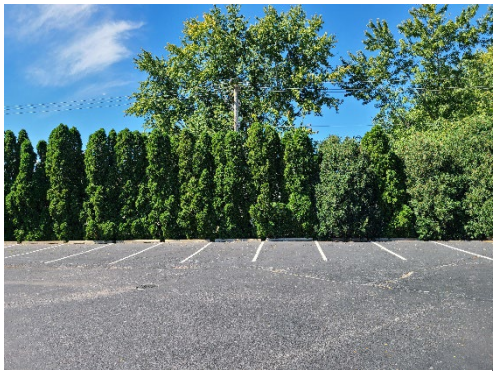
ZONING & NEARBY LAND USES

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.

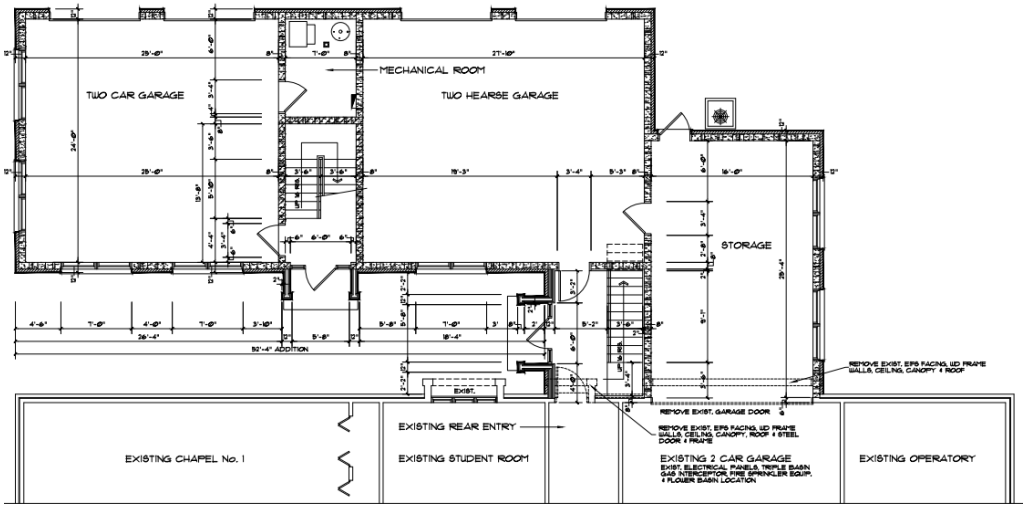
SPECIAL USE FOR APARTMENT

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.

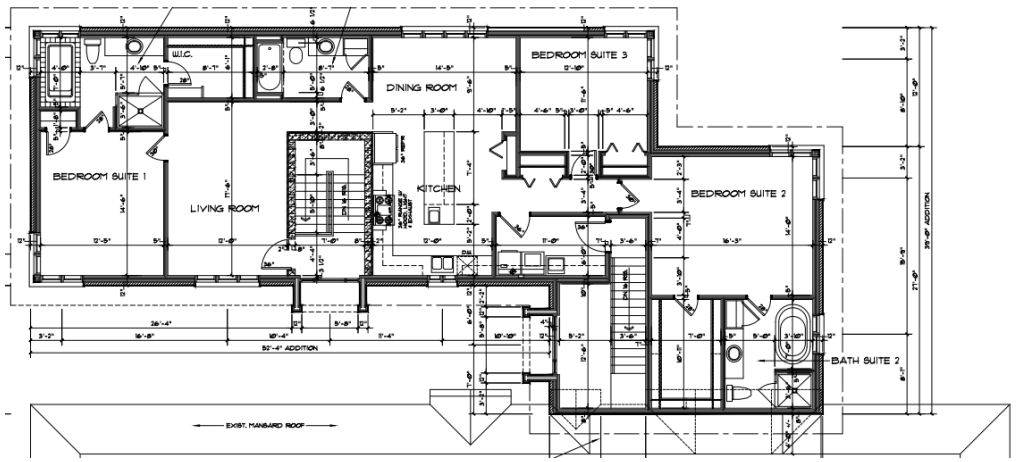
The proposed apartment will be the second floor of the proposed addition. The proposed orientation is to the northwest and rear of the existing funeral home, set back from Oak Park Avenue. Most of the addition will be obscured by the funeral home to Oak Park Avenue's frontage. The new driveway for the 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 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.~~

Plan Commission Workshop feedback was supportive of the proposed apartment use. The Commission noted the addition helps increase density and offer business benefits. The Special Use Permit will not restrict outside tenancy, but the Petitioner noted the apartment will not be intended for that purpose. The Petitioner's architect also noted the proposal improves the use of space, as the sprinkler system, water tanks, and flower delivery are currently in the same space as the existing garage. The addition designates additional space for these uses.



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



Proposed Addition's 2nd Floor Plan (Apartment)

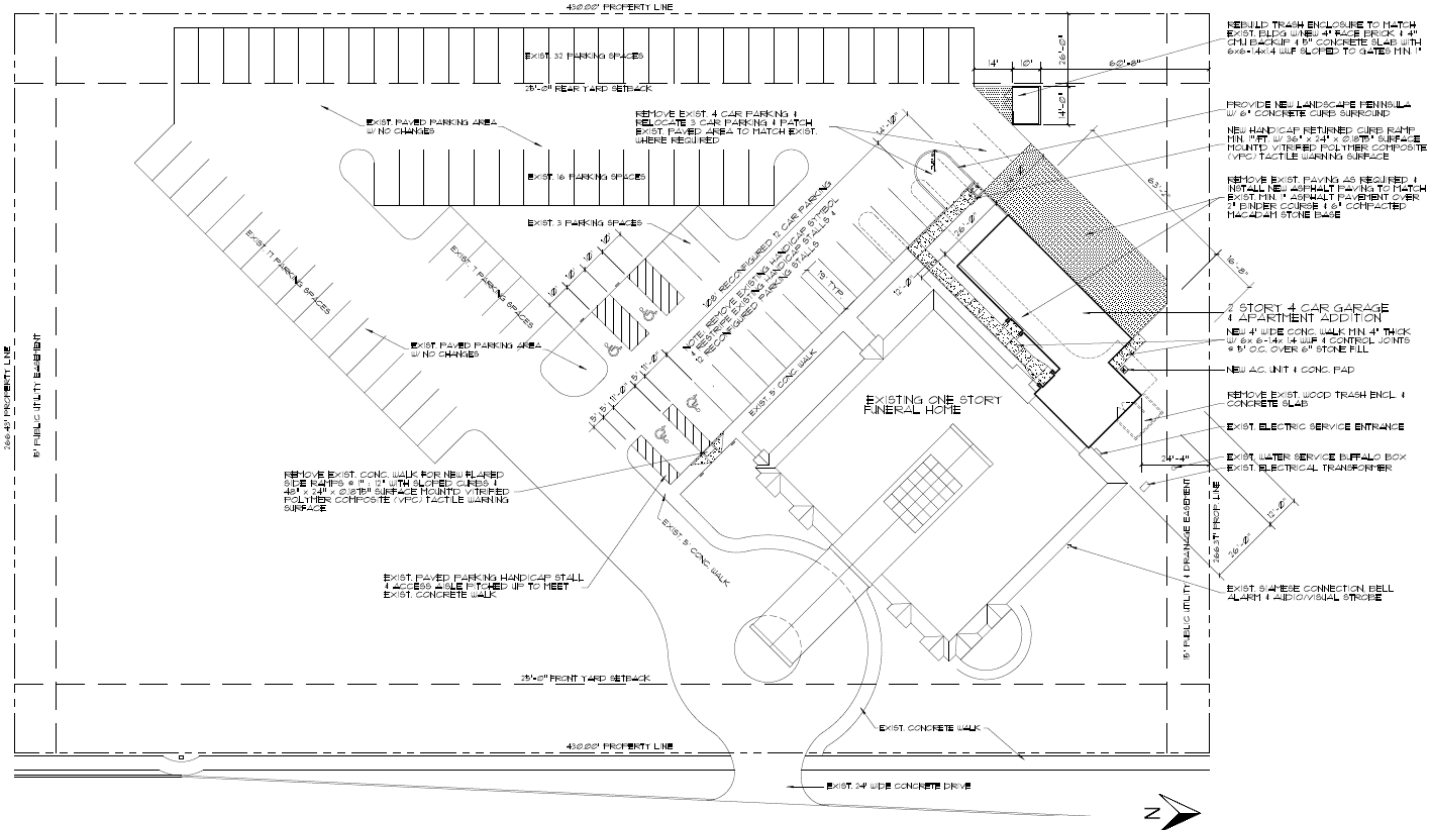
SITE PLAN

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.

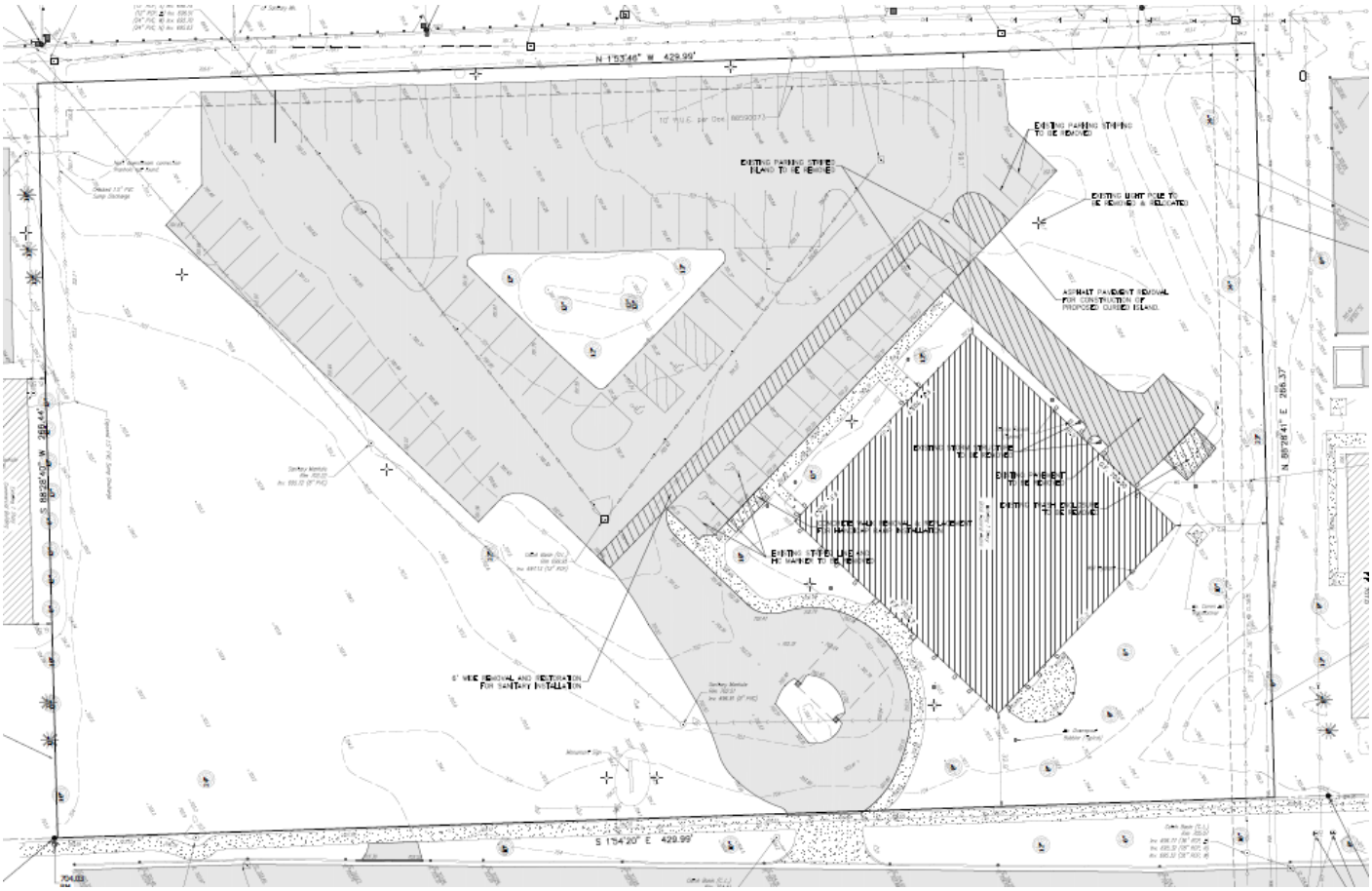
There will be a new ground mechanical unit located in the northern niche space between the back of the storage room and side of the garage. With the proposed site improvements, there will be some lawn remaining to the northwest corner of the site. The architectural plans have been updated to coordinate with the preliminary engineering plans, depicting a small corner cut of the driveway access so that it won't be in the public utility and drainage easement.

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,



Proposed Architectural Site Plan (Updated – Driveway Corner Cut)

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 (Set Updated – No change to this sheet)

~~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.~~

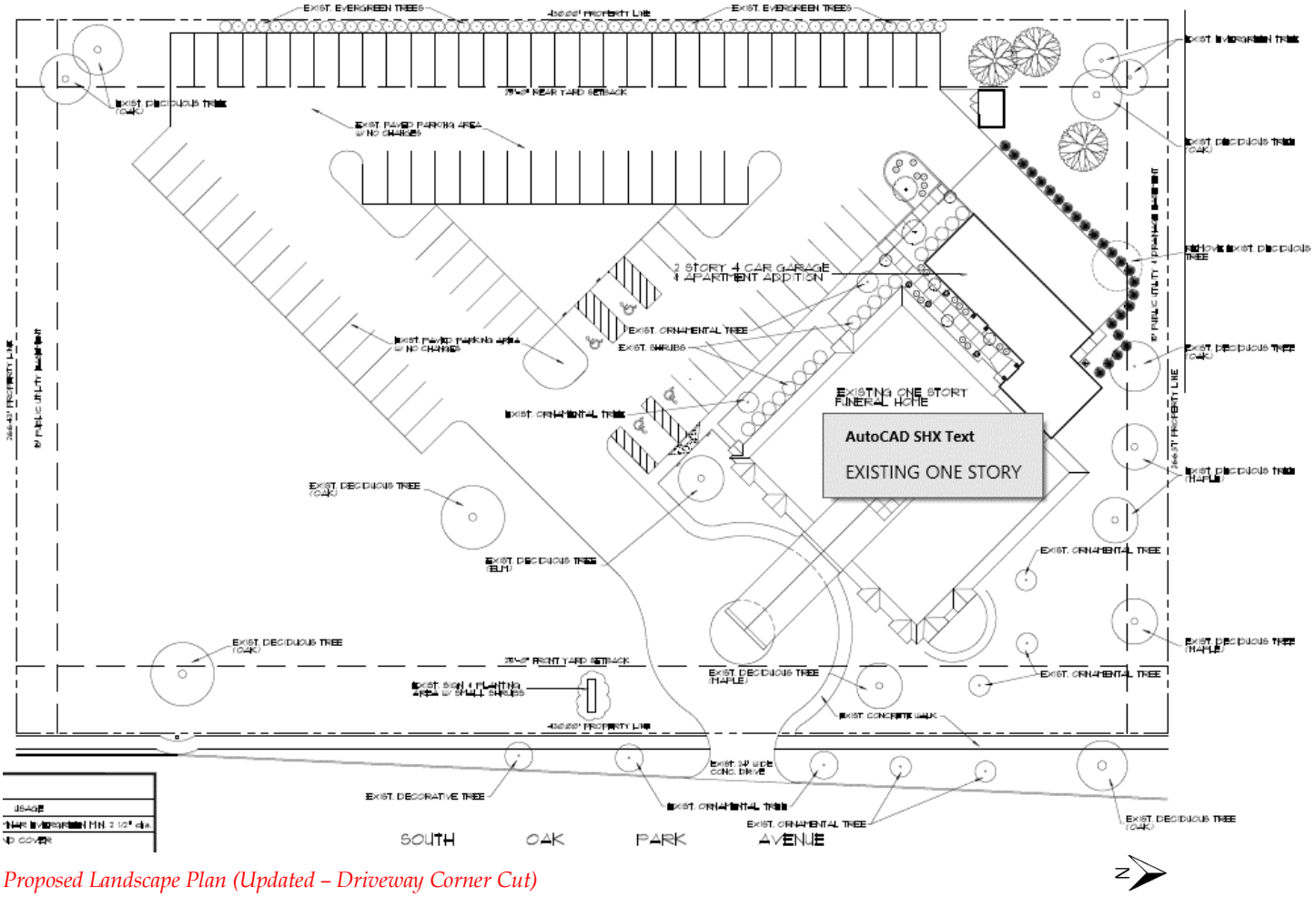
Plan Commission Workshop feedback was in support of the proposed site improvements, addition, driveway, landscape peninsula, and trash enclosure.

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 be between the southwest façade of the addition and the row of parking. The other will be on a new curbed, landscaped peninsula.

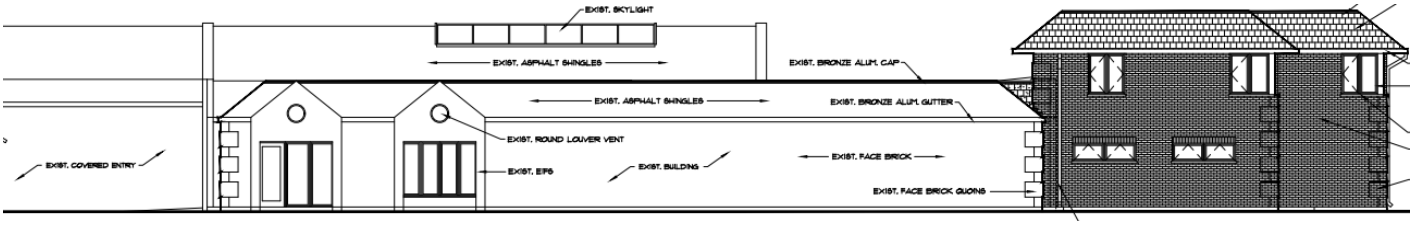


Proposed Landscape Plan (Updated – Driveway Corner Cut)

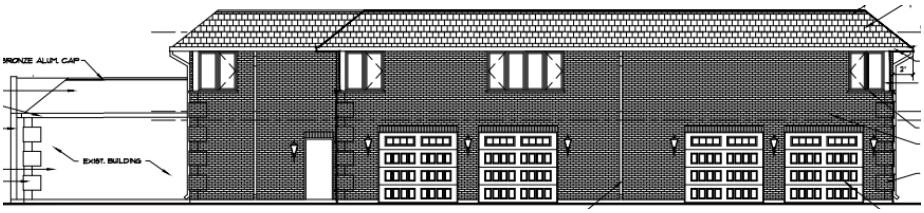
The new curbed, landscaped peninsula was requested by Village Staff to help address the Village's Landscape Code requirements and guide vehicles through the lot. Staff is not supportive of a waiver to exclude it. The Landscape Code requires that parking lot islands (peninsulas) shall be located at the 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. Prior to the Plan Commission workshop, the Petitioner's architect stated they were not supportive of these areas as they felt 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. At the Plan Commission Workshop, there was no objection raised to the landscape peninsula. The Commission expressed agreement with code requirements for the peninsula, and that it will help alleviate traffic concerns. The Petitioner's architect noted the smaller tree and bushes were proposed to help not obstruct viewpoints. The preliminary engineering plans were slightly modified to depict the correct width (14'-10" face to face) of the proposed peninsula in coordination with the architect's drawings.

ARCHITECTURE

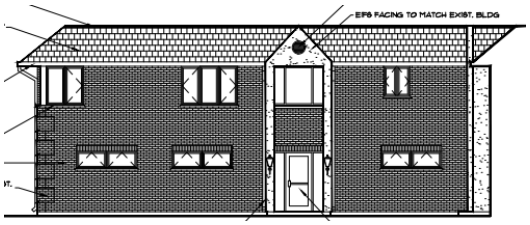
The Petitioner proposes to have the addition match the existing building where possible. The general shape of the roofline and architectural details is largely similar.



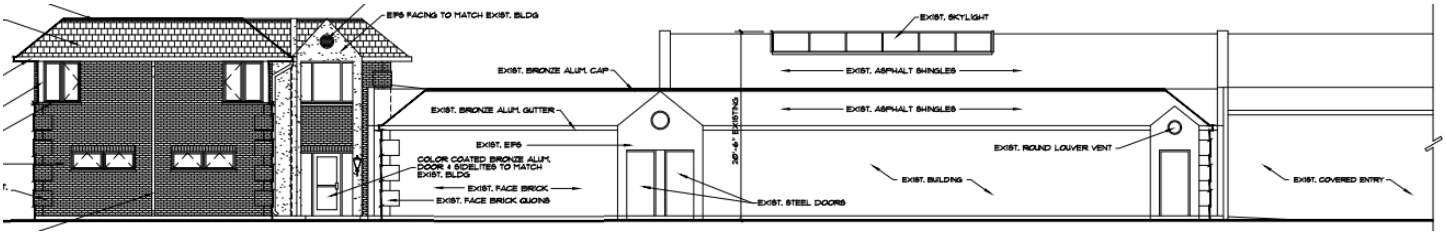
Looking Southwest



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.





Existing Architecture

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

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.***~~

Plan Commission Workshop feedback was in support of the addition's design and materials, including the submittal as proposed to the Commission, where the brick helps break up the expanse of EIFS at the entries. The Petitioner's architect stated the reason for originally wanting all EIFS between the windows and door was to appear more delicate. He felt the brick looks massive at the entry. The Commission did not object to a recommended condition of approval that samples be provided during the permit process.

PARKING

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

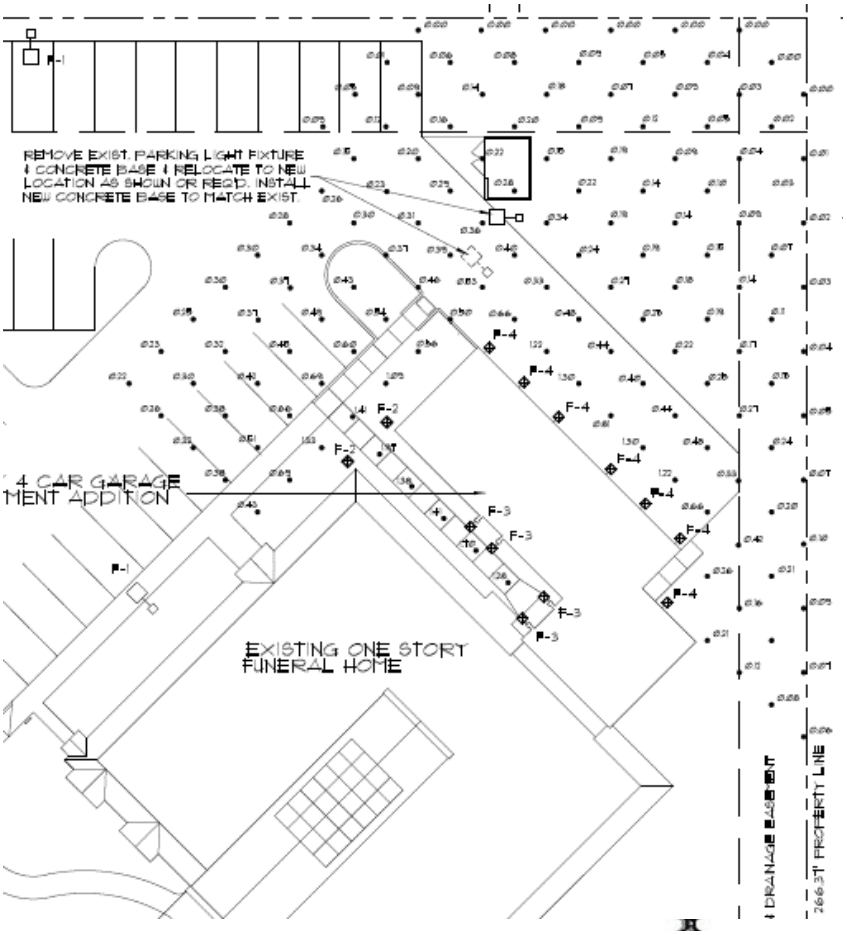
provide three chapels at most with wall partitions, which requires only 60 parking spaces plus funeral vehicle space. The Petitioner has noted that since the pandemic, the funeral home has largely operated as one chapel without the partitions. Even when calculating for the more restrictive three-chapel 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.



Proposed Lighting Plan (Updated – Driveway Corner Cut)



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.***~~

There were no objections raised to the proposed lighting at the Plan Commission Workshop.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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 of 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

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

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

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
   - ***The public health, safety, morals, comfort, or general welfare will not be negatively impacted by the proposed dwelling use. The primary entry of the dwelling will be separately dedicated for its use so that everyday operations of the funeral home continues. The apartment's location meets the Village's area, bulk, and setback zoning requirements.***

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
   - ***The proposed dwelling use will not be injurious to the use and enjoyment of other surrounding properties and not impair property values in the neighborhood. The proposal is complementary to the residential developments abutting the west side of the property and the principal commercial use of the property.***

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 proposed dwelling unit is part of an addition which will not impede the normal and orderly development of surrounding properties. The addition is of compatible scale and design to the area. The dwelling use will fit in with the existing surrounding residential developments.***

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
   - ***Adequate utilities are being proposed as part of engineering plans. Access roads and other necessary facilities are already existing with no changes proposed.***

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
   - ***Adequate measures have been taken to provide ingress and egress. A landscape peninsula will direct driveway access at the end of the parking lot.***

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 states that the proposal will conform to all other applicable codes and regulations.***

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
   - ***The proposal will indirectly contribute to the economic development of the community by providing a dwelling use and additional taxable property value.***

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.

MOTIONS 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 recommended conditions:

Motion 1 (Special Use Permit):
"…make a motion to recommend 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, at 16600 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report.

Motion 2 (Site Plan/Architectural Approval):
"…make a motion to grant the Petitioner Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services, Site Plan and Architectural Approval at 16600 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report, subject to the following conditions:

1. *Approval is subject to final engineering review and approval by the Village Engineer.*
2. *Approval is subject to approval of the requested Special Use Permit by the Village Board.*
3. *Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

LIST OF REVIEWED PLANS

	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, Floor Plans, Elevations	CB Designs	10/7/22
	Architectural Drawings (Updated) –Site Plan, Landscape Plan, Lighting Plan	CB Designs	10/7/22, reflects corner cut of driveway within easement
	Lighting Manufacturer Specification Sheet	Hinckley Manor	Undated
	Preliminary Engineering Drawings (Updated)– Cover Sheet, Existing Conditions & Removal Plan, Geometric Paving & Utility Plan, Grading Plan	DesignTek Engineering, Inc.	11/3/22
	Original Proposal Color Rendering Board	CB Designs	Undated / Aug. 2022

Tinley Park ILLINOIS
Life Amplified

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

- [x] 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' 114,552 S.F.

Estimated Project Cost: $ 250,000.00

OWNER OF RECORD INFORMATION
Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Melissa Christeson **Company:** Brady-Gill Funeral Home

Street Address: 16600 Oak Park Ave **City, State & Zip:** ~~16600~~ Tinley Park, IL 60477

E-Mail Address: [redacted] **Phone Number:** [redacted]

APPLICANT INFORMATION

- [x] 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 Christeson **Company:** BGFH

Relation To Project: Owner

Street Address: 16600 Oak Park Ave **City, State & Zip:** Tinley Park IL 60477

E-Mail Address: [redacted] **Phone Number:** [redacted]

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 Bannemann *(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: [redacted]

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 a[redacted]

Property Owner Signature: [redacted]

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 MATCHS 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 CONGRESTION 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 proponate 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,

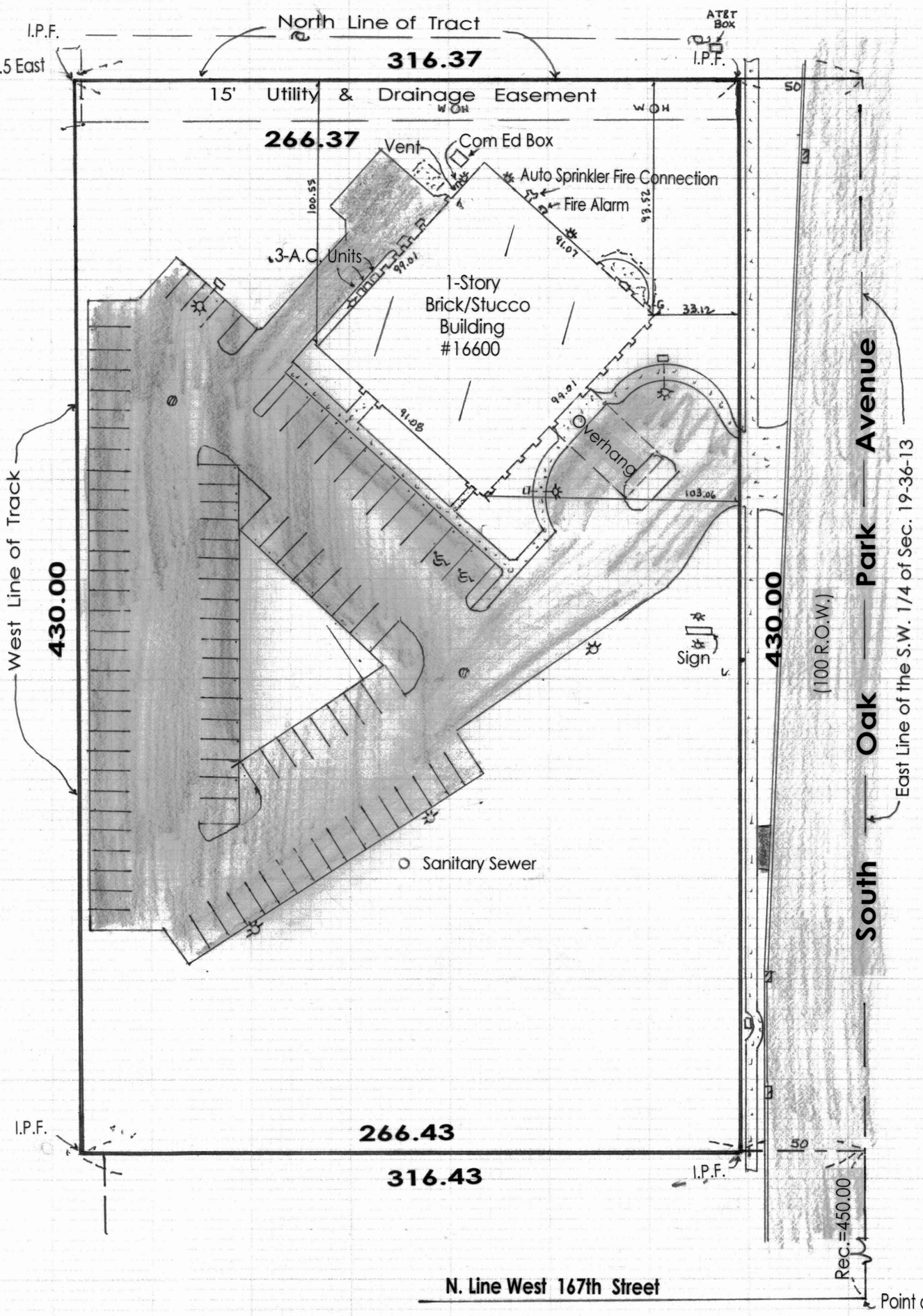
Carey A. Buxbaum, Architect
License No. 001-014973
License expires 11-30-22

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 1/4; 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

JOSEPH P. KNIGHT
REGISTERED
LAND
SURVEYOR
No. 2102
STATE OF ILLINOIS

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

Professional Illinois Land Surveyor #2102

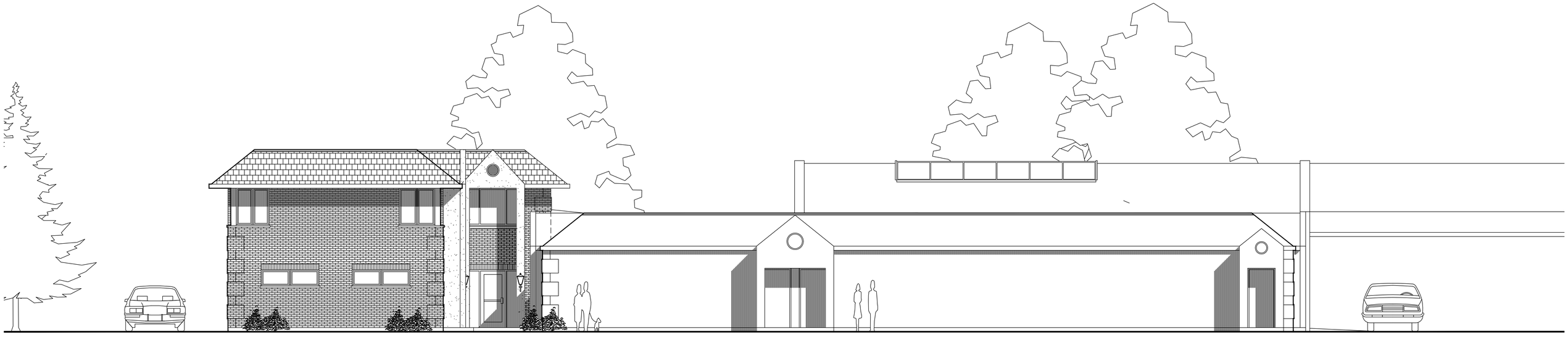
Property Appears on "Others Areas" ZONE X, Areas Determined to be outside the 0.2% Annual Chance Floodplain, per Flood Insurance Rate Map Cook County, Illinois, Map No. 17031 C07081 H, Panel # 0708 of 1006 Effective Date: August 19, 2008.

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

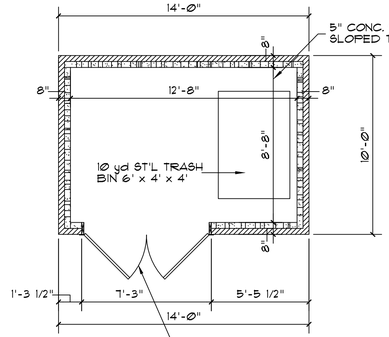
C. B. DESIGNS
P.O. BOX 412
TINLEY PARK, IL 60477
708-532-5909

CAREY A. BUXBAUM
ARCHITECT

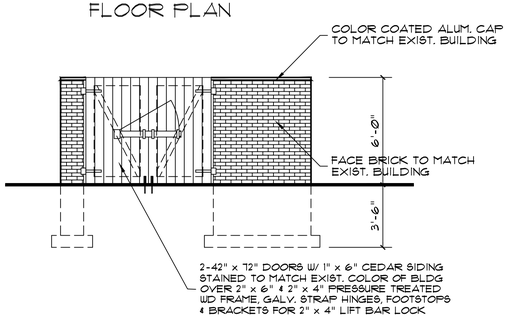
DESIGN FIRM
LICENSE No. 184.007653
LICENSE EXPIRES: 4-30-23

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



FLOOR PLAN



ELEV. LOOKING NORTH

TRASH ENCLOSURE DETAILS

SCALE: 1/4" = 1'-Ø"

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN UNCHANGED
- NEW FRAME PARTITIONS. SEE FLOOR PLANS & DETAILS FOR FURTHER INFORMATION & THICKNESS
- NEW 4" FACE BRICK WALL FACING
- NEW CMU BACKUP W/ GALV. HORIZONTAL REINFORCEMENT EVERY OTHER COURSE. SEE FLOOR PLANS & DETAILS FOR FURTHER INFORMATION & THICKNESS
- NEW CONCRETE IN THICKNESS AS NOTED
- NEW ROCKFACE COLORED CMU W/ GALV. HORIZONTAL REINF. EVERY OTHER COURSE. SEE FLOOR PLANS & DETAILS FOR FURTHER INFORMATION & THICKNESS

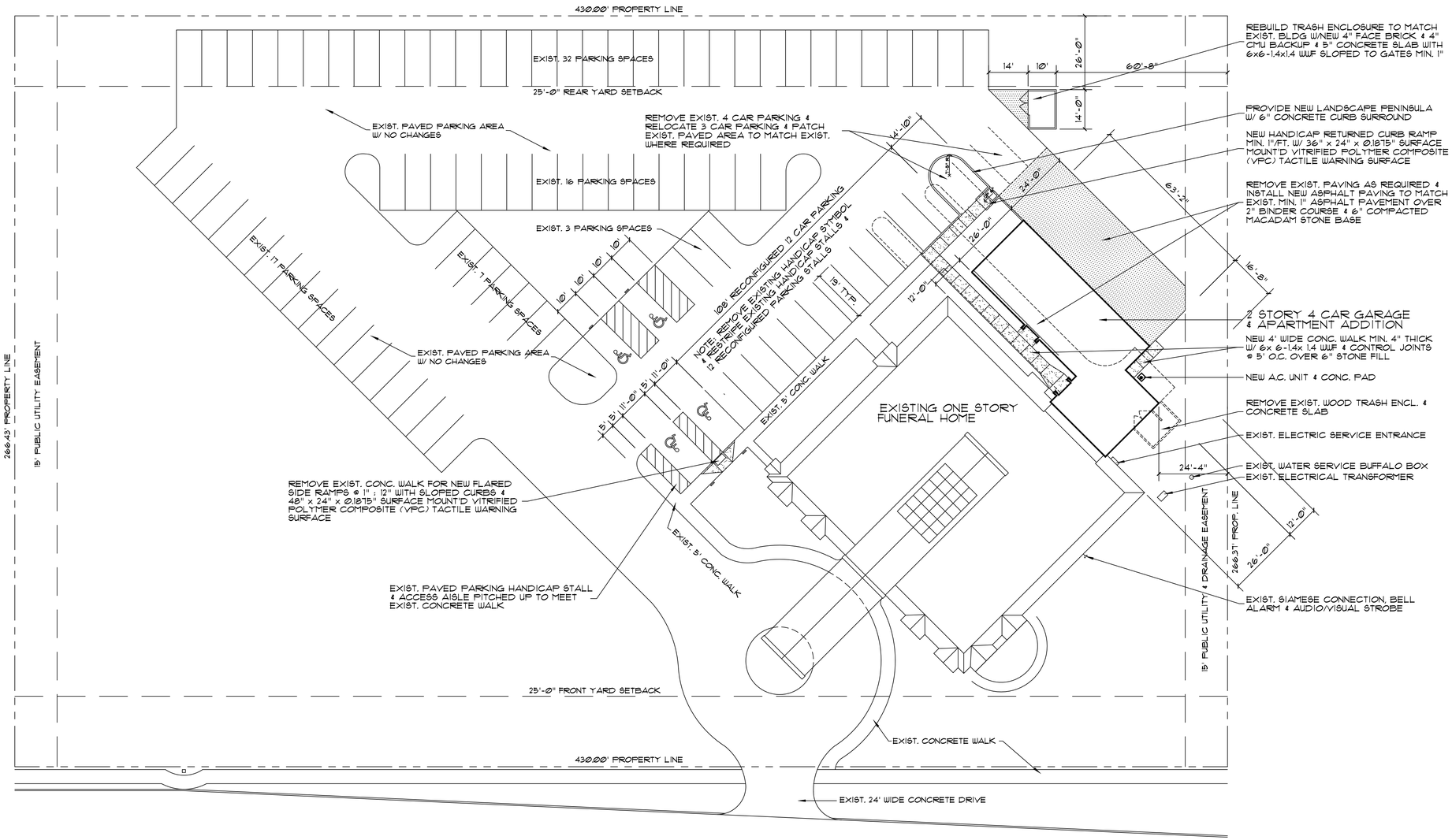
DESIGN CRITERIA

EXISTING FUNERAL HOME AREA	8,945.78 SQ. FT.
1st FLOOR GARAGE & STORAGE ADDITION AREA	2,202.14 SQ. FT.
2nd FLOOR RESIDENTIAL ADDITION AREA	2,030.07 SQ. FT.
TOTAL FLOOR AREA	13,177.99 SQ. FT.
TOTAL LAND AREA	114,552 SQ. FT.

PARKING REQUIREMENTS
PARKING SPACES 9' x 18'-5"
20 PARKING SPACES PER CHAPEL (3 CHAPELS = 60 SPACES)
1 SPACE FOR FUNERAL VEHICLE
2 SPACES FOR APARTMENT UNIT

ACTUAL	
EXISTING OUTSIDE PARKING SPACES 9' x 19'	88 SPACES
EXISTING HANDICAPPED PARKING	4 SPACES
EXISTING GARAGE PARKING	2 SPACES
TOTAL EXISTING PARKING SPACES	94 SPACES
NEW OUTSIDE PARKING SPACES 9' x 19'	87 SPACES
EXISTING HANDICAPPED PARKING	4 SPACES
NEW GARAGE PARKING	4 SPACES
TOTAL NEW PARKING SPACES	95 SPACES

REMOVED ASPHALT PAVING	1,895.23 SQ. FT.
ADDED ASPHALT PAVING	1,879.98 SQ. FT.



SITE PLAN

SCALE: 1" = 20'-Ø"

NORTH

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

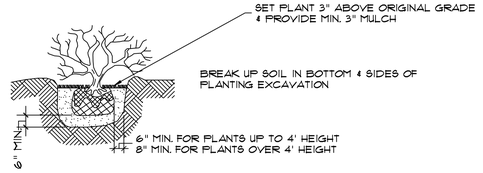
LICENCSE No. 001-014973
LICENCSE EXPIRES: 11-30-22

SITE PLAN & DESIGN CRITERIA

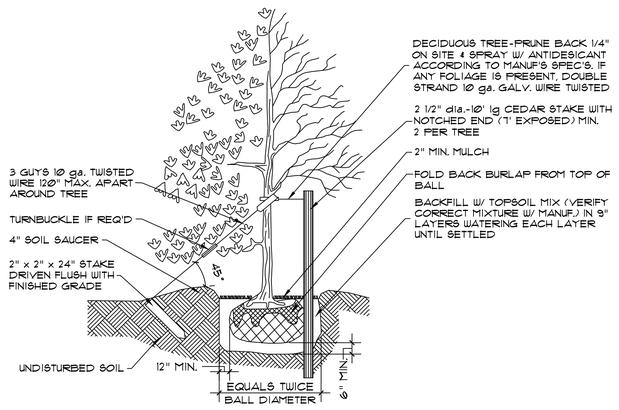
Discovery of any error or omission must be reported to C. B. Designs prior to construction. These plans are intended to be used only by competent contractors knowledgeable in the building trades, who will check and verify all dimensions and conditions, and be responsible for them. C. B. Designs will 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	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	C1
	JOB NO. : 22003	OF 1

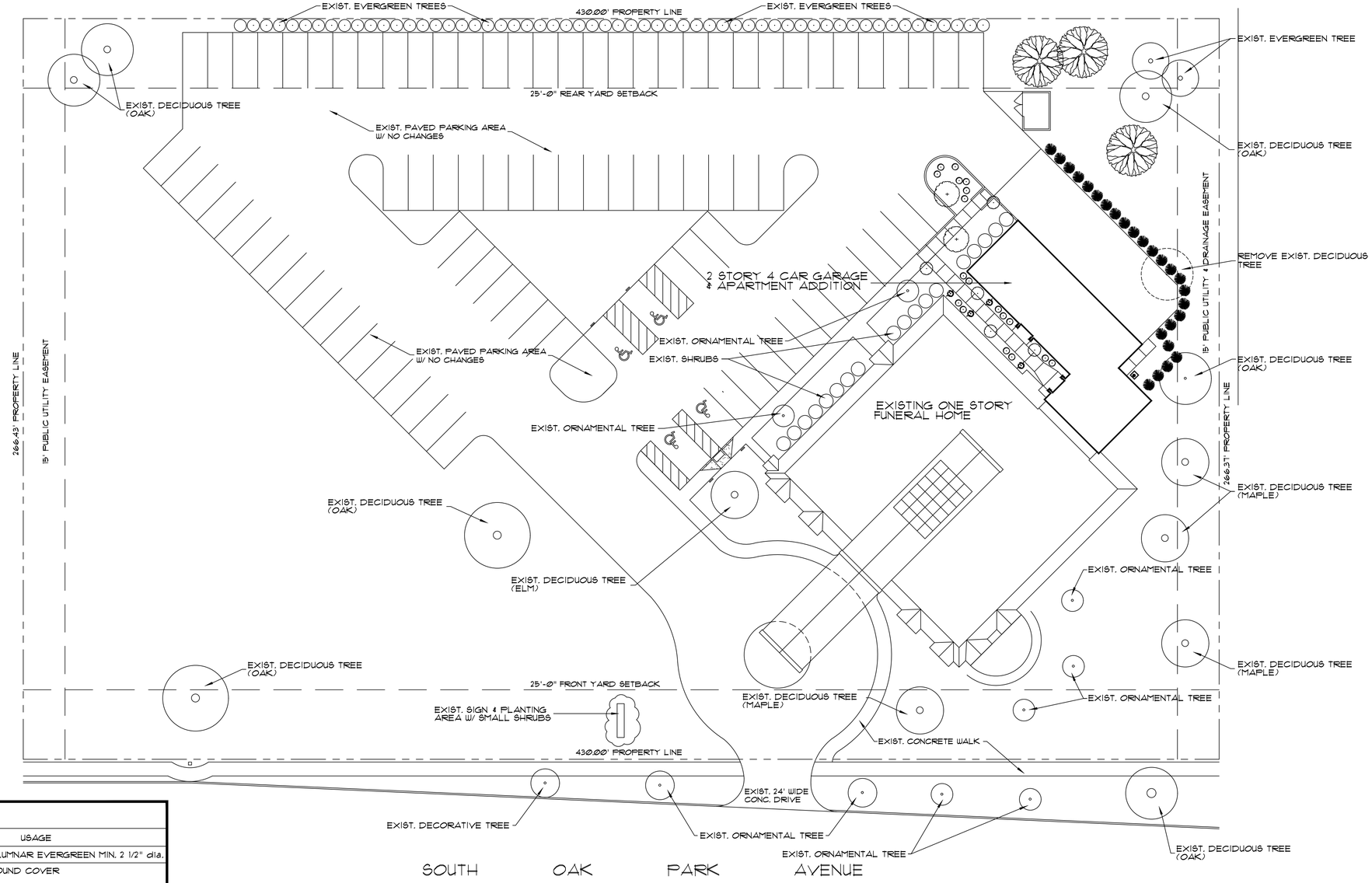


SHRUB PLANTING DETAIL



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 JUNIPER	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 - LANSCAPING WORK

SCALE: 1" = 20'-0"

NORTH

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

CAREY A. BUXBAUM
ARCHITECT
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LANDSCAPE PLAN, SCHEDULE & DETAILS

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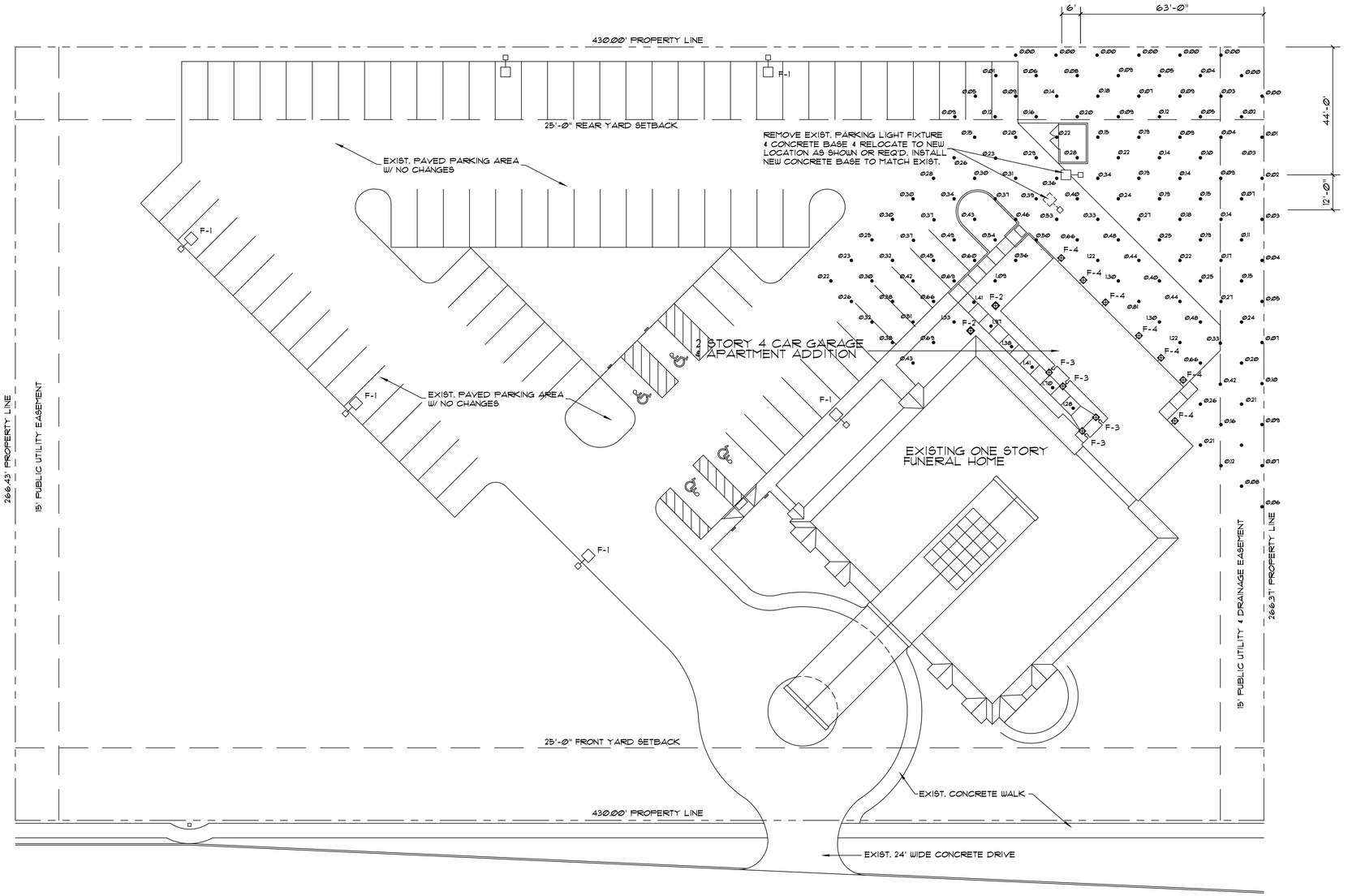
TWO STORY ADDITION TO EXISTING FUNERAL HOME
FOR
BRADY GILL
LOCATED AT: 16600 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS

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



EXTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION/MANUFACTURER/MODEL No.	LAMPS
F-1	EXISTING PARKING POLE LIGHT FIXTURE MODEL HUBBELL, MAGNIFORM 11RCJ-04008-1T8-1-F W/ 20' POLE HT. & CONCRETE BASE	EXISTING
F-2	POST MOUNTED LANTERN MODEL HINKLEY MANOR HOUSE 1471BK W/ CLEAR BEVELED GLASS, BLACK FINISH & C-US SAFETY WET RATING W/ 6662BK POST, 84" HT., 3" dia. & 1304BK POST, BASE 7" 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 1410BK 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 1410BK 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"

NORTH

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SITE LIGHTING PLAN & FIXTURE SCHEDULE

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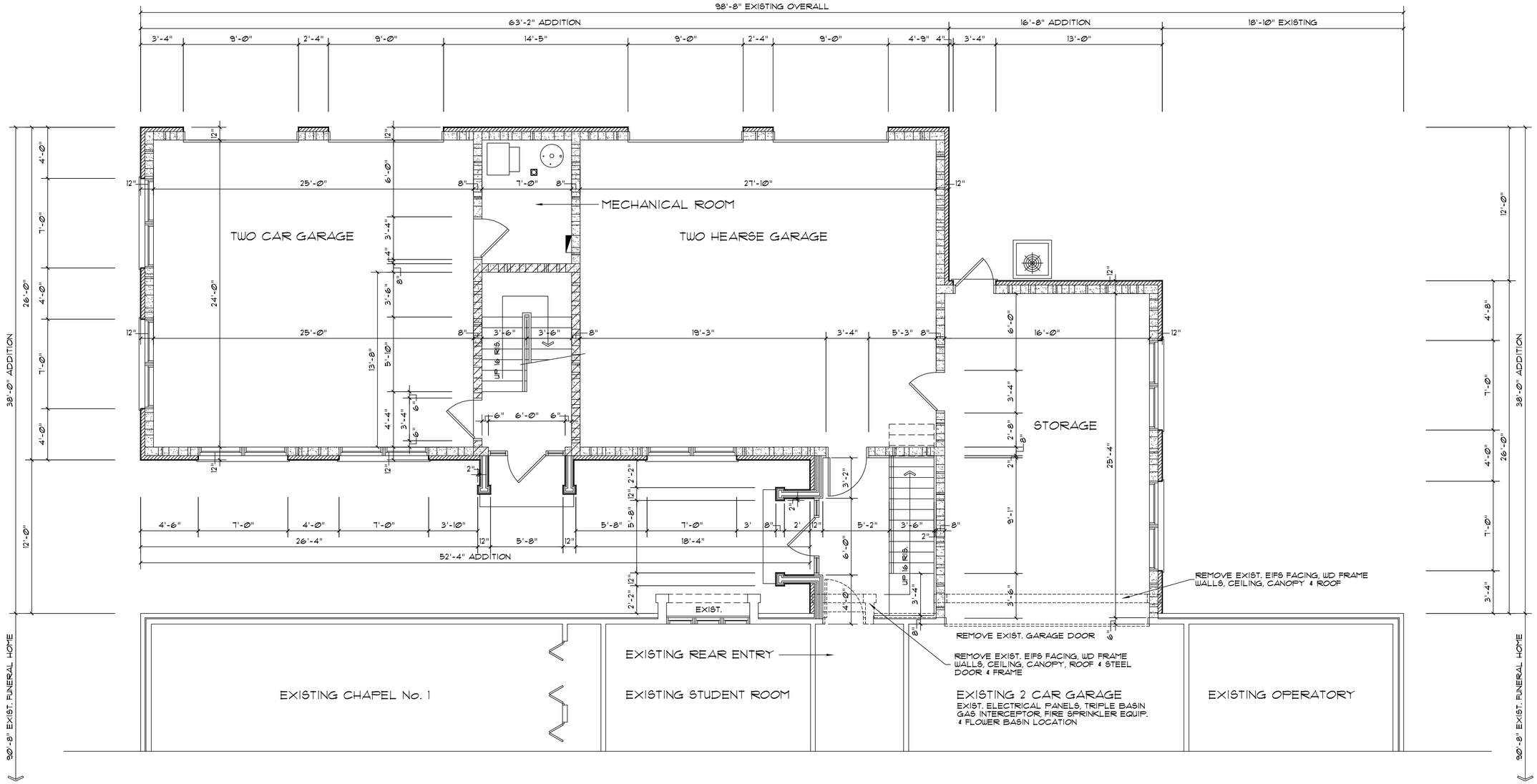
TWO STORY ADDITION TO EXISTING FUNERAL HOME
FOR
BRADY GILL
LOCATED AT: 16600 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS

REVISIONS	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	E1
	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
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TINLEY PARK, IL 60477
708-532-5909

CAREY A. BUXBAUM
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LICENCSE No. 001-014973
LICENCSE EXPIRES: 11-30-22

FIRST FLOOR ADDITION PLAN

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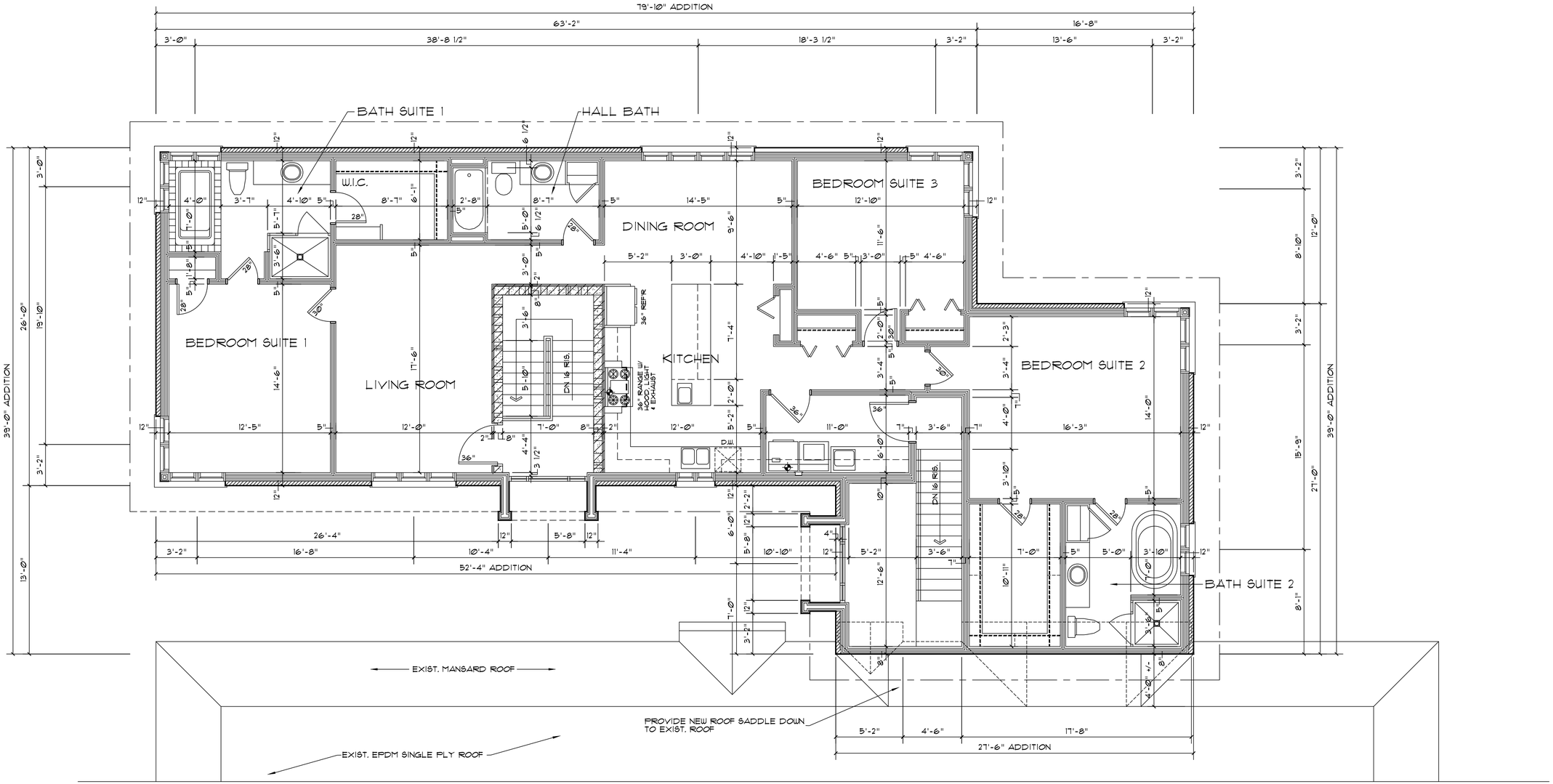
TWO STORY ADDITION TO EXISTING FUNERAL HOME
FOR
BRADY GILL
LOCATED AT: 16600 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS

REVISIONS	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	A1
	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

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

SECOND FLOOR ADDITION PLAN

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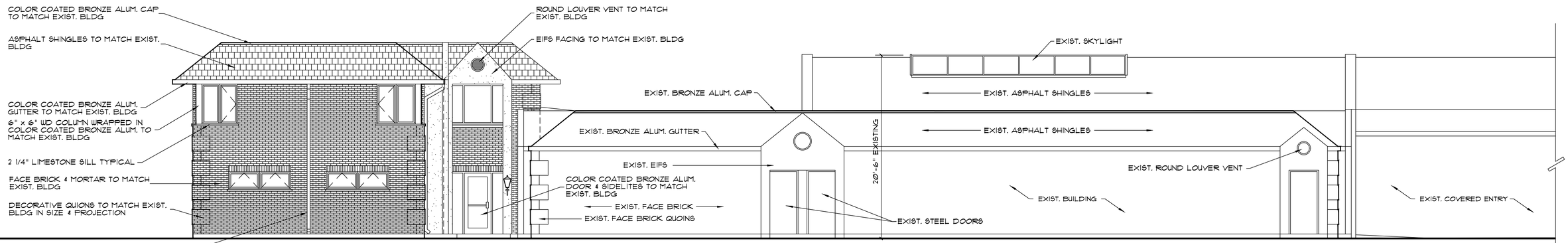
TWO STORY ADDITION TO EXISTING FUNERAL HOME
FOR
BRADY GILL
LOCATED AT: 16600 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS

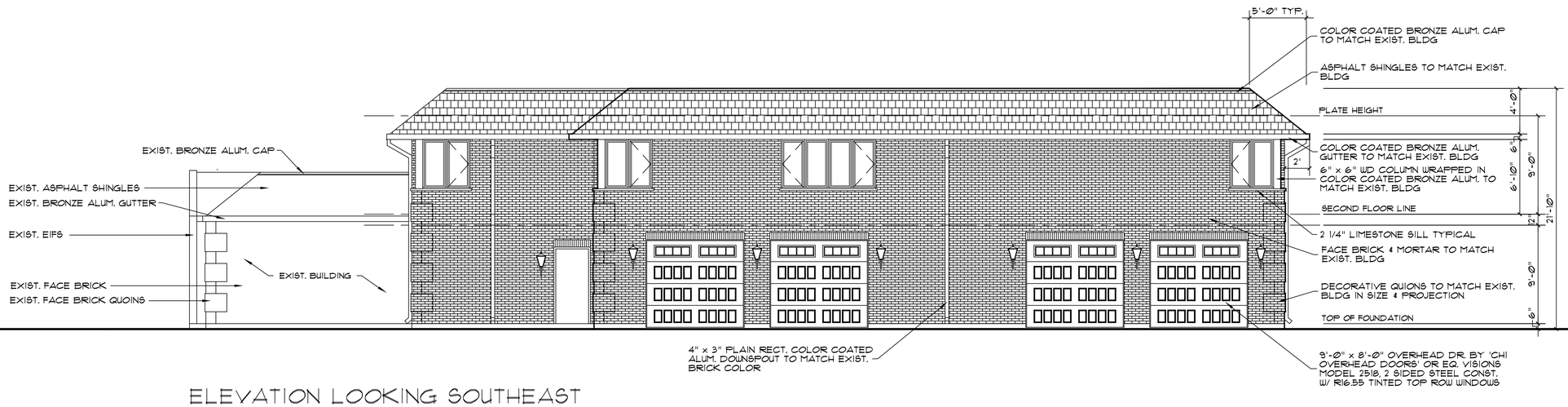
REVISIONS	DRAWN BY : C.B.	SHEET NO.
1	DATE : 10-7-22	A2
	JOB NO. : 22003	OF 4



ELEVATION LOOKING NORTHEAST

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

TOTAL WALL AREA = 676.00 S.F.
FACE BRICK CODE REQUIREMENT @ 75% = 507.00 S.F.
ACTUAL FACE BRICK AREA = 507.67 S.F.
WINDOWS & DOORS AREA = 136.67 S.F.
EIFS AREA = 31.66 S.F.



ELEVATION LOOKING SOUTHEAST

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

TOTAL WALL AREA = 1,383.42 S.F.
FACE BRICK CODE REQUIREMENT @ 75% = 1,037.75 S.F.
ACTUAL FACE BRICK AREA = 1,056.09 S.F.
WINDOWS & DOORS AREA = 327.33 S.F.

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ARCHITECT

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LICENSE EXPIRES: 4-30-23

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

EXTERIOR ELEVATIONS

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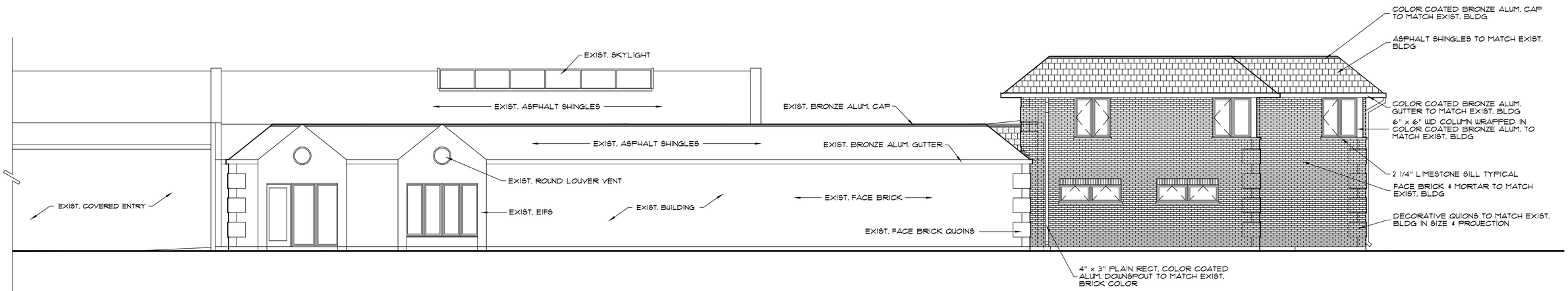
TWO STORY ADDITION TO EXISTING FUNERAL HOME
FOR
BRADY GILL
LOCATED AT: 16600 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS

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



ELEVATION LOOKING SOUTHWEST

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

TOTAL WALL AREA = 665.27 S.F.
FACE BRICK CODE REQUIREMENT @ 75% = 498.95 S.F.
ACTUAL FACE BRICK AREA = 574.27 S.F.
WINDOWS & DOORS AREA = 91.00 S.F.



ELEVATION LOOKING NORTHWEST

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

TOTAL WALL AREA = 906.33 S.F.
FACE BRICK CODE REQUIREMENT @ 75% = 679.79 S.F.
ACTUAL FACE BRICK AREA = 718.03 S.F.
WINDOWS & DOORS AREA = 169.42 S.F.
EIFS AREA = 18.94 S.F.

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EXTERIOR ELEVATIONS

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	A4
	JOB NO. : 22003	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:	http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1471-Inst.pdf
# 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:	~~Reg: $599.00~~ Save 20% $479.20 On Sale

Share





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: ZIP/Post Update Cancel



Black Beveled Glass - Clear Beveled Glass

♡ 1 Add to Cart

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

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Lighting The Web



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:	http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/6660-Inst.pdf
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:	~~Reg: $249.00~~ Save 20% $199.20 On Sale

Style and Option 2

Style:	Textured Black Finish
Item #:	6660TK
Price:	~~Reg: $199.00~~ Save 20% $159.20 On Sale

Style and Option 3

Style:	Textured Oil Rubbed Bronze Finish
Item #:	6660TR
Price:	~~Reg: $199.00~~ Save 20% $159.20 On Sale

Lighting The Web



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:	http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1304-Inst.pdf
Dimmable:	Yes
Power Source:	Hardwired
Material:	Cast Aluminum
Prop 65 Rating:	Yes

Style and Option 1	
Style:	Black Finish
Item #:	1304BK
Price:	~~Reg: $79.00~~ Save 20% $63.20 On Sale

Style and Option 2	
Style:	Bronze Finish
Item #:	1304BZ
Price:	~~Reg: $79.00~~ Save 20% $63.20 On Sale

Style and Option 3	
Style:	Copper Bronze Finish
Item #:	1304CB
Price:	~~Reg: $119.00~~ 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

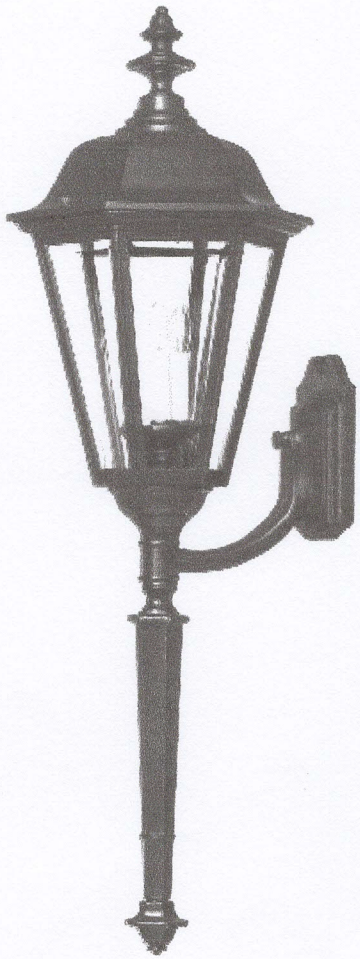
Specs

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:	http://images.lightingtheweb.com/supplier/Hinkley-Lighting/specsheets/1470-Inst.pdf
# 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:	~~Reg: $699.00~~ Save 20%

Share





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

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PRELIMINARY ENGINEERING PLANS

FOR

BRADY - GILL FUNERAL HOME

TINLEY PARK, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE FOLLOWNG 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

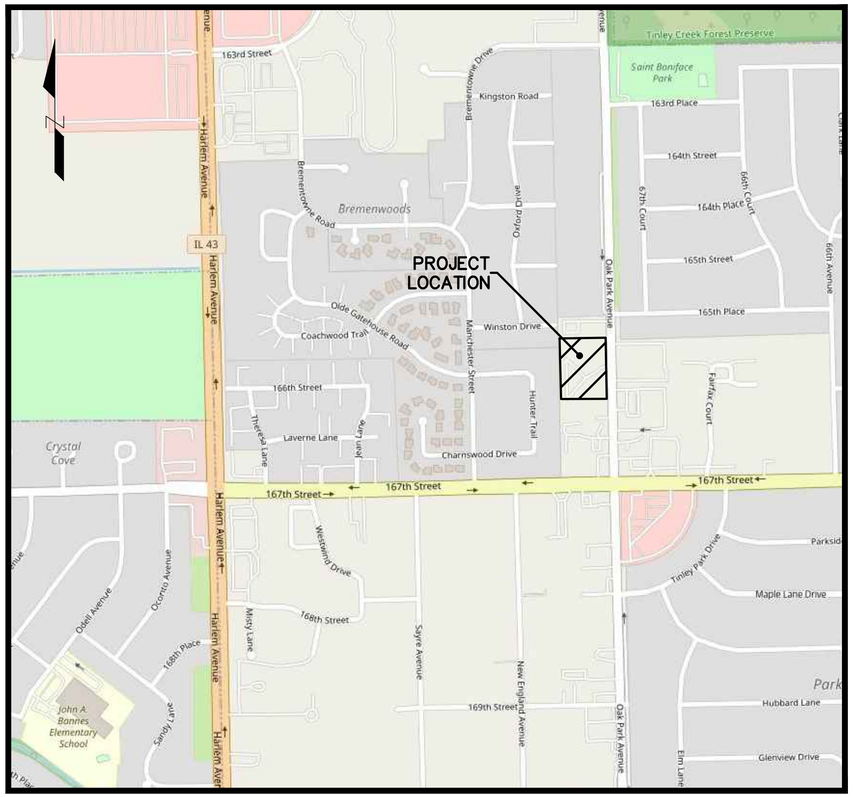
ENGINEER:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

SURVEYOR:
DESIGNTEK ENGINEERING, INC.
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961

NOTES:

1. 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.

2. 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 UTILTIY DATA."



LOCATION MAP
NOT TO SCALE

INDEX OF PLAN SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & REMOVAL
3. GEOMETRIC, PAVING & UTILITY PLAN
4. GRADING PLAN

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

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 3rd DAY OF NOVEMBER, 2022

LICENSED PROFESSIONAL ENGINEER
SCOTT D. SCHREINER
062-049702
Exp 11/30/23
ILLINOIS

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09-21-22	PER VILLAGE REVIEW	SDS
2	10-07-22	PER VILLAGE REVIEW	SDS
3	11-03-22	PER VILLAGE REVIEW	SDS

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

PRELIMINARY ENGINEERING PLANS
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MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

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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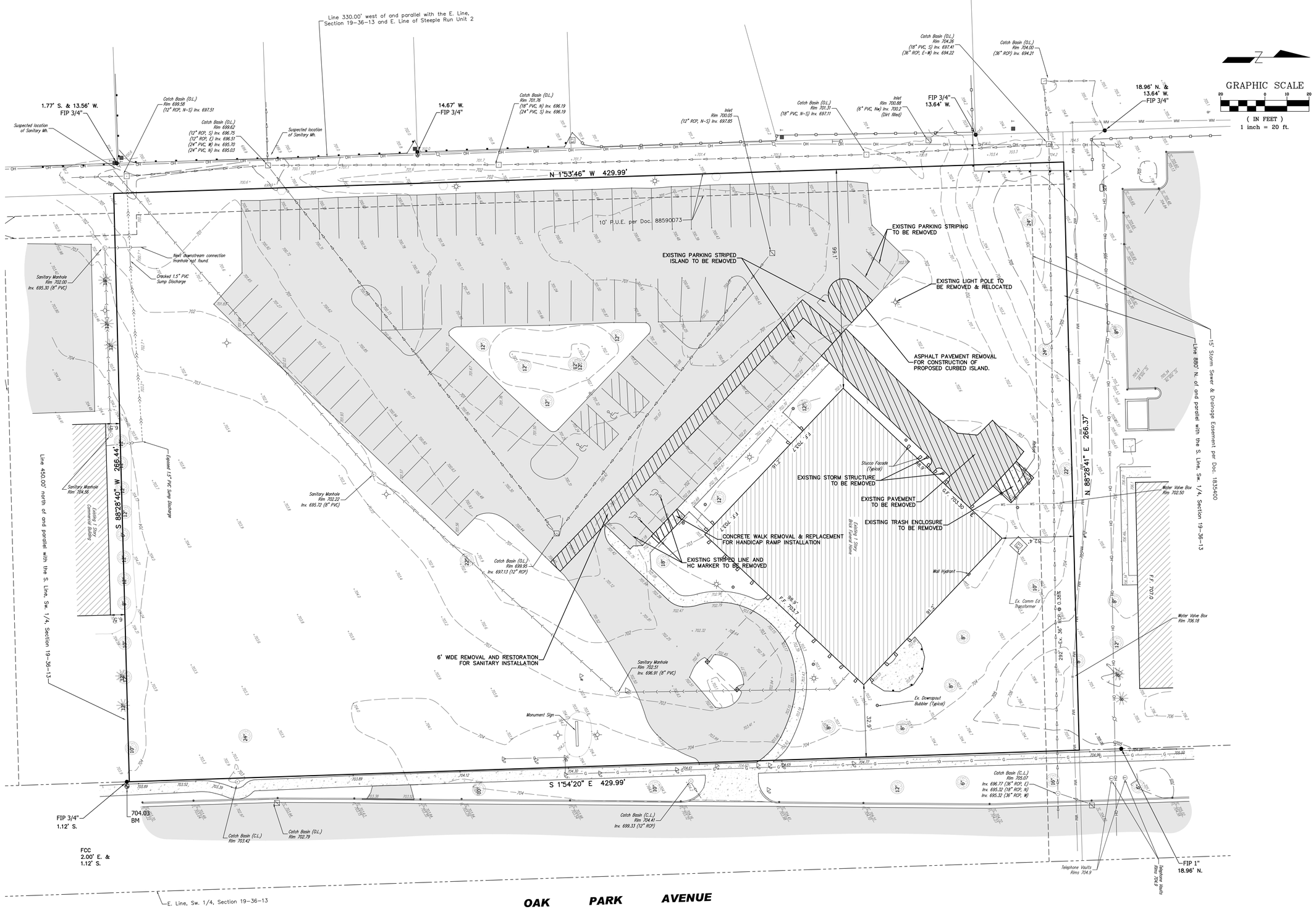

EXISTING CONDITIONS & REMOVAL PLAN

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NOT FOR CONSTRUCTION

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NO.	DATE	DESCRIPTION	BY
1	09-21-22	PER VILLAGE REVIEW	SDS
2	10-03-22	PER VILLAGE REVIEW	SDS
3	11-03-22	NO REV THIS SHEET	SDS

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DEI

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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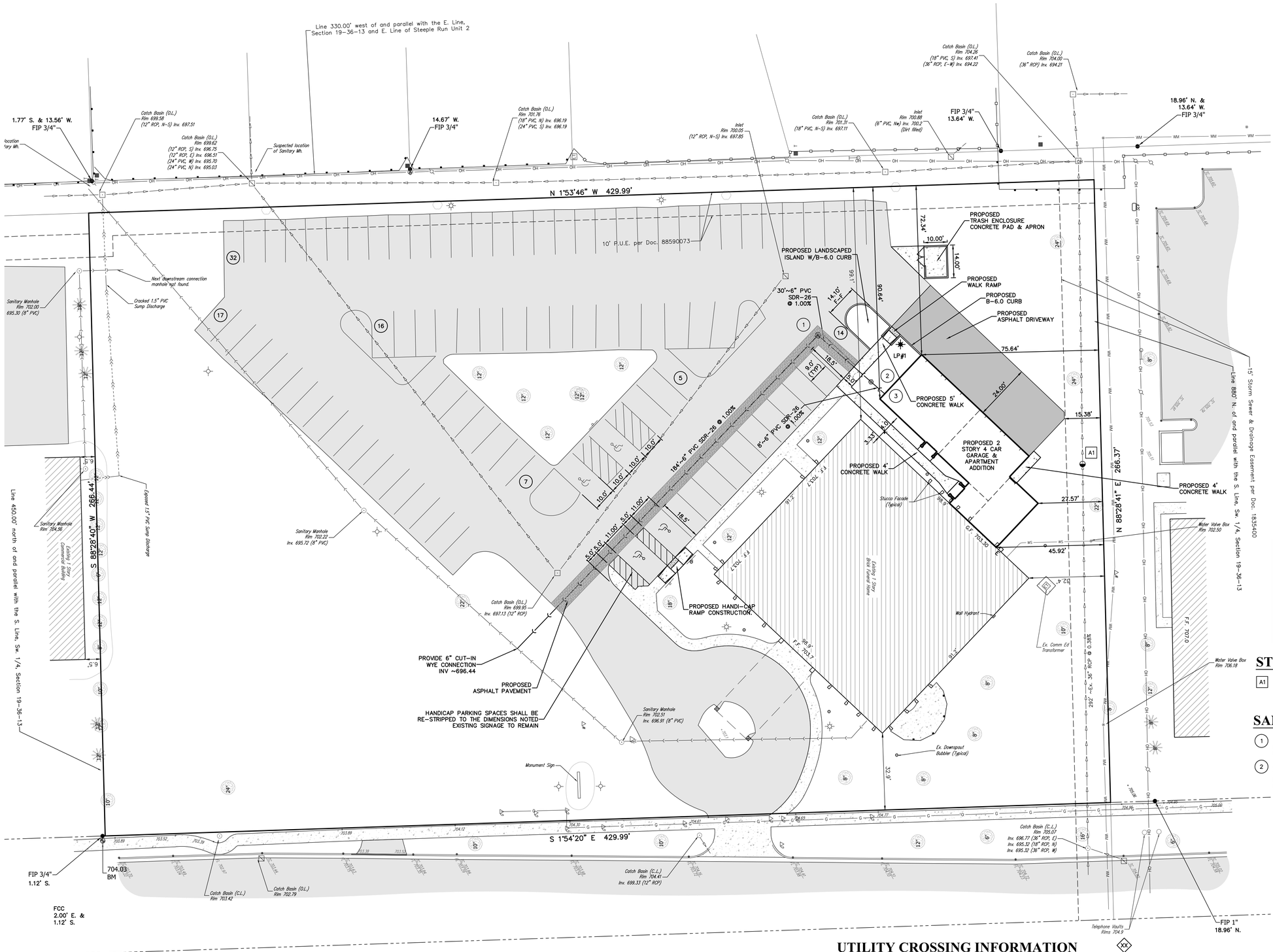


GEOMETRIC & UTILTY PLAN

NOTES:

1. ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
2. UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 3.
   = TRENCH BACKFILL
3. 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.

PARKING STALL COUNT

REGULAR STALLS:	87
HANDI-CAP STALLS:	4
TOTAL STALL COUNT:	91

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

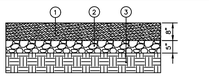
SITE DEVELOPMENT DATA:

EXISTING COVERAGE:

FOUNDATION:	9,017 S.F.
WALK:	1,655 S.F.
PARKING LOT:	38,154 S.F.
PARKING LOT (TO BE REMOVED):	234 S.F.
DRIVEWAY (TO BE REMOVED):	1,988 S.F.
TRASH ENCLOSURE (TO BE REMOVED):	168 S.F.
PATIO:	350 S.F.
EXISTING IMPERVIOUS TO BE REMOVED=	2,390 S.F.

PROPOSED:

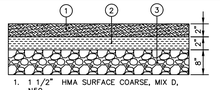
EX. FOUNDATION (TO REMAIN):	9,017 S.F.
PROP. ADDITION:	2,208 S.F.
WALK (TO REMAIN):	1,655 S.F.
PROP. WALK:	565 S.F.
PARKING LOT (TO REMAIN):	37,920 S.F.
PROPOSED DRIVEWAY:	1,937 S.F.
PATIO (TO REMAIN):	350 S.F.
PROPOSED TRASH ENCLOSURE:	241 S.F.
TOTAL EXISTING IMPERVIOUS:	51,332 S.F.
TOTAL PROPOSED IMPERVIOUS:	53,893 S.F.
CHANGE IN IMPERVIOUS:	+2,561 S.F.
TOTAL AREA DISTURBED=	10,372 S.F.



1. 6" PCC WITH WELDED WIRE MESH
2. 4" AGGREGATE BASE COURSE, CA-6
3. WELL DRAINED SUB-GRADE (SUB-GRADE TO MODIFIED 95 PROCTOR MIN. COMPACTION)

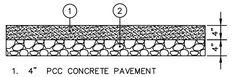
NOTE: WIRE MESH REINFORCEMENT & TOOLED CONTROL JOINTS TO BE EVENLY SPACED.

CONCRETE PAVEMENT AT TRASH ENCLOSURE & APRON
NOT TO SCALE



1. 1 1/2" HMA SURFACE COARSE, MIX D, N50
2. 2 1/2" HMA BINDER COARSE, IL 9.5, N50
3. 8" AGGREGATE BASE, IDOT TYPE B

ASPHALT PAVEMENT DETAIL
NOT TO SCALE



1. 4" PCC CONCRETE PAVEMENT
2. 4" AGGREGATE BASE, TYPE B, CA-6

CONCRETE SIDEWALK SECTION
NOT TO SCALE

STORM SEWER STRUCTURES (XX)

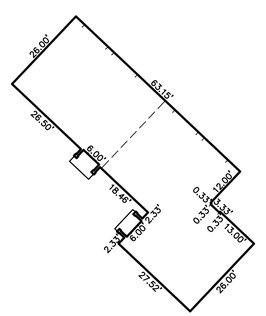
A1 — 60" M.H.,O.L. TO BE CONSTRUCTED OVER EXISTING 36" RCP
RIM 702.00
INV 694.71

SANITARY STRUCTURES (XX)

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



NOTE: DESIGNTEK 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.

UTILITY CROSSING INFORMATION

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. 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.
4. 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 ENCASEMENT.
5. WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

REVIEW SET
NOT FOR CONSTRUCTION

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3	11-03-22	PER VILLAGE REVIEW	SDS

PRELIMINARY ENGINEERING PLANS FOR
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Checked By: SDS

GEOMETRIC, PAVING & UTILITY PLAN

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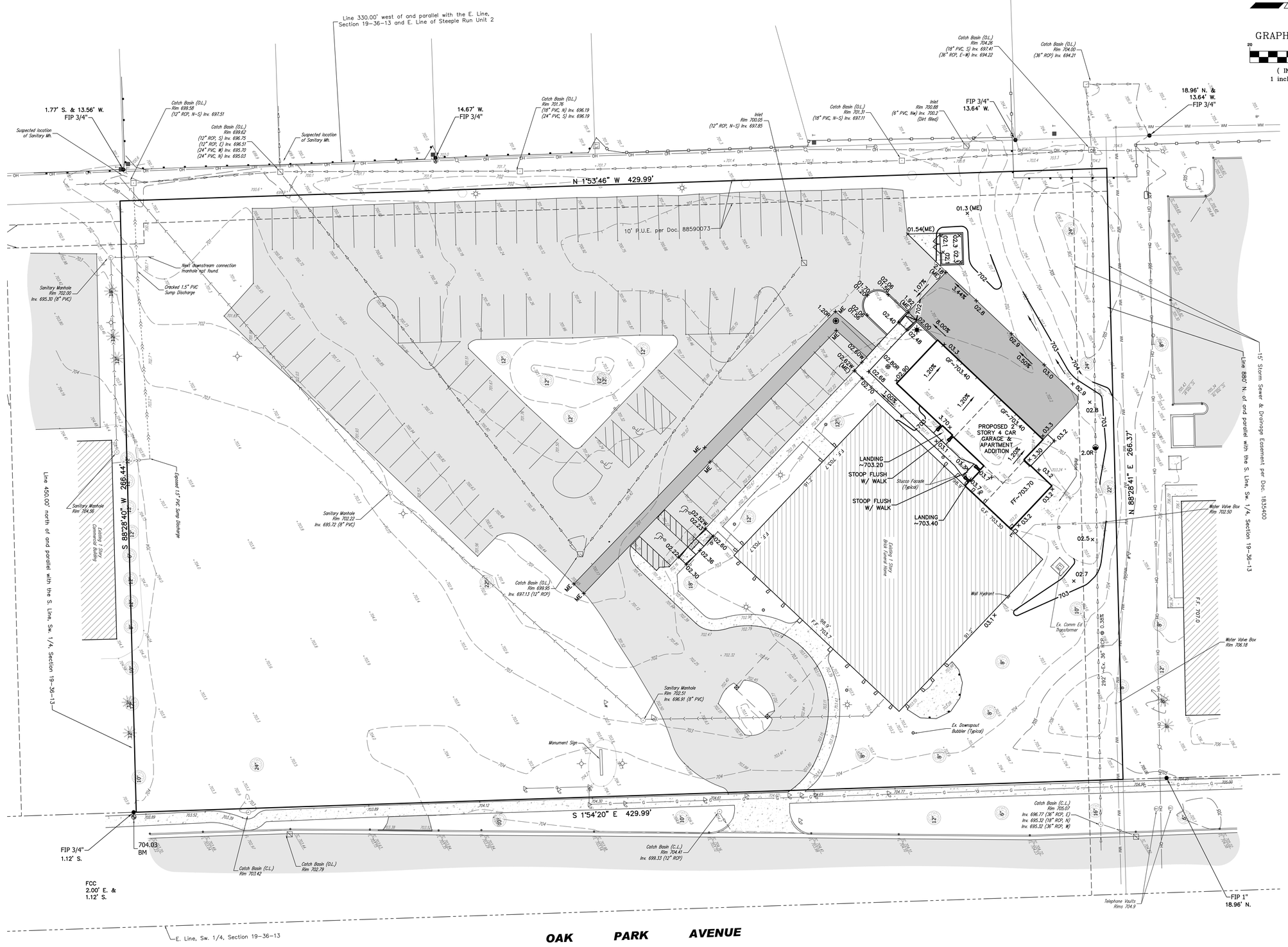

GRADING PLAN

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS			
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BRADY – GILL FUNERAL HOME
16600 S. OAK PARK AVENUE
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PRELIMINARY ENGINEERING PLANS
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PROJECT INFORMATION
Project No.: 22-0019
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4 OF 4

GRADING PLAN

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Two Story Addition to Existing Brady-Gill Funeral Home

16600 S. Oak Park Avenue, Tinley Park, Illinois



C.B. DEMONS

CAREY A. SUSSAM
ARCHITECT



PLAN COMMISSION STAFF REPORT

11/17/2022 –Public Hearing

Odyssey Club PUD Townhomes Model Addition – Special Use for Substantial Deviation to PUD

Olympus Drive & Apollo Court / Odyssey Club Phase 7



Petitioner
Anthony DeAngelis,
Inter-Continental Real Estate & Development

Property Location
Olympus Dr. & Apollo Ct.

PINs
31074080010000,
31074080020000,
31074080030000,
31074080040000,
31074080050000,
31074080060000,
31074080070000,
31074080080000,
31074080090000,
31074080100000,
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31074080260000,
31074080270000,
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31074080290000,
31074090010000,
31074090020000,
31074090030000,
31074090040000

Zoning
R-5 PD (Low Density Res., Odyssey Club PUD)

Approvals Sought
Special Use Permit
Site Plan/Arch Approval

Project Planner
Lori Kosmatka
Associate Planner

EXECUTIVE SUMMARY

The Petitioner, Anthony DeAngelis, on behalf of Inter-Continental Real Estate & Development, requests a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district. Site Plan and Architectural Approval is also being requested.

To help facilitate completion of the previously approved 117-unit, 32 building Fairway townhome development within Odyssey Club, the Petitioner proposes the remaining 25 single-family attached dwelling buildings (91 units) to be single-story ranch instead of the previous approval largely consisting of two-story units. The density, building count, and unit-style breakdowns remain the same as the previous approval with 17 as 4-unit, seven as 3-unit, and one as 2-unit types. The proposal slightly reduces the building footprint of the 25 buildings.

The Petitioner notes customer preferences for luxury single-family attached townhomes have resulted in greater demand for single-story ranch units. The Petitioner identifies their current customers as primarily empty nesters and move-down residents who appreciate the privacy, security, and open space benefits of living in a gated golf course community. The main customer preference has been to live on one floor, either with or without a basement depending on storage needs. The increased demand for single-story homes of all types has increased across the county.

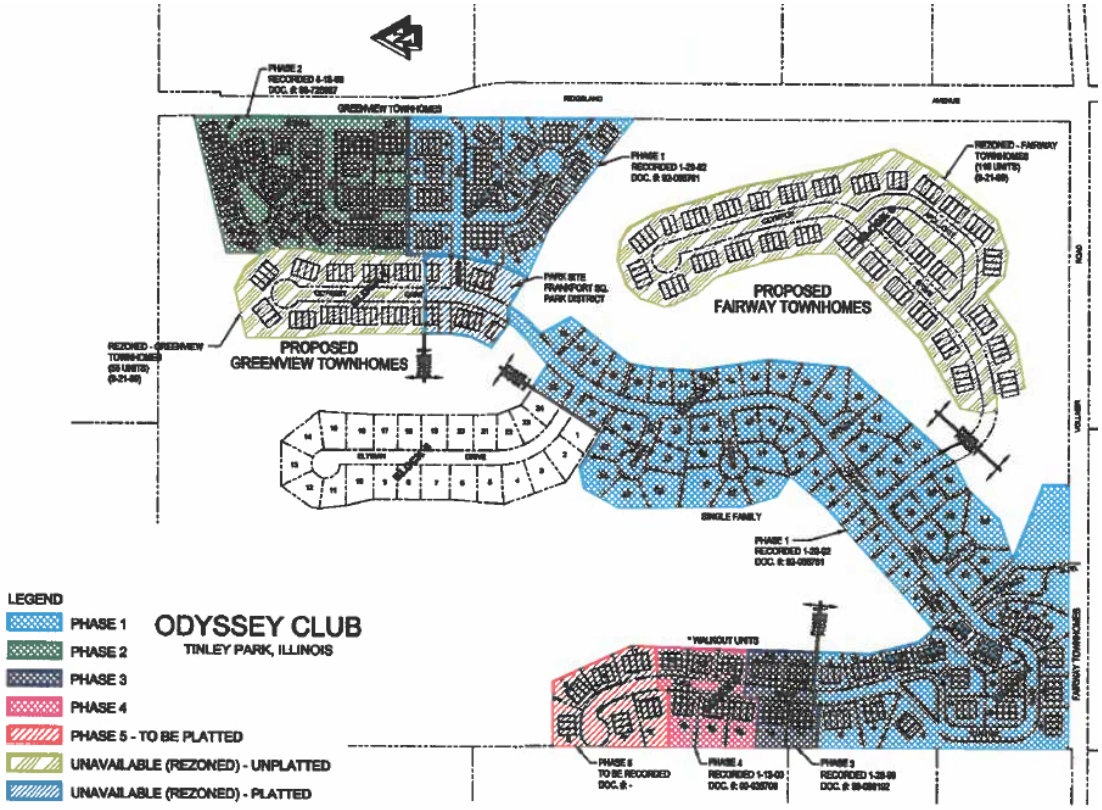
The proposed architectural ranch style and floor plans appear to complement the existing development and meet the needs of today's market. The proposal will enhance the area by completing construction on vacant lots, and help facilitate the completion of the overall development including other site features and roadways. The architecture and materials of the new model has been kept similar to previously approved design to keep a cohesive look across Phase 7 of the Odyssey Club development. The approval would allow either model type (one-story or two-story) to be built on the lots going forward.

EXISTING SITE & HISTORY



The subject property is over 19 acres located on Olympus Drive and Apollo Court within the Odyssey Club development northwest of Vollmer Road and Ridgeland Avenue. It includes Lots 1 through 32 in Odyssey Club Phase 7 of the Odyssey Club PUD and is part of the Fairway Townhomes. The original part of the "Fairway Townhomes", at the southwest corner of the PUD, were developed in early 1990s.

The Odyssey Club PUD has an extensive history. It was annexed (90-R-019, Ord. 90-O-031) and rezoned in 1990 (Ord. 90-O-032), followed by an annexation amendment in 1990 (91-R-031), followed by a Special Use for townhomes in 1996 (Ord. 96-O-035) referencing the Fairway and Greenview townhomes. There was a Substantial Deviations to the PUD in 1999 (Ord. 99-O-061) where additional townhomes were added with rezoning (density increase of townhomes, decrease of single-family detached homes). The ordinance noted the change was consistent with the Village's comprehensive plan's designation of the general area planned as mixed residential and open space.



Previously Submitted Phasing Map of Odyssey Club, March 2002

The PUD's development has been phased over the decades. Village records include a color plan dating to March 2002 which helps illustrate the phasing at the time. The previously approved development at the subject property (a portion of the PUD) consists of 32 building lots, each with one building. Seven of them were recently issued building permits. Four of these building lots are already completed and three are under active construction. Thus, 25 lots (91 units) remain undeveloped.

ZONING & NEARBY LAND USES

The subject property is zoned R-5 PD in the Odyssey Club PUD. The single-family attached developments on Corinth Drive, Aegina Court, and north end of Odyssey Drive are the Greenview Townhome development, while Iliad Drive, and the south end of Odyssey Drive is the original portion of the Fairway Townhomes. Both of these existing townhome developments have the same underlying R-5 zoning within the PUD and are constructed. The remainder of the PUD has underlying R-2 zoning with single-family detached homes. This includes the majority of Odyssey Drive, Delphi, Ithaca, Messina, Athena Courts., and the unconstructed Elysian Drive. A little over half of the underlying R-2 lots remain undeveloped.



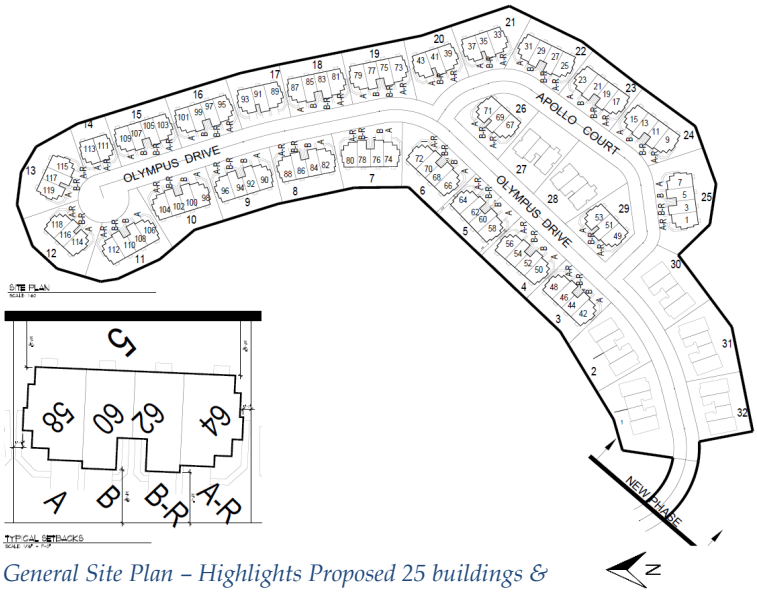
To the north is the Odyssey Golf Club's golf course. To the south is vacant land in the Village of Matteson, the east is unincorporated Cook County Forest Preserve land, and to the west is unincorporated vacant land.

SPECIAL USE APPROVAL NEEDED

The Petitioner proposes a change to the previously approved Odyssey Club Planned Unit Development. The PUD's previous approval specially allowed for two-story townhome buildings to be developed at the subject property. The Petitioner now proposes the remaining townhomes to be single-story ranch buildings, which is considered a Substantial Deviation. Flexibility will be given to allow for either of the two designs to be permitted throughout Phase 7 of the development. A Special Use is required for a Substantial Deviation of the Odyssey Club Planned Unit Development.

PROPOSED USE

The Petitioner's narrative explains the reason for the proposed change in unit type. The Petitioner notes that while leasing existing model units, there was a change in customer preferences for luxury single-family attached townhome rentals to greater demand for single-story ranch units. The Petitioner identifies their current customers as primarily empty nesters and move-down residents who appreciate the privacy, security, and open space benefits of living in a gated golf course community. The main customer preference has been to live on one floor, either with or without a basement depending on storage needs. The Petitioner notes the proposed architectural style and floor plans will be consistent and will better meet the needs of today's housing market.



General Site Plan – Highlights Proposed 25 buildings & unit counts (Tech Metra Ltd.)

The Petitioner believes the proposal will enhance the area by completing construction on vacant lots and help facilitate the completion of the overall development including other site features and roadways.

Open Item #1: Discuss whether the proposed change to single-story ranch is appropriate for the Planned Unit Development.

SITE PLAN

The Petitioner has provided site plan drawings. One plan (shown above) generally highlights the proposed building outlines with unit counts, with existing buildings shown as light outlines (Tech Metra Ltd.) The second, more detailed plan (shown below) also shows building setbacks, grading, utilities, and easements, along with existing building footprints (Civil Environmental Consultants, Inc.) The proposal slightly reduces the building footprint (lot coverage) of the 25 buildings from the previous approval. The Petitioner has provided a spreadsheet exhibit which notes these reductions as 325 sq. ft. in four-unit type, 593 sq. ft. in the two-unit type, and 627 sq. ft. in the three-unit type.

No other changes to the site plan are proposed. The Petitioner has confirmed that there are no encroachments into any of the easements by providing building setback dimensions to the edges of the easements (shown in red on the CEC plan). The Petitioner also confirms that no changes are required to the recorded plat of subdivision.



Proposed Detail Site Plan (Civil Environmental Consultants, Inc.)

LANDSCAPING

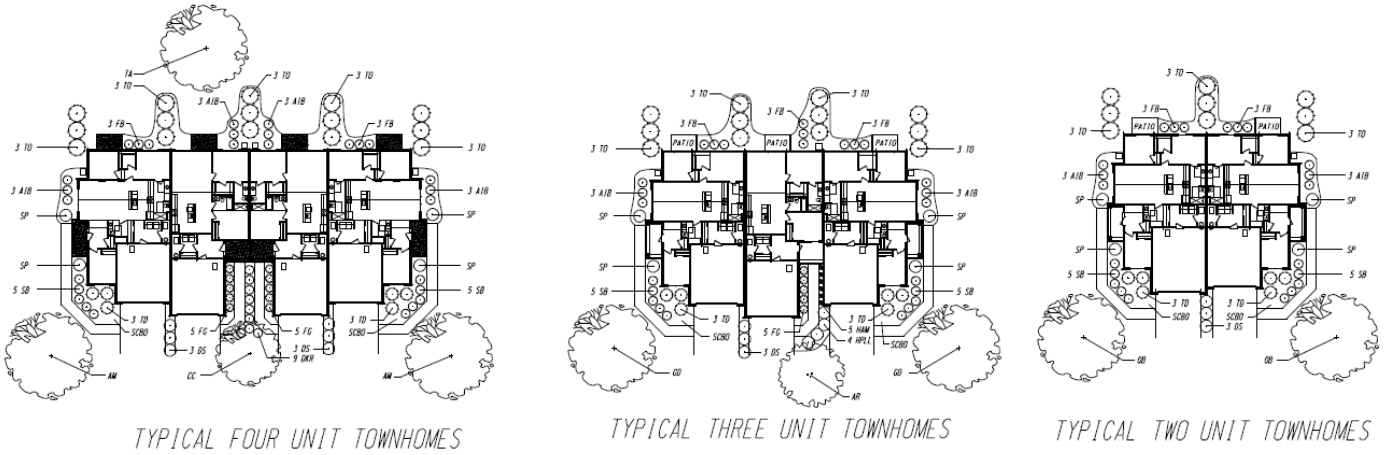
The proposed landscaping is consistent with the existing landscaping installed for the townhomes already completed.





Existing trees at front 55-59 Olympus (L), evergreens at rear 61-65 Olympus (R)

Plans are provided for each unit type. The proposed landscaping includes one tree per dwelling unit which meets the Landscaping Code's standards. The code also requires a minimum of one parkway tree per 50 feet of frontage. Staff is supportive of a waiver as the majority of the proposed trees will be located in the front yards near the street. The species include State Street Miyabe Maple, American Hornbeam, Redmond Linden, Red Maple, Kentucky Coffeetree, and Swamp White Oak. Evergreens (Dense Yew and Techny Arborvitae) and shrubs are also provided to soften the building foundations, entries, and provide partitioning between units.



Proposed Landscape Plan for each unit type

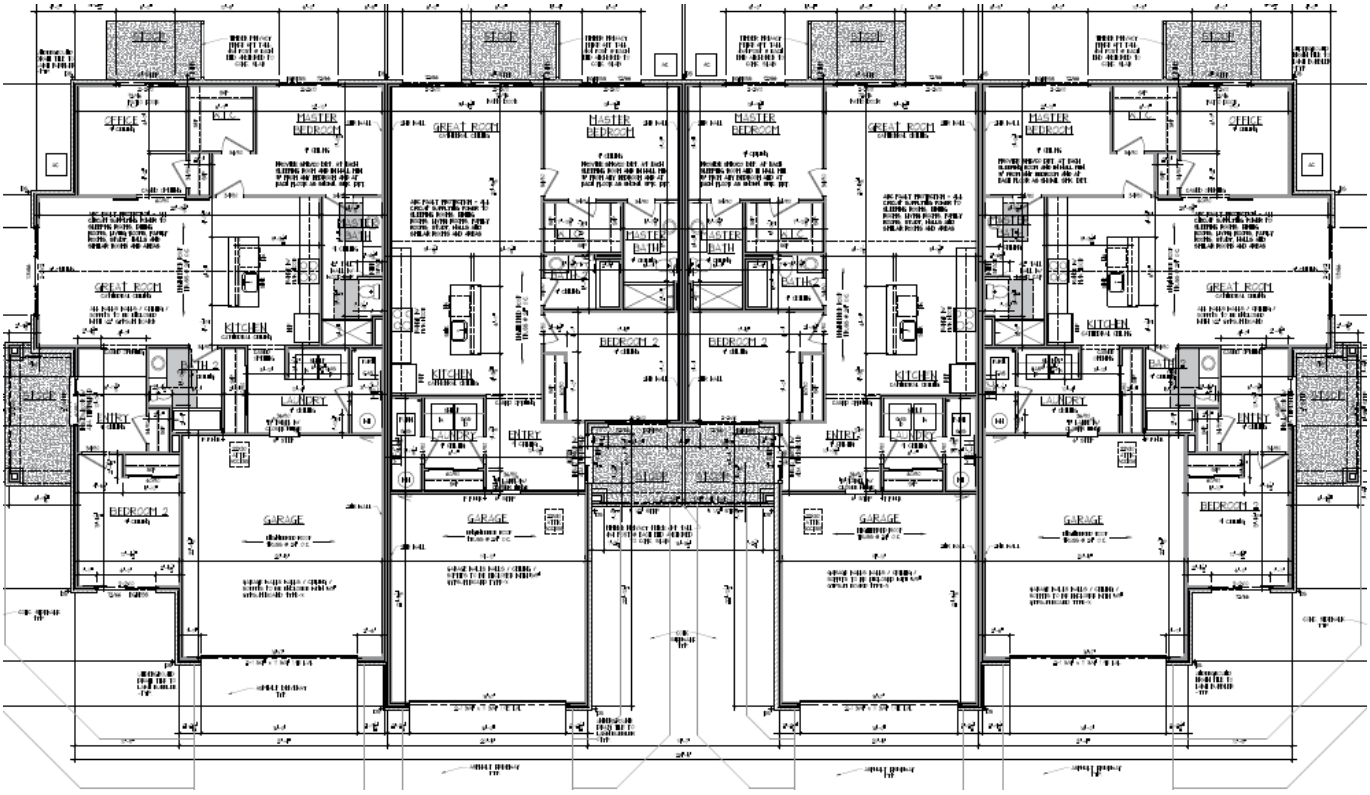
ARCHITECTURE

The Petitioner proposes the remaining 25 attached dwelling buildings (91 units) to be single-story ranch instead of two-story. The unit density, building count, and unit-style breakdowns remain the same as the previous approval with 17 as 4-unit, seven as 3-unit, and one as 2-unit types. Exterior elevations of the 4-unit type are shown in this report. The three and two-unit elevations are similar in nature to the four-unit design and are within the Petitioner's submittal drawings.

Similar to the slight reduction in footprint (lot coverage) the proposal slightly reduces the building area above grade of the 25 buildings from the previous approval. The Petitioner's spreadsheet provides aggregate square footages per building (combining the units together), with the greatest building reduction being 2,614 sq. ft. in the four-unit type, 162 sq. ft. in the two-unit type, and 419 sq. ft. in the three-unit type. Notably, 13 of the 25 units will also include basements.

The previous approval included configurations of the two-story Innsbrook (2,723 sq. ft.), Fairmont (2,601 sq. ft.), Greenbrier (2,353 sq. ft.), and one-story Jamestown (2,330 sq. ft.) models. The proposed now includes

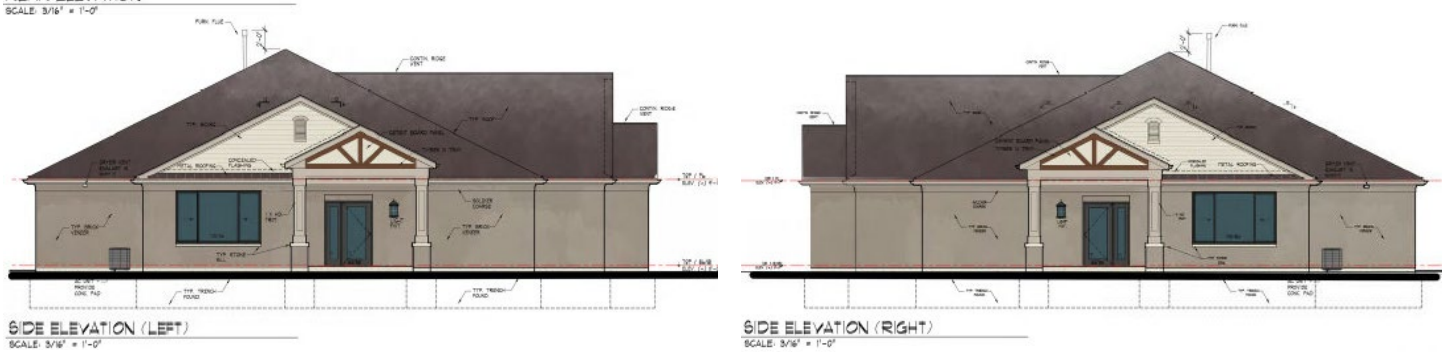
configurations of 50 end units ("Unit A" 1,926 sq. ft.) and 41 interior units ("Unit B", 1,695 sq. ft.). Per unit, the reductions range from 404 to 1028 sq. ft. depending on the unit type. These reductions are mainly due to the loss of the second story.



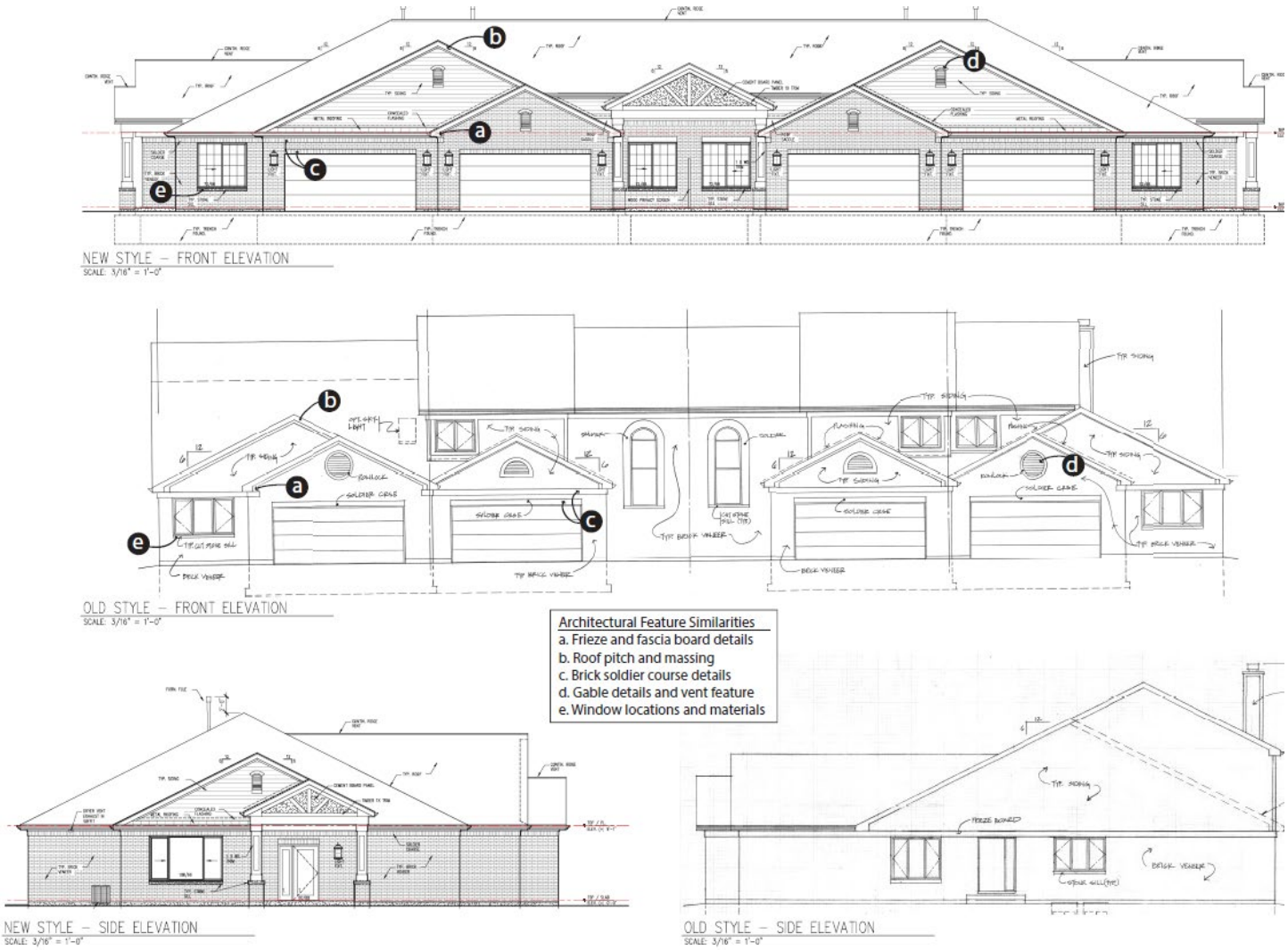
Proposed Floor Plan of 4-Unit Type







Proposed Color Renderings- 4 Unit Type



Elevation Comparison – Proposed (New Style) vs. Existing/Previously Approved (Old Style) – 4-Unit Type

The proposed overall shape complements the existing buildings with respect to the gables. The proposed roof shape and footprints are similar to existing. The proposal has a large front gable spanning two garages with a second smaller gable nested within to frame the second garage. This style is present for all the proposed units with exception to the one of the end units on the three-unit type. The existing buildings also have front gables, but they are individual gables over each garage. The proposal also provides substantial front door entry gables and columns, as individual gables for end units, and as a larger gable for combining the two interior units on the 4-unit type. The existing buildings also have front door entry gables and columns; however they are smaller in size and less prominent. The proposal appears to provide more balanced variety in scale of gables and an aesthetically more substantial front door entry gable both on the front and side elevations. The existing side elevations tend to have a large monotonous expanse of siding on the upper story; thus the proposal will complement and improve the overall look of the building sides in the development. The proposed rear elevations appear to complement the existing buildings, though do not appear to provide as much architectural variety given the proposal is only single-story. The 4-unit type has a wide roof expanse on the rear elevation however it does not prominently front other properties. The properties surrounded by Apollo Court are all 3-unit types, which are better scaled for the dual frontage.



Proposed Rear of 3-Unit Type, Dual frontage to Apollo



Existing detail in shingle variety and cedar trim

Proposed exterior materials also are similar but have some differences to the existing. Brick, siding, and roofing remain the primary materials, with some details retained like brick soldier coursing, window design, and stone sills below the windows. The style of the frieze and fascia board, gable trim and eaves are similar to existing. The proposal largely differs by replacing a prominent visual feature of stone façade accent (at front windows, chimney, end-entry low wall) with a timber truss design on the front door entry gables and more articulated columns with bases and stone caps. The proposal also includes a 6' wood privacy screen between the recessed entries of the interior units on the 4-unit type, and along the edge of the rear patios for all unit types. The proposal does not have the cedar window trim and architectural siding as present on the second floor of the existing buildings. The Petitioner notes they should be able to locate downspouts on the wall rather than directly on the decorative columns. The existing buildings at 55-59 and 61-65 Olympus Drive have downspouts attached to the entry columns on the end units.



Existing Stone front window accent



Existing side elevation: Expansive siding, Narrow door entry w/ downspouts & stone accent.

The Petitioner provided prototypical color renderings of the three different ranch townhome building types showing tan brick but is proposing two color schemes. The Petitioner also provided an exterior material list naming the palette colors in the two schemes to provide subtle variation. Scheme #1 uses General Shale Brick in "Smoky Mountain", exterior siding in "Stone Mountain Clay", aluminum soffit/fascia/gutters in "Norwegian Wood", and Owens Corning asphalt shingles Duration Series in "Teak" color. Scheme #2 uses Meridian Brick in "Swan Creek", exterior siding in "Sandy Tan", aluminum soffit/fascia/gutters in "Sandy Tan", and Owens Corning asphalt shingles Duration Series in "Driftwood" color. The Petitioner describes the two schemes as neutral reddish and beige palettes. Proposed physical material samples will be provided at the Plan Commission meeting.

The Petitioner noted one scheme is present at 34-40 Olympus Drive (completing construction with masonry installed), and the second being a lighter tone between the existing off-white at 26-32 Olympus Dr. and the mid-brown at 25-31 Olympus Dr. Lot 31 (under construction) will soon have this second color scheme installed. Other existing reddish and pinkish tones are present at 55-59 and 61-65 Olympus Dr. It is worth noting that brick may adjust in appearance over time as it weathers.



Existing Buildings @ 26-32 Olympus (top) and 25-31 Olympus Dr. (bottom)



Existing brick on all five buildings with exterior materials completed

Differences between the architecture of the existing and proposed buildings should be considered as to whether they are complementary situated together in a development. Building massing and height should be considered along with materials, architectural style/aesthetics, and neutral color variations. Staff recommends conditioning approval that physical materials be provided during the permit process for staff review and approval.

Open Item #2: Discuss whether the proposed architecture is appropriate and complementary to the development which has existing buildings in place. Consider building height, massing, materials, architectural style/aesthetics, and neutral color variations.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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 of 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

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 has provided draft Findings in the Staff Report for the Public Hearing.

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

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
   - ***The allowance of single-story ranch townhomes in addition to the previously approved two-story units will not be detrimental to or endanger the public health, safety morals, comfort or general welfare. The proposal maintains a consistent architectural style and unit type complementary to the existing buildings in the development.***

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 proposal will have no adverse effect on the area and will help complete construction on vacant lots. The proposal responds to the current needs of the housing market, and will help facilitate completion of the development.***

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 proposal will not impede or adversely affect future development of surrounding properties. The proposal will facilitate orderly development of the area. The nature, location and size of the proposal is cohesive with the surrounding uses as part of the Odyssey Club Planned Unit Development.***

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
   - ***The development is located within an existing Planned Unit Development, and all necessary utilities, access roads, and other storm water management facilities to adequately service the development have been approved and installed, or will be completed with the 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; and
   - ***The development is located within an existing Planned Unit Development, that includes a gated golf course community. The ingress/egress and associated traffic volumes were previously designed and engineered to accommodate the completion of the 117 total townhome units.***

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 proposed Substantial Deviation to the Planned Unit Development will conform to applicable zoning regulations of the Odyssey Club development, including the same unit density and single-family attached building type as previously approved and constructed on the development.***

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
   - ***The proposal will contribute positively to the economic growth and development of the community. By completing construction of the townhomes on otherwise vacant lots, the aesthetics and values of the neighboring property owners will be positively impacted. Completion of the lots mean addition taxable property value and additional units to share set expenses with the Master HOA.***

MOTION TO CONSIDER

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

Motion 1 (Special Use for Substantial Deviation):
"…make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Odyssey Club Planned Unit Development to the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development to permit a second model type to be constructed for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report, subject to the following conditions:

1. *Approval is subject to final engineering plan review and approval.*
2. *Either model type (single-story or two-story) to be constructed on Phase 7 of the PUD.*

Motion 2 (Site Plan/Architecture Approval):
"…make a motion to grant the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development Site Plan / Architectural Approval for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and listed herein, subject to the following conditions:

1. *Site Plan/Architectural Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
2. *Site Plan/Architectural Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.*
3. *Physical material samples shall be provided during the permit process for staff review and approval. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Application (Redacted)	Applicant	8/18/22
	Response to Standards	Applicant	n/a
	Narrative	Applicant	n/a, rec'd 10/31/22
	Existing Townhomes Plats of Survey (Lots 1,2,27,28,30,31, & 32)	Kevin Chaffin	Various, 2021
	Proposed Grading/Construction Plans (C000, C100, C101, C200, C201)	CEC	8/18/22
	2007 Previous Approval Grading/Construction Plan Excerpts (Sheets 6 to 8 of 14)	Roake	7/30/07
	Proposed Building Setback Exhibit, (Sheets C200 & C201 w/ Setbacks)	CEC	8/18/22, rec'd 10/31/22
	Proposed Line Elevations (Sequential), Proposed Site Plan, Existing Plat of Subdivision	TM	9/8/21 & 1/24/22
	Proposed Architectural Drawings of 4-Unit Type (Floor Plans, Line Drawings, Details)	TM	9/8/21
	Proposed Architectural Drawings of 3 and 2-Unit Types (Floor Plans, Line Drawings, Details)	TM	1/24/22
	Proposed Color Elevations Prototypical Tan – 4, 3, and 2-Unit Types	Applicant	9/8/21, 1/24/22; rec'd 10/31/22
	Proposed Landscape Plan	WE	6/1/22
	Townhome Elevation Comparison Exhibit	TM	2/18/22, rec'd 11/10/22
	Unit Sizes Above Grade	Applicant	Rec'd 11/11/22
	Building FAR Comparison Table	Applicant	n/a, rec'd 10/31/22
	Exterior Materials / Color Palette Schemes	Applicant	n/a, rec'd 10/31/22

CEC = Civil & Environmental Consultants, Inc.
Roake = Roake and Associates, Inc.
TM = Tech Metra Ltd.
WE = Westwood Environmental LLC

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: Ranch Townhome Building Elevations

PROJECT & PROPERTY INFORMATION

Project Name: The Odyssey Club

Project Description: PUD Amendment - Ranch Townhome Plan Revisions - Phase 7

Project Address: Olympus Drive

Property Index No. (PIN): Various PINs

Zoning District: R-5 PUD

Lot Dimensions & Area: Lots 3 - 26 & Lot 29

Estimated Project Cost: $ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Golfview Tinley Park LLC

Company: Same As Owner

Street Address: 2221 Camden Court, Suite 200

City, State & Zip: Oak Brook, IL 60523

E-[redacted]

[redacted]

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: Anthony DeAngelis

Company: Inter-Continental R. E. & Develop

Relation To Project: Authorized Development Agent for Owner

Street Address: 2221 Camden Court, Suite 200

City, State & Zip: Oak Brook, IL 60523

E-Mail Address: [redacted]

Phone Number: [redacted]

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
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VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Anthony DeAngelis *my behalf and advise that they have full authority to act as my/our representative in* [redacted] *cluding modifying any project or request. I agree to be bound by all terms and agreem*

Property Owner Signature: [redacted]

Property Owner Name (Print): Aristotle Halikias

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 [redacted] e information and all supporting addendums and documentation is true and

Property Owner Signature: [redacted]

Property Owner Name (Print): Aristotle Halikias

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): [redacted]

Date: 8/18/2022

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

VILLAGE OF TINLEY PARK, ILLINOIS

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 register 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).

☑ $400 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.**

Refer to attachment for detailed explanation/response.

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.**

Refer to attachment for detailed explanation/response.

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.**

Refer to attachment for detailed explanation/response.

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

Refer to attachment for detailed explanation/response.

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.**

Refer to attachment for detailed explanation/response.

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.**

Refer to attachment for detailed explanation/response.

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

Refer to attachment for detailed explanation/response.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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.

ICD is proposing to complete the construction of 91 townhome units. This phase of the development is currently approved for the same number of townhome units (i.e., 91 units). The proposed units have been redesigned with a new updated elevation and floor plans to better meet the needs of today's housing market. We are maintaining a consistent architectural style and unit type that is similar to what currently exists; therefore, this development will not be detrimental to or endanger the public health, safety, or 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 proposed development will have no adverse effect on the area and will only enhance the area by completing construction on vacant lots that were already approved for townhomes. The completion of this phase of the development will also facilitate the completion of other site features and roadways.

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 nature, location and size of the proposed development is cohesive with the surrounding uses and will not impede or adversely affect future improvement of surrounding properties, rather it will facilitate the orderly development of the property.

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

This development is located within an existing PUD, and all necessary utilities, access roads, and other storm water management facilities to adequately service the development have been installed.

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.

This development is located within an existing PUD that includes a gated golf course community. The ingress/egress and associated traffic volumes were previously designed/engineered to accommodate the completion of these 91 townhome units.

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 proposed PUD deviation conforms to the applicable zoning regulations of the Odyssey Club development; including the same density and building type as previously approved and constructed at this location.

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

The proposed development will contribute positively to the economic growth and development of the Tinley Park community. By completing the construction of these townhomes, on otherwise vacant lots, the aesthetics and values of the neighboring property owners will be positively impacted.

Odyssey Club Development

Project Narrative - PUD Amendment – Phase 7 Townhomes

The original Fairway Townhome plans were developed in the early 1990's as a for sale townhome product at the Odyssey Club. Due to the very high real estate taxes (in Rich Township), coupled with the financial crisis in 2008, we were no longer able to sell this product successfully and/or profitably; therefore, our model units and the 12 foundation units sat for many years until 2020 when we started getting significant interest in leasing versus buying these townhome units. We were able to successfully lease the existing model units (at top of the market rents) due to the recent change in customer preferences for luxury single family attached townhome rentals, especially our ranch units. We quickly learned that we did not have enough ranch units, and the construction costs to build the "original" Fairway units was still too high because they are much larger than necessary for a luxury attached single family rental product.

Our current customers are primarily "empty nesters" and "move down" residents who truly appreciate the privacy, security, and open space benefits of living in a gated golf course community like the Odyssey Club. They also prefer to live on one floor with or without a basement depending on their individual storage needs. As a result, we designed/developed two different contemporary ranch townhome plans to meet the lifestyle needs of this growing demographic segment of the market. We have utilized a "modern craftsmen" exterior elevation that complements the existing architectural features/elements of the original Fairway units but is more reflective of today's design preferences. The exterior walls will feature all masonry construction on the first floor utilizing the same masonry colors (to maintain continuity) as the Fairway townhomes with maintenance free siding above the walls on the gable ends, including a matching aluminum soffit and fascia system to complete the exterior finishes of the buildings.

Based upon the existing topography of the site, the as-built roads, and utilities, we were able to maximize the number of ranch townhomes with full basements at 51 units, and the remaining 40 ranch units will feature slab-on-grade construction for a total of 91 units. This equates to the same number of units and density as the original PUD Amendment approved in 1999 with no changes to the recorded plat of subdivision.

We are highly confident that the approval of the new/contemporary ranch townhome product will facilitate the successful completion of this phase of the development within the next 24 months; thereby, enhancing the image and quality of life for all residents living in the Odyssey Club!

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

PLAT OF SURVEY

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

OF:

PARCEL 1

THAT PART OF LOT 1 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 75°01'37" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 63.21 FEET; THENCE SOUTH 14°16'15" EAST 126.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 77°13'07" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 47.80 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 170.00 FEET, A CHORD THAT BEARS SOUTH 88°10'20" WEST, 64.60 FEET, AN ARC LENGTH OF 65.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 9°07'33" EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 120.04 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 1 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 75°01'37" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 63.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°01'37" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 14.97 FEET TO AN ANGLE POINT; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 16.65 FEET; THENCE SOUTH 14°14'15" EAST 131.58 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 77°13'07" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 30.95 FEET; THENCE NORTH 14°16'15" WEST 126.10 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 1 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 75°01'37" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 78.18 FEET TO AN ANGLE POINT; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 16.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 32.09 FEET; THENCE SOUTH 14°33'44" EAST 140.93 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 76°35'38" WEST, 10.03 FEET, AN ARC LENGTH OF 10.03 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 1 SOUTH 77°13'07" WEST, A DISTANCE OF 21.67 FEET; THENCE NORTH 14°14'21" WEST 131.58 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF LOT 1 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 75°01'37" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 78.18 FEET TO AN ANGLE POINT; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 48.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 29.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 30°30'48" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 149.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 BEING AN CURVE CONCAVE NORTH, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 71°38'16" WEST, 69.48 FEET, AN ARC LENGTH OF 69.55 FEET; THENCE NORTH 14°33'44" WEST 140.93 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 10,881 Square Feet or 0.250 Acres (More or Less)
Area of Parcel 2: 3,958 Square Feet or 0.091 Acres (More or Less)
Area of Parcel 3: 4,267 Square Feet or 0.098 Acres (More or Less)
Area of Parcel 4: 7,133 Square Feet or 0.164 Acres (More or Less)
Area of Lot 1: 26,239 Square Feet or 0.602 Acres (More or Less)

(Area Information for Reference Only)



PROPERTY ADDRESS:

26, 28, 30, 32 Odyssey Drive
Tinley Park, Illinois

Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown hereon, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

THERE IS A "BLANKET EASEMENT" FOR THE PURPOSE OF PROVIDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE WHICH EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE.

Kevin Chaffin

KDC CONSULTANTS, INC. * PROFESSIONAL DESIGN FIRM 184-003804 *
16144 S. BELL ROAD
HOMER GLEN, IL
60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL
LAND SURVEYOR
* STATE OF ILLINOIS *

LICENSE EXPIRATION
11-30-2022

Scale: 1" = 20' Order Number: 3049-1/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 1

Revised: June 16, 2022
Dated: November 22, 2021

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

PLAT OF SURVEY

OF:

PARCEL 1

THAT PART OF LOT 2 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 41.52 FEET; THENCE SOUTH 33°10'24" EAST 153.59 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 64°15'55" WEST, 48.81 FEET, AN ARC LENGTH OF 48.84 FEET TO THE SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 30°30'48" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 149.81 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 2 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 41.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 31.72 FEET; THENCE SOUTH 32°44'50" EAST 153.11 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 59°19'14" WEST, 30.55 FEET, AN ARC LENGTH OF 30.56 FEET; THENCE NORTH 33°10'24" WEST 153.59 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

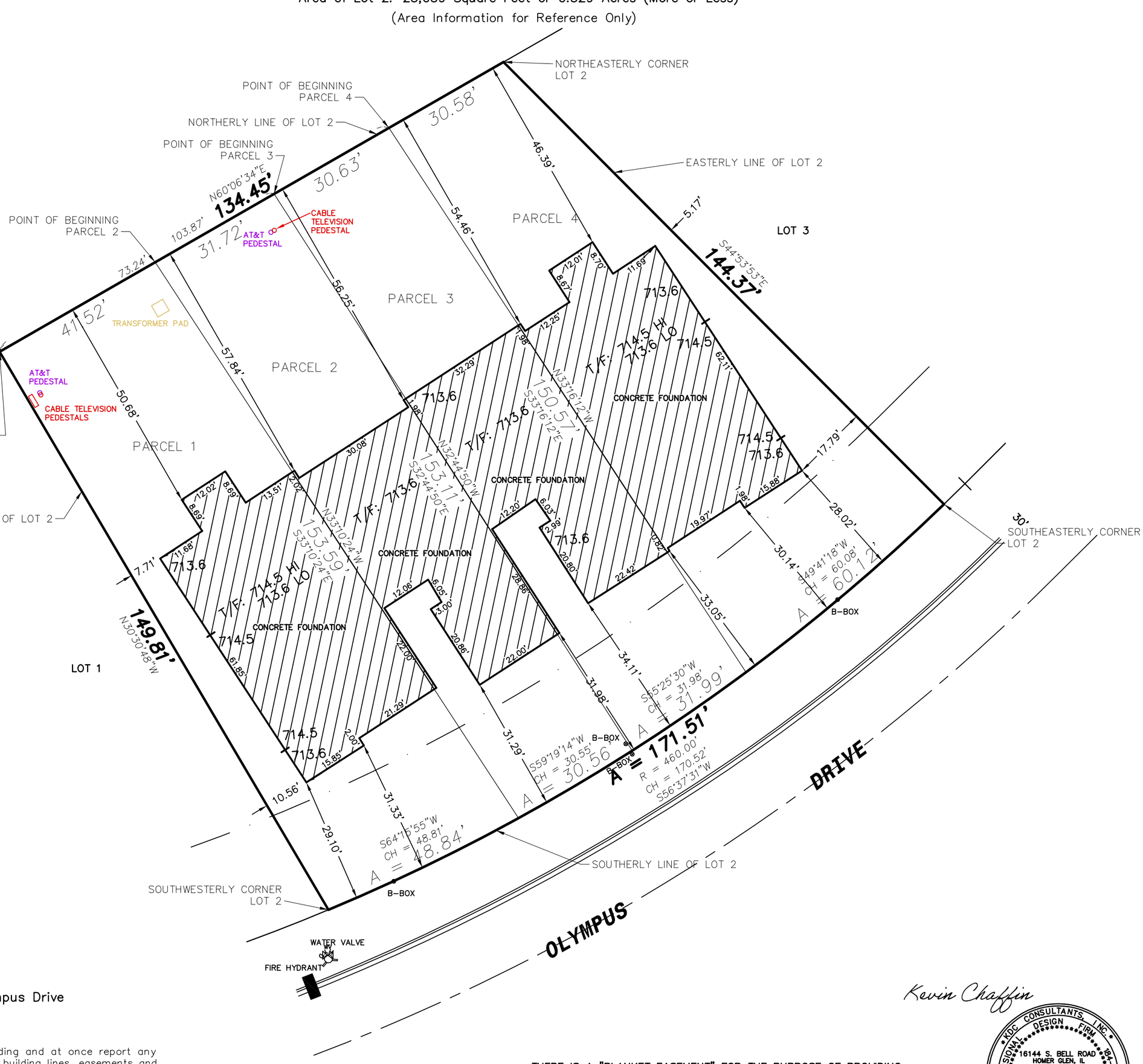
PARCEL 3

THAT PART OF LOT 2 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 73.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 30.63 FEET; THENCE SOUTH 33°16'12" EAST 150.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 55°25'30" WEST, 31.98 FEET, AN ARC LENGTH OF 31.99 FEET; THENCE NORTH 32°44'50" WEST 153.11 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF LOT 2 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 103.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 30.58 FEET TO THE NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 44°53'53" EAST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 144.37 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 49°41'18" WEST, 60.08 FEET, AN ARC LENGTH OF 60.12 FEET; THENCE NORTH 33°16'12" WEST 150.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 6,848 Square Feet or 0.157 Acres (More or Less)
Area of Parcel 2: 4,775 Square Feet or 0.110 Acres (More or Less)
Area of Parcel 3: 4,755 Square Feet or 0.109 Acres (More or Less)
Area of Parcel 4: 6,661 Square Feet or 0.153 Acres (More or Less)
Area of Lot 2: 23,039 Square Feet or 0.529 Acres (More or Less)
(Area Information for Reference Only)



PROPERTY ADDRESS:
34, 36, 38 AND 40 Olympus Drive
Tinley Park, Illinois

Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown hereon, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

THERE IS A "BLANKET EASEMENT" FOR THE PURPOSE OF PROVIDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE WHICH EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE.

Kevin Chaffin

KDC CONSULTANTS, INC. * PROFESSIONAL DESIGN FIRM 184-003604 *
16144 S. BELL ROAD
HOMER GLEN, IL
60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL
LAND SURVEYOR
* STATE OF ILLINOIS *

LICENSE EXPIRATION
11-30-2022

Scale: 1" = 20' Order Number: 3049-2/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 2 Townhome

Dated: JUNE 14, 2022

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

TOPOGRAPHICAL SURVEY

OF:

PARCEL 1

THAT PART OF LOT 27 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF SAID LOT 27; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 44.06 FEET; THENCE SOUTH 50°23'13" EAST 163.35 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 27; THENCE SOUTH 37°30'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27, A DISTANCE OF 44.29 FEET TO THE SOUTH CORNER OF SAID LOT 27; THENCE NORTH 50°14'57" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 169.18 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

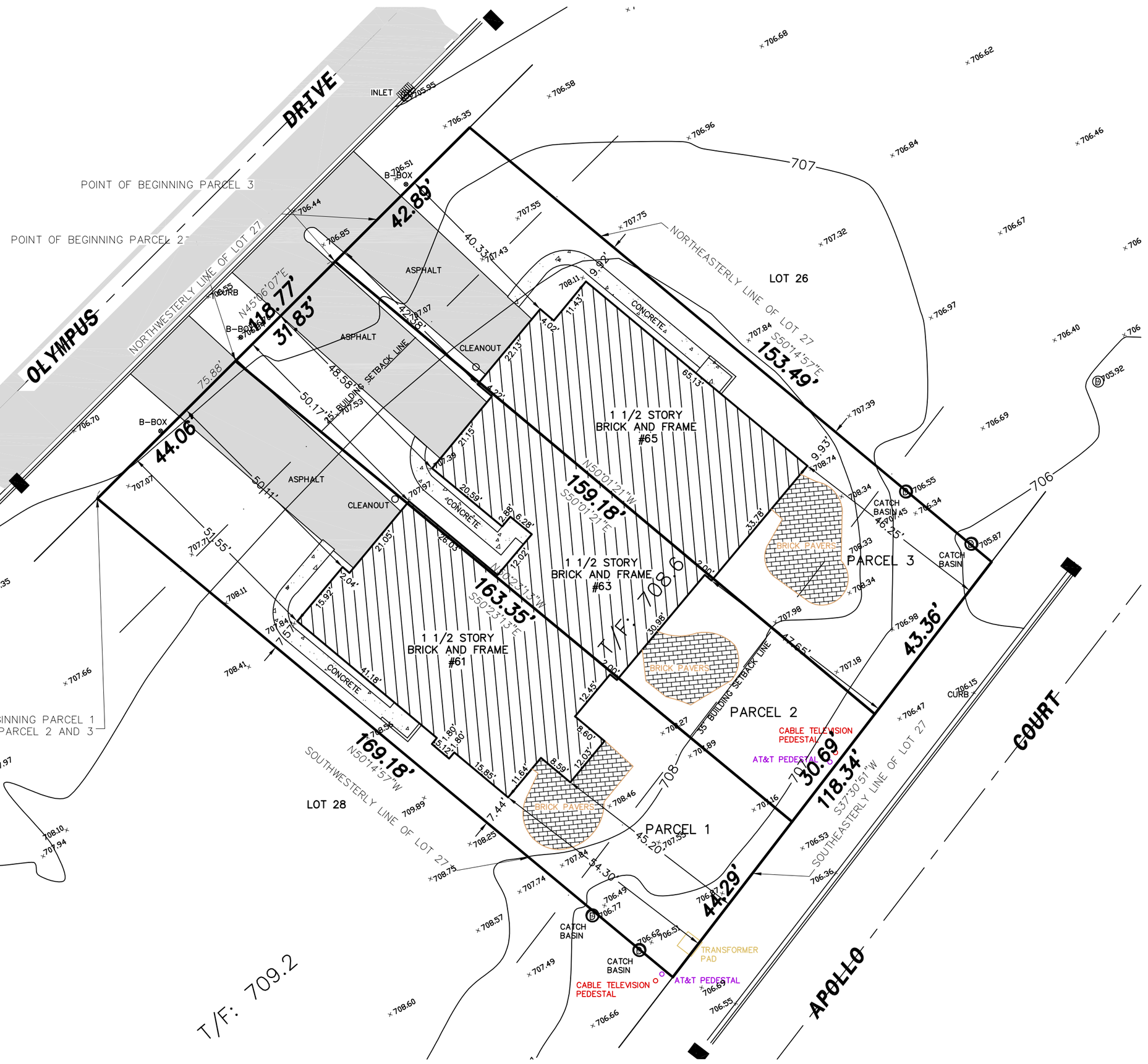
PARCEL 2

THAT PART OF LOT 27 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST CORNER OF SAID LOT 27; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 44.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 31.83 FEET; THENCE SOUTH 50°01'21" EAST 159.18 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 27; THENCE SOUTH 37°30'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27, A DISTANCE OF 30.69 FEET; THENCE NORTH 50°23'13" WEST 163.35 FEET, TO THE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 27 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST CORNER OF SAID LOT 27; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 75.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 42.89 FEET TO THE NORTH CORNER OF SAID LOT 27; THENCE SOUTH 50°14'57" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 27, A DISTANCE OF 153.49 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 27; THENCE SOUTH 37°30'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27, A DISTANCE OF 43.36 FEET; THENCE NORTH 50°01'21" WEST 159.18 FEET TO THE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 7,326 Square Feet or 0.168 Acres (More or Less)
Area of Parcel 2: 5,028 Square Feet or 0.115 Acres (More or Less)
Area of Parcel 3: 6,724 Square Feet or 0.154 Acres (More or Less)
Area of Lot 27: 19,078 Square Feet or 0.438 Acres (More or Less)
(Area Information for Reference Only)



PROPERTY ADDRESS:

61, 63 and 65 Olympus Drive
Tinley Park, Illinois

Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown hereon, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

THERE IS A "BLANKET EASEMENT" FOR THE PURPOSE OF PROVIDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE WHICH EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE.

Kevin Chaffin

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KEVIN D. CHAFFIN
035-003184
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2022

Scale: 1" = 20' Order Number: 3049-27/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 27

Revised: June 22, 2022
Dated: November 5, 2021

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

TOPOGRAPHICAL SURVEY

OF:

PARCEL 1

THAT PART OF LOT 28 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF SAID LOT 28; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 28, A DISTANCE OF 41.80 FEET; THENCE SOUTH 40°29'43" EAST 181.27 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 28; THENCE SOUTH 37°30'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 17.26 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET, A CHORD THAT BEARS SOUTH 56°06'20" WEST, 44.63 FEET, AN ARC LENGTH OF 45.43 FEET TO THE SOUTH CORNER OF SAID LOT 28; THENCE NORTH 34°10'39" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 28, A DISTANCE OF 177.60 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

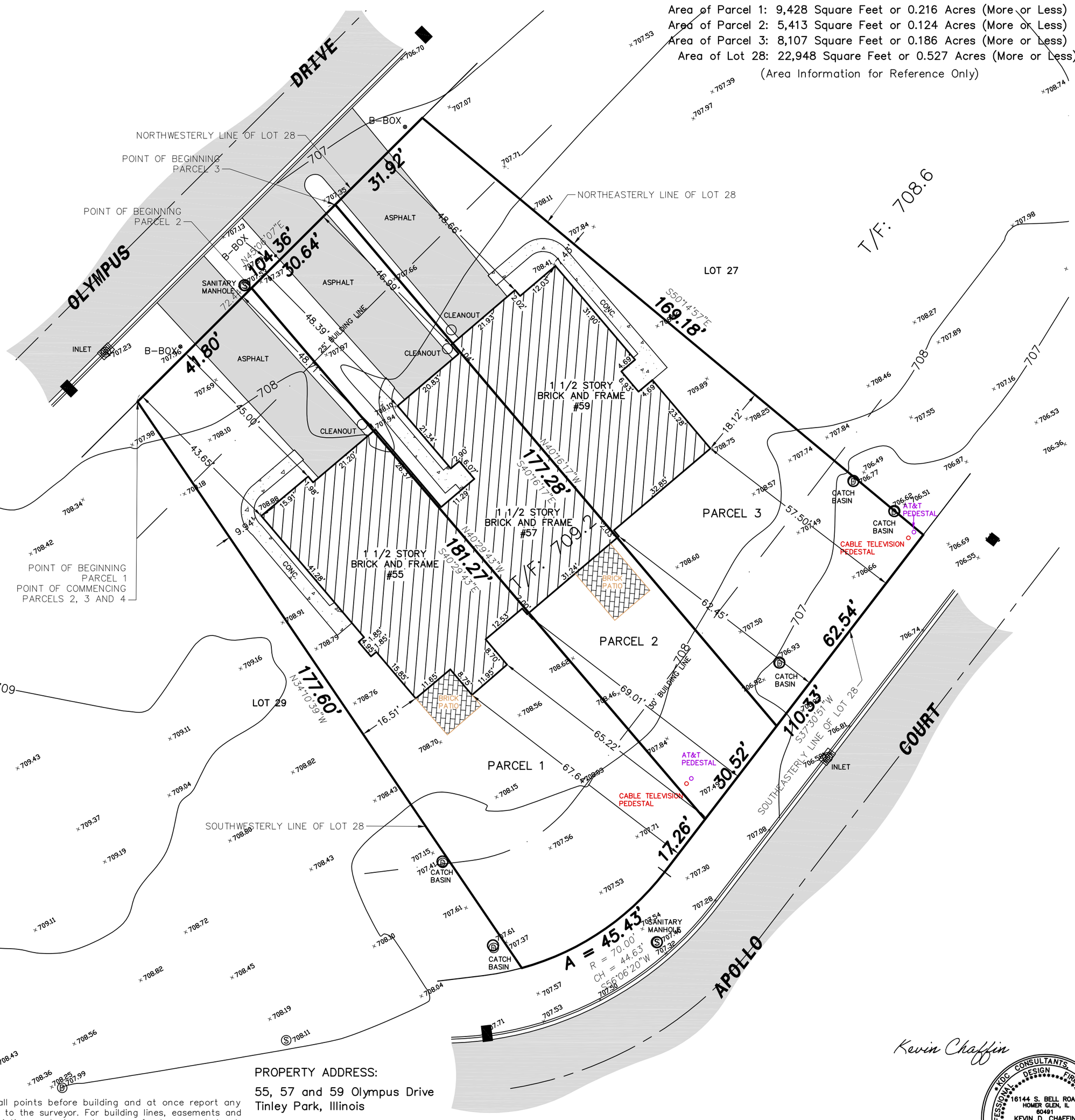
PARCEL 2

THAT PART OF LOT 28 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST CORNER OF SAID LOT 28; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 28, A DISTANCE OF 41.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 28, A DISTANCE OF 30.64 FEET; THENCE SOUTH 40°16'17" EAST 177.28 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 28; THENCE SOUTH 37°30'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 30.52 FEET; THENCE NORTH 40°29'43" WEST 181.27 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 28 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST CORNER OF SAID LOT 28; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 28, A DISTANCE OF 72.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 31.92 FEET TO THE NORTHERLY CORNER OF SAID LOT 28; THENCE SOUTH 50°14'57" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 169.18 FEET TO THE EAST CORNER OF SAID LOT 28; THENCE SOUTH 37°30'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 62.54 FEET, THENCE NORTH 40°16'17" WEST 177.28 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 9,428 Square Feet or 0.216 Acres (More or Less)
Area of Parcel 2: 5,413 Square Feet or 0.124 Acres (More or Less)
Area of Parcel 3: 8,107 Square Feet or 0.186 Acres (More or Less)
Area of Lot 28: 22,948 Square Feet or 0.527 Acres (More or Less)
(Area Information for Reference Only)



Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown hereon, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

PROPERTY ADDRESS:
55, 57 and 59 Olympus Drive
Tinley Park, Illinois

THERE IS A "BLANKET EASEMENT" FOR THE PURPOSE OF PROVIDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE WHICH EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE.

Scale: 1" = 20' Order Number: 3049-27/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 28

Revised: June 16, 2022
Dated: November 5, 2021

Kevin Chaffin

KDC CONSULTANTS, INC. * PROFESSIONAL DESIGN FIRM 184.003694 * 16144 S. BELL ROAD HOMER GLEN, IL 60491 KEVIN D. CHAFFIN 035-003184 PROFESSIONAL LAND SURVEYOR * STATE OF ILLINOIS *

LICENSE EXPIRATION
11-30-2022

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

PLAT OF SURVEY

OF:

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

PARCEL 1:

THAT PART OF LOT 30 IN BLOCK 3 OF THE ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 30; THENCE NORTH 35°11'11" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 30, A DISTANCE OF 133.11 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 30; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 30, BEING A CURVED LINE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD THAT BEARS NORTH 59°08'27" EAST 37.01 FEET, AN ARC LENGTH OF 37.01 FEET; THENCE SOUTH 37°15'49" EAST, A DISTANCE OF 130.40 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 30; THENCE SOUTH 54°48'49" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 41.63 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 30 IN BLOCK 3 OF THE ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 30; THENCE NORTH 54°48'49" EAST, ALONG THE SOUTHEASTERLY MOSE LINE OF SAID LOT 30, A DISTANCE OF 41.63 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 37°15'49" WEST, A DISTANCE OF 130.40 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 30; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 30, BEING A CURVED LINE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD THAT BEARS NORTH 55°23'03" EAST 31.18 FEET, AN ARC LENGTH OF 31.18 FEET; THENCE SOUTH 37°15'49" EAST, A DISTANCE OF 130.09 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 30; THENCE SOUTH 54°48'49" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 31.16 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

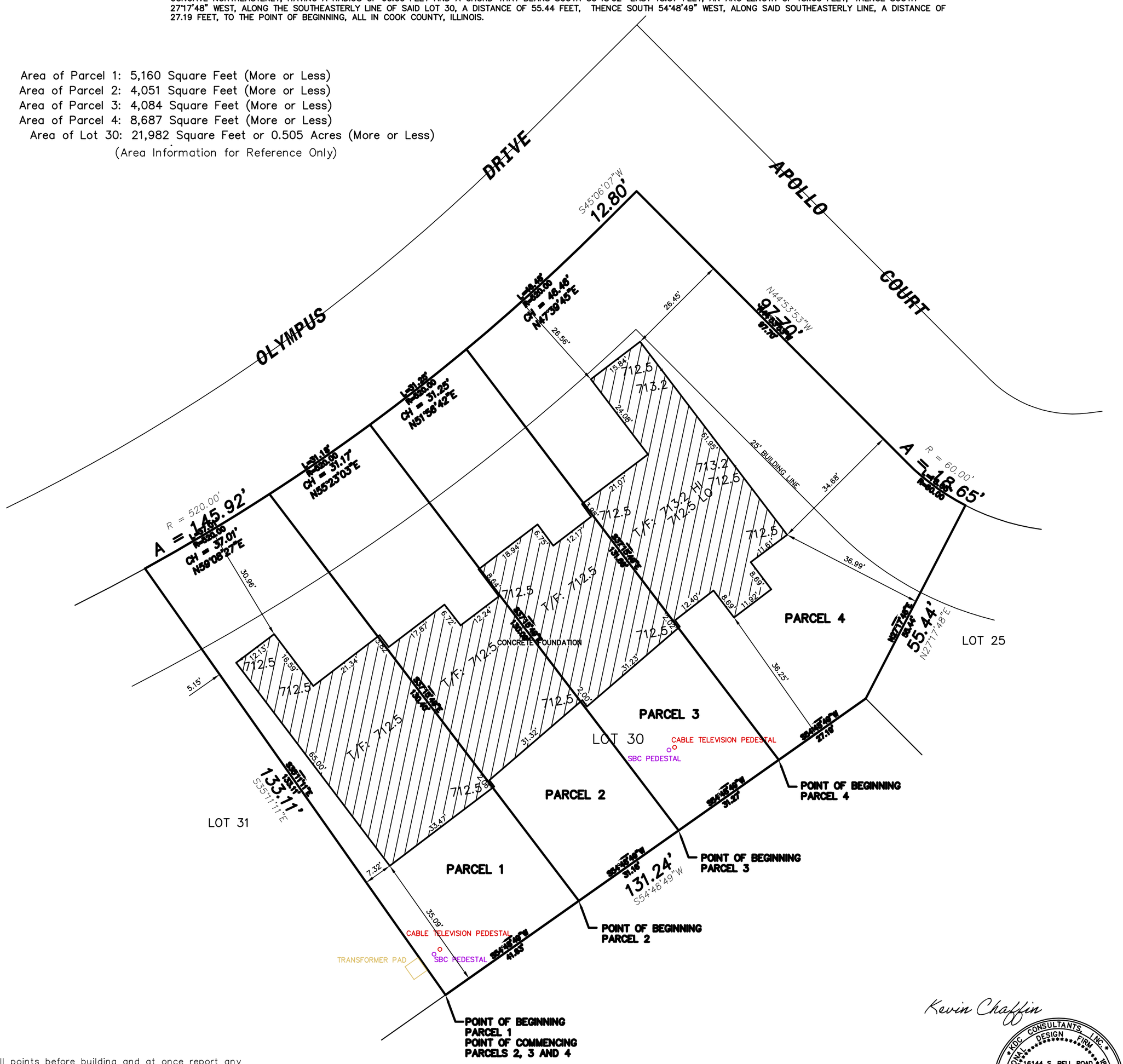
PARCEL 3:

THAT PART OF LOT 30 IN BLOCK 3 OF THE ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 30; THENCE NORTH 54°48'49" EAST, ALONG THE SOUTHEASTERLY MOSE LINE OF SAID LOT 30, A DISTANCE OF 72.79 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 37°15'49" WEST, A DISTANCE OF 130.09 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 30; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 30, BEING A CURVED LINE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD THAT BEARS NORTH 51°56'42" EAST 31.18 FEET, AN ARC LENGTH OF 31.25 FEET; THENCE SOUTH 37°15'49" EAST, A DISTANCE OF 131.66 FEET, TO THE SOUTHEASTERLY LINE OF SAID LOT 30; THENCE SOUTH 54°48'49" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 31.27 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 30 IN BLOCK 3 OF THE ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 30; THENCE NORTH 54°48'49" EAST, ALONG THE SOUTHEASTERLY MOSE LINE OF SAID LOT 30, A DISTANCE OF 104.06 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 37°15'49" WEST, A DISTANCE OF 131.66 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 30; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 30, TO A POINT OF CURVATURE, BEING A CURVED LINE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD THAT BEARS NORTH 47°39'45" EAST 46.48 FEET, AN ARC LENGTH OF 46.48 FEET; THENCE NORTH 45°06'07" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 12.80 FEET; THENCE SOUTH 44°53'53" EAST, ALONG THE MOST NORTHEASTERLY LINE OF SAID LOT 30, TO A POINT OF CURVATURE, A DISTANCE OF 97.70 FEET; THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 30, BEING A CURVED LINE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET AND A CHORD THAT BEARS SOUTH 53°48'02" EAST 18.57 FEET, AN ARC LENGTH OF 18..65 FEET; THENCE SOUTH 27°17'48" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 30, A DISTANCE OF 55.44 FEET, THENCE SOUTH 54°48'49" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 27.19 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 5,160 Square Feet (More or Less)
Area of Parcel 2: 4,051 Square Feet (More or Less)
Area of Parcel 3: 4,084 Square Feet (More or Less)
Area of Parcel 4: 8,687 Square Feet (More or Less)
Area of Lot 30: 21,982 Square Feet or 0.505 Acres (More or Less)
(Area Information for Reference Only)



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Kevin Chaffin

KDC CONSULTANTS, INC. * PROFESSIONAL DESIGN FIRM 184-003604 *
16144 S. BELL ROAD
HOMER GLEN, IL
60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL
LAND SURVEYOR
* STATE OF ILLINOIS *

LICENSE EXPIRATION
11-30-2022

Scale: 1" = 20' Order Number: 3049-30/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 30 Townhome

Dated: June 14, 2022

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

PLAT OF SURVEY

OF:

PARCEL 1

THAT PART OF LOT 31 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 31; THENCE SOUTH 54°48'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 68.74 FEET; THENCE NORTH 21°47'41" WEST 142.24 FEET TO THE NORTHERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 520.00 FEET, A CHORD THAT BEARS NORTH 63°10'26" EAST, 36.18 FEET, AN ARC LENGTH OF 36.19 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 31; THENCE SOUTH 35°11'11" EAST, ALONG THE EASTERLY LINE OF SAID LOT 31, A DISTANCE OF 133.11 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 31 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 31; THENCE SOUTH 54°48'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 68.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54°48'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 16.23 FEET TO A BEND POINT; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 15.73 FEET; THENCE NORTH 21°44'08" WEST 142.20 FEET TO THE NORTHERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 520.00 FEET, A CHORD THAT BEARS NORTH 66°52'49" EAST, 31.09 FEET, AN ARC LENGTH OF 31.09 FEET; THENCE SOUTH 21°47'41" EAST 142.24 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

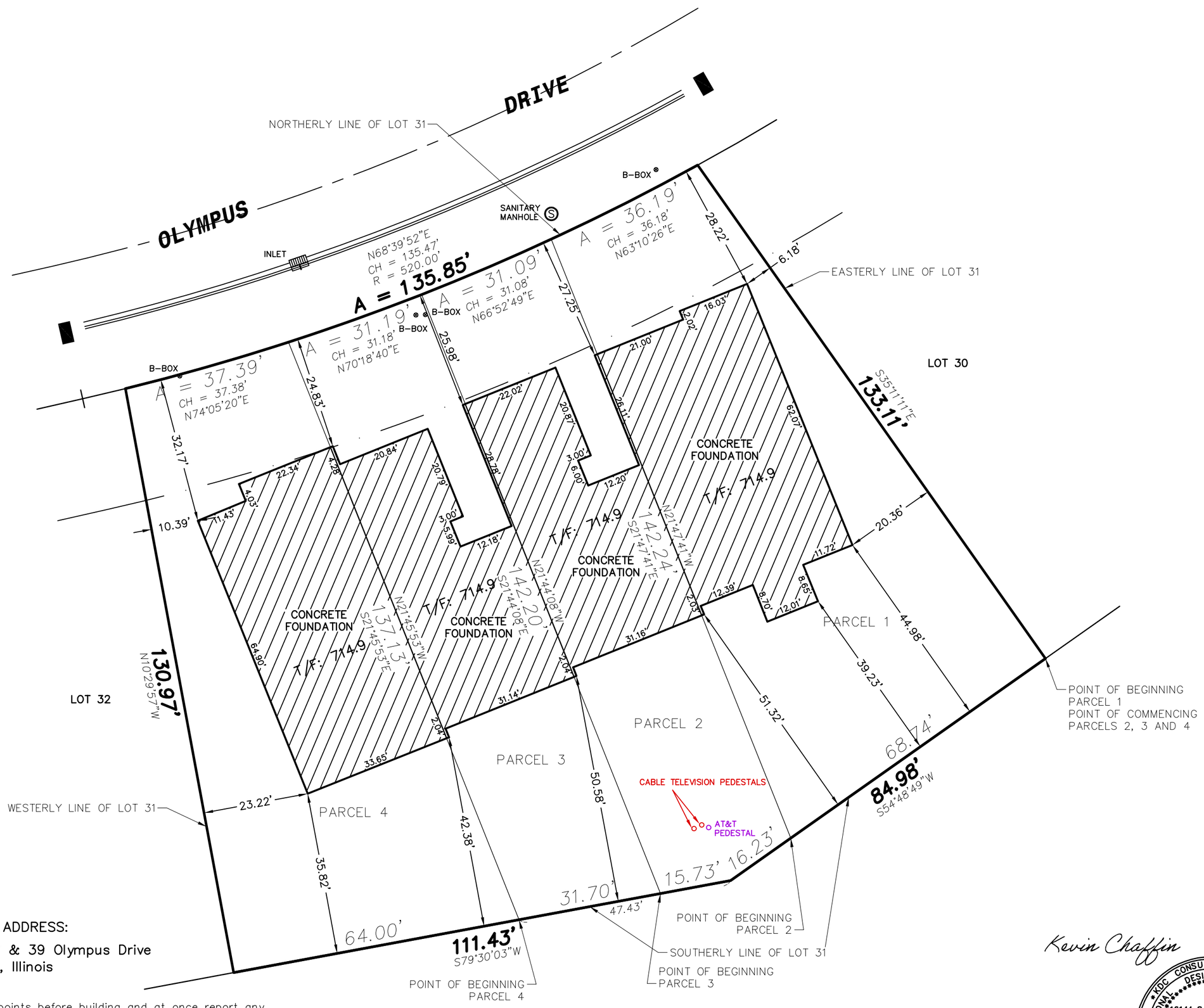
PARCEL 3

THAT PART OF LOT 31 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 31; THENCE SOUTH 54°48'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 84.98 FEET TO A BEND POINT; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 15.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 31.70 FEET; THENCE NORTH 21°45'53" WEST 137.13 FEET TO THE NORTHERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 520.00 FEET, A CHORD THAT BEARS NORTH 70°18'40" EAST, 31.18 FEET, AN ARC LENGTH OF 31.19 FEET; THENCE SOUTH 21°44'08" EAST 142.20 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF LOT 31 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 31; THENCE SOUTH 54°48'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 84.98 FEET TO A BEND POINT; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 47.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 64.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE NORTH 10°29'57" WEST, ALONG THE WESTERLY LINE OF SAID LOT 31, A DISTANCE OF 130.97 FEET TO THE NORTHERLY LINE OF SAID LOT 31; THENCE ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 520.00 FEET, A CHORD THAT BEARS NORTH 74°05'20" EAST, 37.38 FEET, AN ARC LENGTH OF 37.39 FEET; THENCE SOUTH 21°45'53" EAST 137.13 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 7,131 Square Feet or 0.164 Acres (More or Less)
Area of Parcel 2: 4,478 Square Feet or 0.103 Acres (More or Less)
Area of Parcel 3: 4,342 Square Feet or 0.100 Acres (More or Less)
Area of Parcel 4: 6,732 Square Feet or 0.155 Acres (More or Less)
Area of Lot 31: 22,684 Square Feet or 0.521 Acres (More or Less)
(Area Information for Reference Only)



PROPERTY ADDRESS:

33, 35, 37 & 39 Olympus Drive
Tinley Park, Illinois

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Kevin Chaffin

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60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2022

Scale: 1" = 20' Order Number: 3049-31/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 31 Townhome

Dated: June 14, 2022

Area Survey Company
16144 S Bell Road
Homer Glen, Illinois 60491

PLAT OF SURVEY

OF:

Phone: (708) 349-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

PARCEL 1

THAT PART OF LOT 32 OF THE ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 42.02 FEET; THENCE NORTH 11°02'51" WEST 129.16 FEET TO THE NORTHERLY LINE OF SAID LOT 32; THENCE NORTH 77°13'07" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 32, A DISTANCE OF 33.59 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 520.00 FEET, A CHORD THAT BEARS NORTH 76°41'01" EAST 9.71 FEET, AN ARC DISTANCE OF 9.71 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 32; THENCE SOUTH 10°29'57" EAST, ALONG THE EASTERLY LINE OF SAID LOT 32, A DISTANCE OF 130.97 FEET, TO THE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 32 OF THE ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 42.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 30.89 FEET; THENCE NORTH 11°22'45" WEST 127.91 FEET TO THE NORTHERLY LINE OF SAID LOT 32; THENCE NORTH 77°13'07" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 32, A DISTANCE OF 31.64 FEET; THENCE SOUTH 11°02'51" EAST 129.16 FEET, TO THE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

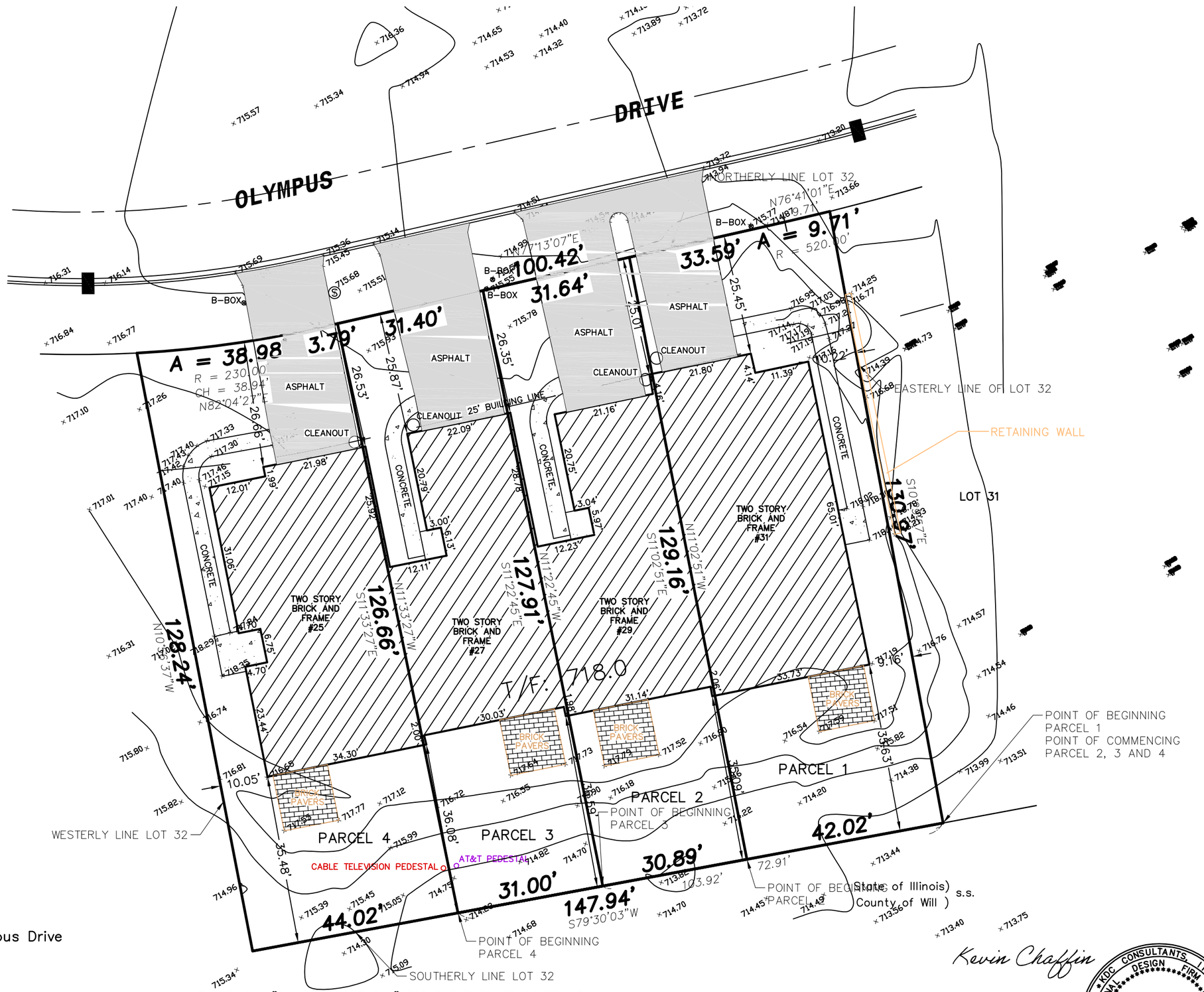
PARCEL 3

THAT PART OF LOT 32 OF THE ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 72.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 31.00 FEET; THENCE NORTH 11°33'27" WEST 126.66 FEET TO THE NORTHERLY LINE OF SAID LOT 32; THENCE NORTH 77°13'07" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 32, A DISTANCE OF 31.40 FEET; THENCE SOUTH 11°22'45" EAST 127.91 FEET, TO THE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF LOT 32 OF THE ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 32; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 103.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 44.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 32; THENCE NORTH 10°56'37" WEST, ALONG THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 128.24 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 32 BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 230.00 FEET, A CHORD THAT BEARS NORTH 82°04'27" EAST 38.94 FEET, AN ARC LENGTH OF 38.98 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 77°13'07" EAST, 3.79 FEET; THENCE SOUTH 11°33'27" EAST 126.66 FEET TO THE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Area of Parcel 1: 5,545 Square Feet or 0.127 Acres (More or Less)
Area of Parcel 2: 4,018 Square Feet or 0.092 Acres (More or Less)
Area of Parcel 3: 3,971 Square Feet or 0.091 Acres (More or Less)
Area of Parcel 4: 5,496 Square Feet or 0.126 Acres (More or Less)
Area of Lot 32: 19,029 Square Feet or 0.437 Acres (More or Less)
(Area Information for Reference Only)



PROPERTY ADDRESS:

25, 27, 29 and 31 Olympus Drive
Tinley Park, Illinois

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State of Illinois)
County of Will) s.s.

Kevin Chaffin

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PROFESSIONAL
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STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2022

Scale: 1" = 20' Order Number: 3049-32/21-10-180

Ordered By: ICD Development

Project: 21-10-180 Lot 32

Revised: June 16, 2022
Dated: November 22, 2021

GRADING PLANS FOR LOTS 3-26 AND 29
ODYSSEY CLUB TOWNHOMES
TINLEY PARK, ILLINOIS

PROJECT TEAM

OWNER

GOLFVIEW TINLEY PARK, LLC
2221 CAMDEN COURT
OAK BROOK, IL 60523
PH: (630) 560-8018
CONTACT: ANTHONY DEANGELIS, PRESIDENT

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1230 EAST DIEHL ROAD, SUITE 200
NAPERVILLE, ILLINOIS 60563
PH: (630) 963-6026
FX: (630) 963-6027
CONTACT: JAMES G. CANEFF, P.E.



NORTH

SITE MAP
1" = 200'

SHEET INDEX	
DWG NO.	TITLE
C000	COVER SHEET
C100–C101	EXISTING CONDITIONS
C200–C201	SITE GRADING PLAN
6–8	ROAKE AND ASSOCIATES, INC. RECORD DRAWINGS

BENCH MARKS:

REFERENCE BENCHMARKS:

1. TOP FLANGE BOLT ON 1ST FIRE HYDRANT SOUTH OF AEGINA DRIVE ON CORINTH COURT.
   ELEVATION = 698.93 (NGVD '29)
2. "BOX" CUT ON TOP OF CURB OPPOSITE STREET LIGHT, WEST SIDE OF CORINTH DRIVE BETWEEN 1ST AND 2ND BUILDINGS NORTH OF AEGINA DRIVE.
   ELEVATION = 696.04 (NGVD '29)
3. TOP FLANGE BOLT ON 2ND FIRE HYDRANT SOUTH OF AEGINA DRIVE ON CORINTH COURT.
   ELEVATION = 700.20 (NGVD '29)

SITE BENCHMARKS:

1. BM"A"
   'X' IN TC OPPOSITE FIRE HYDRANT ON NORTH SIDE OF OLYMPUS DRIVE LOCATED BETWEEN LOTS 1 & 2.
   ELEVATION = 712.33 (NGVD '29)
2. BM"B"
   'X' IN TC OPPOSITE FIRE HYDRANT ON EAST SIDE OF APOLLO COURT LOCATED BETWEEN LOTS 21 AND 22.
   ELEVATION = 706.44 (NGVD '29)
3. BM"C"
   "X" IN TC OPPOSITE FIRE HYDRANT ON WESTERLY SIDE OF OLYMPUS DRIVE LOCATED IN FRONT OF LOT 10.
   ELEVATION = 702.42 (NGVD '29)

STATE OF ILLINOIS
COUNTY OF DUPAGE } SS

I, JAMES G. CANEFF, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF AUGUST, 2022.

James G. Caneff

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
REGISTRATION VALID THROUGH NOVEMBER 30, 2023
(NOT VALID WITHOUT ORIGINAL SIGNATURE)

JAMES G. CANEFF
062-046225
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

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811 Know what's below. Call before you dig.

ILLINOIS LAW REQUIRES ANYONE DIGGING TO CALL JULIE AT 1-800-892-0123 AT LEAST 48 HOURS/TWO WORKING DAYS PRIOR TO THE START OF EXCAVATION AND THE PROJECT MUST BEGIN WITHIN 14 CALENDAR DAYS FROM THE CALL.

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

GOLFVIEW TINLEY PARK, LLC
ODYSSEY CLUB TOWNHOMES
OLYMPUS DRIVE & APPOLO COURT
TINLEY PARK, ILLINOIS

COVER SHEET

DATE:	AUGUST 18, 2022	DRAWN BY:	MEO
DWG SCALE:	1" = 100'	CHECKED BY:	ARG
PROJECT NO:			323-052
APPROVED BY:	*HAND SIGNATURE ON FILE		*JGC

DRAWING NO.:
C000



REFERENCE

1. EXISTING TOPOGRAPHY GENERATED FROM UNMANNED AERIAL SYSTEM (UAS) RECORDED DATA AND SUPPLEMENTAL FIELD SURVEY COLLECTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 4, 2021. TOPOGRAPHIC CONTOURS MAPPED AT INTERVAL OF 1 FOOT.
2. PROPOSED BUILDINGS PROVIDED TO CEC BY TECH METRA LTD. ON JUNE 14, 2022; FILE NAME "ODYSSEY TOWNHOMES SITE PLAN_14JUNE2022.DWG".
3. REFER TO ROAKE & ASSOCIATES, INC. AS-BUILT DRAWINGS DATED JULY 30, 2007 FOR SANITARY SEWER, STORM SEWER, WATERMAIN, STREET LIGHTING AND SERVICE LOCATIONS AND ELEVATIONS.

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING PROPERTY LINE
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING PAVED ROAD
- EXISTING LIGHT POLE
- EXISTING STORM SEWER LINE
- EXISTING STORM INLET/MANHOLE
- EXISTING WATER LINE
- EXISTING WATER BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE

REVISION RECORD

NO	DATE	DESCRIPTION

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GOLFVIEW TINLEY PARK, LLC
ODYSSEY CLUB TOWNHOMES
OLYMPUS DRIVE & APPOLO COURT
TINLEY PARK, ILLINOIS

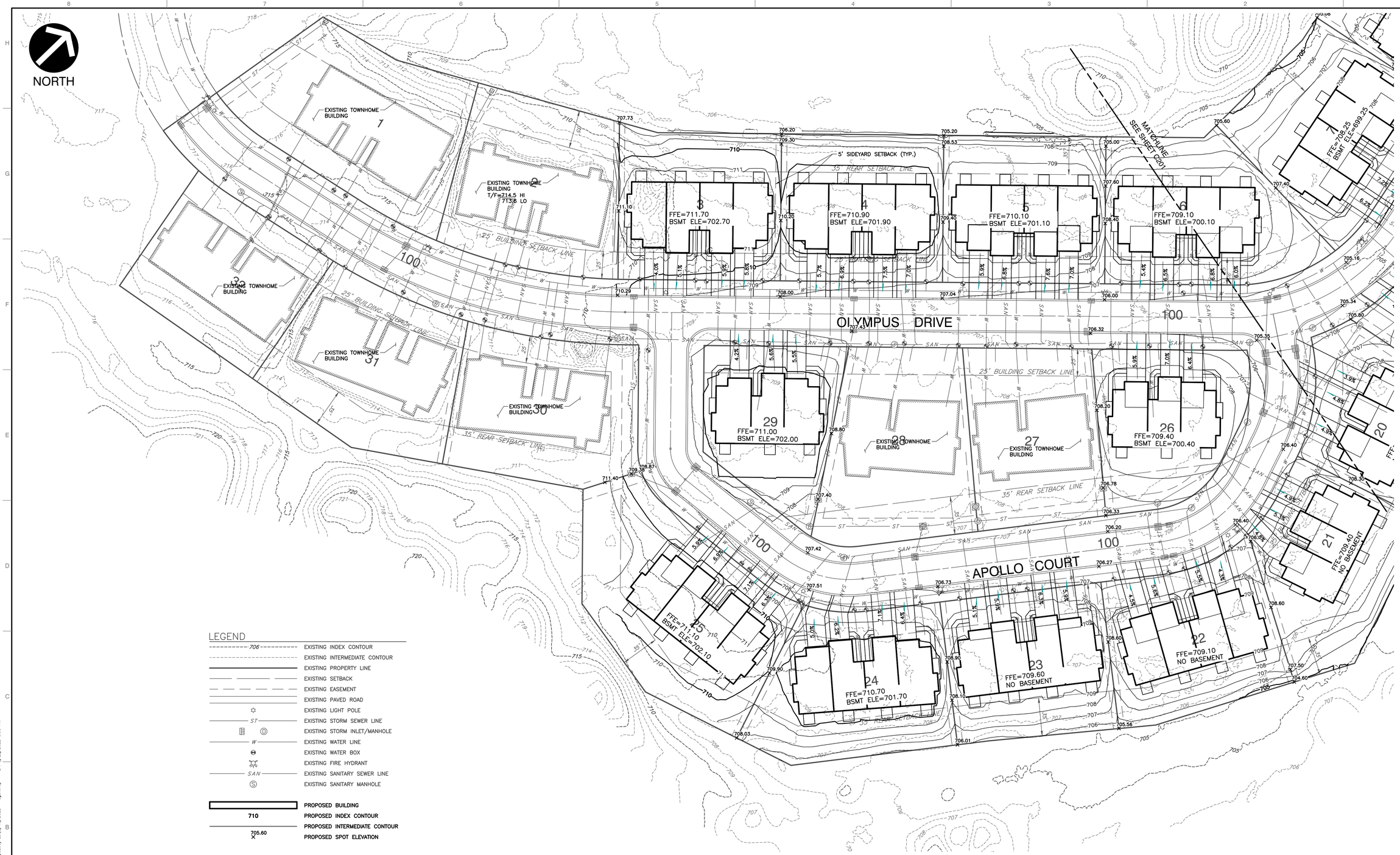
EXISTING CONDITIONS

DATE:	AUGUST 18, 2022
DWG SCALE:	1" = 40'
PROJECT NO:	323-052
APPROVED BY:	*HAND SIGNATURE ON FILE
DRAWN BY:	MEO
CHECKED BY:	ARG
	*.IGC

DRAWING NO.:
C100

A:\320-0001\323-052\~CADD\Dwg\Civil\323052-Civil-C100.dwg(C100) 15:9/18/2022 - skoffman) - LP: 8/18/2022 1:13 PM


NORTH
MATCHLINE
SEE SHEET C100
OLYMPUS DRIVE
100
EXISTING POND
35' REAR SETBACK LINE
25' BUILDING SETBACK LINE
S11°30'22"E
149.24'
342.19'
149.83'
S12°39'17"E
91.45'
S17°18'15"E
121.69'
S17°36'04"E
281.18'
S29°36'04"E
112.63'
S19°17'47"E
138.87'
N17°36'04"W
148.92'
N25°22'17"W
110.23'
N12°02'27"W
182.44'
N17°33'50"W
135.51'
N40°56'04"W
67.17'
N11°47'50"W
105.48'
N00°10'50"W
111.00'
N00°53'39"W
40.00'
N17°36'25"E
107.33'
N04°08'19"E
80.00'
N10°42'17"E
107.33'
S60°08'41"E
92.12'
S22°23'55"E
138.60'
S29°43'53"E
80.00'
S44°53'53"E
135.68'
N53°06'07"W
249.63'
N36°53'53"E
249.63'
N12°25'39"E
140.42'
N12°25'39"E
139.46'
N12°23'39"E
132.00'
N12°23'39"E
132.00'
N12°23'39"E
151.35'
N12°23'39"E
151.35'
SAN
SAN
SAN



LEGEND

706	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING PROPERTY LINE
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING PAVED ROAD
	EXISTING LIGHT POLE
ST	EXISTING STORM SEWER LINE
	EXISTING STORM INLET/MANHOLE
W	EXISTING WATER LINE
	EXISTING WATER BOX
	EXISTING FIRE HYDRANT
SAN	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	PROPOSED BUILDING
710	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
705.60	PROPOSED SPOT ELEVATION

REFERENCE

1. EXISTING TOPOGRAPHY GENERATED FROM UNMANNED AERIAL SYSTEM (UAS) RECORDED DATA AND SUPPLEMENTAL FIELD SURVEY COLLECTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 4, 2021. TOPOGRAPHIC CONTOURS MAPPED AT INTERVAL OF 1 FOOT.
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3. REFER TO ROAKE & ASSOCIATES, INC. AS-BUILT DRAWINGS DATED JULY 30, 2007 FOR SANITARY SEWER, STORM SEWER, WATERMAIN, STREET LIGHTING AND SERVICE LOCATIONS AND ELEVATIONS.

REVISION RECORD

NO	DATE	DESCRIPTION

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www.cecinc.com

GOLFVIEW TINLEY PARK, LLC
ODYSSEY CLUB TOWNHOMES
OLYMPUS DRIVE & APPOLO COURT
TINLEY PARK, ILLINOIS

SITE LAYOUT

DATE:	AUGUST 18, 2022	DRAWN BY:	MEO
DWG SCALE:	1" = 40'	CHECKED BY:	ARG
PROJECT NO:			323-052
APPROVED BY:	*HAND SIGNATURE ON FILE		*JGC

DRAWING NO.: C200

P:\320-000\323-052\-CAD0\Dwg\CV01\323052-CV01-C200.dwg\C200\ LS:(8/18/2022 - agulone) - LP: 8/22/2022 3:35 PM

NORTH

MATCHLINE SEE SHEET C200

OLYMPUS DRIVE

5' SIDEYARD SETBACK (TYP.)

20' SURFACE OVERLAND DRAINAGE EASEMENT

35' REAR SETBACK LINE

25' BUILDING SETBACK LINE

15' UTILITY EASEMENT

EXISTING POND

ADJUST EXISTING SANITARY MANHOLE TO RIM ELEVATION = 704.1

ADJUST EXISTING SANITARY MANHOLE TO RIM ELEVATION = 701.50

7	FFE=708.25 BSMT ELE=699.25
8	FFE=707.50 BSMT ELE=698.50
9	FFE=706.75 BSMT ELE=697.75
10	FFE=705.70 BSMT ELE=696.70
11	FFE=704.50 BSMT ELE=695.50
12	FFE=704.00 NO BASEMENT
13	FFE=704.80 NO BASEMENT
14	FFE=704.80 NO BASEMENT
15	FFE=705.40 NO BASEMENT
16	FFE=706.20 NO BASEMENT
17	FFE=707.00 NO BASEMENT
18	FFE=707.50 NO BASEMENT
19	FFE=708.20 NO BASEMENT
20	FFE=709.00 NO BASEMENT
21	FFE=709.40 NO BASEMENT
26	FFE=709.40 BSMT ELE=700.40
5	FFE=710.10 BSMT ELE=701.10
6	FFE=709.10 BSMT ELE=700.10

LEGEND

- EXISTING INDEX CONTOUR (706)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING PROPERTY LINE
- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING PAVED ROAD
- EXISTING LIGHT POLE
- EXISTING STORM SEWER LINE (ST)
- EXISTING STORM INLET/MANHOLE (D)
- EXISTING WATER LINE (W)
- EXISTING WATER BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE (SAN)
- EXISTING SANITARY MANHOLE (S)
- PROPOSED BUILDING
- PROPOSED INDEX CONTOUR (710)
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED SPOT ELEVATION (705.60)

SCALE IN FEET
0 40 80

REFERENCE

1. EXISTING TOPOGRAPHY GENERATED FROM UNMANNED AERIAL SYSTEM (UAS) RECORDED DATA AND SUPPLEMENTAL FIELD SURVEY COLLECTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 4, 2021. TOPOGRAPHIC CONTOURS MAPPED AT INTERVAL OF 1 FOOT.
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P:\320-001\323-052_040\Dwg\CIVIL\323052-CIV01-C200.dwg[CIV01] LS:8/18/2022 - gputkonen - LP: 8/22/2022 3:38 PM

REVISION RECORD

NO	DATE	DESCRIPTION

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GOLFVIEW TINLEY PARK, LLC
ODYSSEY CLUB TOWNHOMES
OLYMPUS DRIVE & APPOLO COURT
TINLEY PARK, ILLINOIS

SITE LAYOUT

DATE:	AUGUST 18, 2022	DRAWN BY:	MEO
DWG SCALE:	1" = 40'	CHECKED BY:	ARG
PROJECT NO:			323-052
APPROVED BY:	*HAND SIGNATURE ON FILE		*JGC

DRAWING NO.:
C201

EXISTING OLYMPUS DRIVE

BEGIN STA. 7+24± MATCH EXIST. PAVEMENT

PROVIDE RIP-RAP (TYP.)

12" PRECAST CONC. F.E.S. W/GRATE 713.29FL

P.C. STA. 9+01.59

P.T. STA. 8+01.17

12" PRECAST CONC. F.E.S. W/GRATE 708.45FL

P.T. STA. 11+76.26

OLYMPUS DRIVE STA. 12+19.06= APOLLO COURT STA. 1+00

OLYMPUS DRIVE STA. 17+71.42= APOLLO COURT STA. 9+87.86

EXISTING 8" D.I.P. WATERMAIN

EXISTING F.H. TO REMAIN

RELOCATE EXIST. F.H. F.G.=708.26

RELOCATE EXIST. F.H. FG=707.67

EXISTING B-BOX TO BE REMOVED (SALVAGE LID)

RELOCATE EXIST. F.H. FG=705.66

RELOCATED VB STA.17+90;18'L 8" VALVE IN BOX RIM=705.70

VB#1 STA.14+35;15.5'R 8" VALVE IN BOX RIM=709.87

EXISTING WATER MAIN TO BE REMOVED (SALVAGE FH & VALVE)

EXISTING WATER MAIN TO BE REMOVED (SALVAGE FH & VALVE AND VALVE BOX)

OLYMPUS DRIVE

APOLLO COURT

MATCH LINE STA. 18+00

KEYMAP N.T.S.

1	7+30;15.5'R R-8040-D IN-A2-2;2Ø 716.74R 714.15
2	7+30;15.5'L R-8040-D CB-A2-2;4Ø 716.80R 713.60(S) 713.50(N)
3	7+30;15.5'R R-8040-D 716.74R 714.65
4	8+6;23'R R-1077 MH-A1-1;4Ø 715.96R 706.71
5	9+45;15.5'R R-8040-D IN-A2-2;2Ø 712.45R 709.72
6	10+7;23'R R-1077 MH-A1-1;4Ø 712.22R 703.49
7	11+70;23'R R-1077 MH-A1-1;4Ø 710.30R 701.56N,S
8	11+84;15.5'L R-8040-D CB-A2-2;4Ø 709.59R 705.76(SE) 705.64(NW)
9	9+60;15.5'L R-8040-D CB-A2-2;4Ø 712.37R 709.29(S) 709.17(N)
10	11+84;15.5'R R-8040-D IN-A2-2;2Ø 709.52R 706.28
11	13+85;15.5'L R-8040-D IN-A2-2;2Ø 707.57R 704.41
12	13+85;15.5'R R-8040-D CB-A2-2;4Ø 707.49R 704.05(SE) 703.92(NW)
13	16+4;15.5'L R-8040-D IN-A2-2;2Ø 706.19R 703.40
14	16+4;15.5'R R-8040-D CB-A2-2;4Ø 706.26R 703.10(NW) 703.09(SE)
15	14+25;23'R R-1077 MH-A1-1;4Ø 707.85R 699.26
16	17+68;15.5'L R-8040-D CB-A2-2;4Ø 705.34R 702.44(N) 702.43(S)
17	17+78;15.5'L R-8040-D IN-A2-2;2Ø 705.26R 702.54
18	9+53;15.5'R R-8040-D CB-A2-2;4Ø 705.17R 702.63(SW) 702.54(E)
19	9+46;15.5'R R-8040-D IN-A2-2;2Ø 705.26R 702.63
20	9+53;15.5'L R-8040-D CB-A2-2;4Ø 705.17R 702.34(NE) 702.17(SE) 702.03(NW)
21	9+46;15.5'R R-8040-D CB-A2-2;4Ø 705.30R 702.26(SE) 702.24(NW)
22	17+50;23'R R-1077 MH-A1-1;4Ø 705.80R 697.28

KEY:

STRUCTURE TYPE A=4Ø B=3Ø C=2Ø

A1-2

I1=CLOSED LID I2=OPEN LID I3=BEEHIVE LID

I1=ECCENTRIC CONE I2=FLATTOP

GENERAL NOTES:
- MANHOLE ADJUSTMENTS SHALL BE LIMITED TO 12" (TOTAL) OF ADJUSTING RINGS.
- ALL CROSSINGS OF SANITARY AND WATERMAIN SHALL MEET MWRD NOTE #9
- ALL SANITARY SEWER CONNECTIONS SHALL MEET MWRD NOTE #8.

PROVIDE WATERMAIN QUALITY SAN. SEWER PIPE (ASTM D-2241 WITH ASTM D-3139 GASKET JOINTS) WHERE 6" SANITARY SERVICE IS ABOVE WATERMAIN.

BUILDING #	PIPE LENGHT (FT.)
1	299
2	304
3	318
4	318
5	314
6	316
	1869'

6" SANITARY SERVICES NOT CROSSING WATERMAIN SHALL BE PVC SDR 26 ASTM D-3034 AND JOINTS SHALL BE ASTM D-3212 GASKET.

BUILDING #	PIPE LENGHT (FT.)
26	122
27	166
28	174
29	122
30	156
31	143
32	138
	1021'

SCALE: 1"=40'

SCALE: 1"=40' HORIZ. 1"=5' VERT.

RECORD DRAWING DATE: 7-30-07

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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS PLANNERS
1887 HIGH GROVE LN NAPERVILLE, IL 60540
(630) 355-8232 FAX (630) 355-3267

PREPARED FOR:
TECH METRA LTD.
15750 SOUTH HARLEM AVENUE
ORLAND PARK, ILLINOIS 60462
PH. (708) 429-0039
PH. (708) 429-9972

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ODYSSEY CLUB, TINLEY PARK, IL – OLYMPUS DRIVE & APOLLO COURT

OLYMPUS DRIVE PLAN AND PROFILE SOUTH (STA. 7+25 BEGIN TO 18+00)
RECORD DRAWING

DRN./CKD. BY: SPM/CAH	FILE: 49310-OLYMPUS-PPAB	FLD. BK./PG.: 187/18	SHEET NO. 6 OF 14
SCALE: 1"=40' HORIZ. 1"=5' VERT.	DATE: 7-30-07	JOB NO.: 493.010	

GENERAL NOTES:
–MANHOLE ADJUSTMENTS SHALL BE LIMITED TO 12" (TOTAL) OF ADJUSTING RINGS.
–ALL CROSSINGS OF SANITARY AND WATERMAIN SHALL MEET MWRD NOTE #9
–ALL SANITARY SEWER CONNECTIONS SHALL MEET MWRD NOTE #8.

6" SANITARY SERVICES NOT CROSSING WATERMAIN SHALL BE PVC SDR 26 ASTM D–3034 AND JOINTS SHALL BE ASTM D–3212 GASKET.

BUILDING #	PIPE LENGHT (FT.)
11	395
12	191
13	201
14	61
15	140
16	152
17	111
18	140
19	154
	1545'

PROVIDE WATERMAIN QUALITY SAN. SEWER PIPE (ASTM D–2241 WITH ASTM D–3139 GASKET JOINTS) WHERE 6" SANITARY SERVICE IS ABOVE WATERMAIN.

BUILDING #	PIPE LENGHT (FT.)
7	318
8	316
9	305
10	318
11	395
12	191
13	210
14	61
	2114'

EXIST. F.H. TO REMAIN ADJUST TO 3' BEHIND B/C F.G.=~~708.0~~ GR=704.77

MATCH LINE STA. 18+00

P.T. STA. 19+19.38

19+70;15.5'L R–8040–D IN–A2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 704.22R 701.48

30' ~~12"~~ RCP @ ~~0.50%~~ 2.13%

19+70;15.5'R R–8040–D CB–A2–2;4 Ø ~~704.31R~~ ~~704.22O~~ 704.30R 700.84(W) 700.74(E)

P.C. STA. 21+40.49

30' ~~12"~~ RCP @ ~~0.50%~~ 0.83%

22+37;15.5'L R–8040–D IN–A2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 702.88R 699.80

RELOCATE EXIST. F.H. STA.24+19;18.5'L F.G.=~~707.0~~ GR=702.15

P.C. STA. 22+41.79

23+87;15.5'L R–8040–D IN–A2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 702.24R 698.39

8' ~~12"~~ RCP @ ~~0.50%~~ 0.88%

701.32R 697.79(S) 697.53(E)

25+33;15.5'L R–8040–D CB–A2–2;4 Ø ~~704.31R~~ ~~704.22O~~

RELOCATE EXIST. F.H. STA.24+19;18.5'L F.G.=~~707.0~~ GR=702.15

25+23;15.5'L R–8040–D CB–A2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 701.28R 697.86

30' ~~12"~~ RCP @ ~~0.50%~~ 1.37%

EXISTING CATCH BASIN TO BE REMOVED (TYPICAL)

GR=704.12

30' ~~12"~~ RCP @ ~~0.50%~~ 0.87%

25+33;15.5'R R–8040–D CB–A2–2;4 Ø ~~704.31R~~ ~~704.22O~~ 701.44R 697.58(S) 697.37(N) 697.27(W)

26+17;67.7'L R–8040–D CB–C2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 701.64R 698.54

701.91R 694.07

26+34.66'L R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~

12"PRECAST CONC. F.E.S. W/GRATE ~~697.0~~ 696.97FL

26+40;26'L R–8040–D IN–A2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 701.42R 698.01

90' ~~12"~~ SAN. @ ~~0.50%~~ 0.62%

8" PVC

149' ~~12"~~ RCP @ ~~0.50%~~ 1.01%

MATCH LINE LOCATION

SITE

KEYMAP N.T.S.

11' ~~12"~~ RCP @ ~~1.00%~~ 0.18%

150' ~~15"~~ RCP @ ~~1.00%~~ 1.03%

15"PRECAST CONC. F.E.S. W/GRATE ~~695.5~~ 695.52FL

B/P STM.=697.0± T/P W.M.=695.5± (DIP W.M. 1.5' CLR. MIN.)

26+37;16'L R–8040–D CB–B2–2;4 Ø ~~704.31R~~ ~~704.22O~~ 701.54R 697.99(W) 697.12(N) 697.09(S)

112' ~~15"~~ RCP @ ~~0.50%~~ 0.25%

B/P STM.=697.2± T/P SAN.=694.5±

0 20 40 80

SCALE: 1"=40'

OLYMPUS DRIVE STA. 25+96.16=END

RECORD DRAWING
DATE: 7–30–07

KEY:
STRUCTURE TYPE A=4'Ø B=5'Ø C=2'Ø
I1=CLOSED LID I2=OPEN LID I3=BEEHIVE LID
A1–2
I1=ECCENTRIC CONE I2=FLATTOP

OLYMPUS DRIVE

18+00;23'R R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 705.67R 697.02

19+00;23'R R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 705.19R 696.49

12"PRECAST CONC. F.E.S. W/GRATE ~~700.1~~ 700.16FL

EXISTING BITUMINOUS PATH

PROVIDE RIP–RAP (TYP.)

21+40;23'R R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 704.05R 695.47

22+35;15.5'R R–8040–D CB–A2–2;4 Ø ~~704.31R~~ ~~704.22O~~ 702.98R 699.55(W) 699.47(E)

B/P STM.=700.8± T/P SAN.=697.0±

B/P STM.=699.7± T/P SAN.=695.7±

12"PRECAST CONC. F.E.S. W/GRATE ~~698.5~~ 698.58FL

24+00;23'R R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 702.74R 693.98

B/P STM.=698.1± T/P SAN.=694.8±

12"PRECAST CONC. F.E.S. W/GRATE ~~697.0~~ 697.73FL

25+83;15.5'R R–8040–D CB–A2–2;4 Ø ~~704.31R~~ ~~704.22O~~ 702.86R 698.29(E) 697.98(W)

25+23;15.5'L R–8040–D CB–A2–2;2 Ø ~~704.31R~~ ~~704.22O~~ 701.47R 697.78

9' ~~12"~~ RCP @ ~~1.00%~~ 2.22%

126' ~~8"~~ SAN. @ ~~0.80%~~ 0.75%

R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 699.88R 692.12

65' ~~8"~~ SAN. @ ~~0.80%~~ 0.68%

8" PVC

25+33;23'R R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 702.01R 693.07

55' ~~8"~~ SAN. @ ~~0.40%~~ 0.35%

REMOVE EXIST. W.M. AS SHOWN

CONNECT NEW 8" W.M. WITH EXIST. 8" W.M. AS SHOWN (CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXIST. WATER MAIN)

25+97;23'R R–1077 MH–A1–1;4 Ø ~~704.31R~~ ~~704.22O~~ 702.40R 693.51

GRT. 18+01.15.5'R TC=705.43

MATCH LINE STA. 18+00

PROPOSED PROFILE GRADE

EXISTING PROFILE GRADE

705.67R ~~706.4~~ 697.02

705.19R ~~706.5~~ 696.49

704.05R ~~705.0~~ 695.47

702.74R ~~703.5~~ 693.98

702.01R ~~703.0~~ 693.07

699.88R ~~699.1~~ 692.12

701.03R EXIST. 701.34R

691.91 EXIST.

691.93

702.40R ~~702.4~~ 693.51

701.91R ~~702.1~~ 694.07

12" STM

EXISTING 8" D.I.P. WATERMAIN

–0.52%

+0.90%

5.5' MIN. COVER OVER WATER MAIN (TYP.)

PROP. 8" D.I.P. WATERMAIN

GRADE ABOVE PROP. SANITARY SEWER

EXIST. SAN. MH.

PROPOSED GRADE ABOVE SANITARY SEWER

CUL–DE–SAC

15" STM

PROP. 8" W.M.

PVI 25+24.00 ELE=701.85

STA 25+96.16 ELE=702.50

110' ~~8"~~ SAN. @ ~~0.40%~~ 0.48%

241' ~~8"~~ SAN. @ ~~0.40%~~ 0.42%

264' ~~8"~~ SAN. @ ~~0.40%~~ 0.56%

133' ~~8"~~ SAN. @ ~~0.50%~~ 0.68%

126' ~~8"~~ SAN. @ ~~0.80%~~ 0.75%

55' ~~8"~~ SAN. @ ~~0.40%~~ 0.35%

65' ~~8"~~ SAN. @ ~~0.80%~~ 0.68%

90' ~~8"~~ SAN. @ ~~0.40%~~ 0.62%

EXISTING PROFILE GRADE
PROPOSED PROFILE GRADE

704.0 705.62 | 703.9 705.36 | 703.7 705.10 | 703.6 704.84 | 703.5 704.58 | 703.3 704.32 | 703.0 704.06 | 702.7 703.80 | 702.4 703.54 | 702.1 703.28 | 702.0 703.02 | 701.8 702.76 | 701.9 702.50 | 701.9 702.24 | 701.8 701.98 | 701.8 702.08

18 19 20 21 22 23 24 25

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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS PLANNERS
1887 HIGH GROVE LN NAPERVILLE, IL 60540
(630) 355–8232 FAX (630) 355–3267

PREPARED FOR:
TECH METRA LTD.
15750 SOUTH HARLEM AVENUE
ORLAND PARK, ILLINOIS 60462
PH. (708) 429–0039
PH. (708) 429–9972

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ODYSSEY CLUB, TINLEY PARK, IL – OLYMPUS DRIVE & APOLLO COURT

OLYMPUS DRIVE PLAN AND PROFILE NORTH (STA. 18+00 TO 25+96.16 END)
RECORD DRAWING

DRN./CKD. BY: SPM/CAH	FILE: 49310–OLYMPUS–PPAB	FLD. BK./PG.: 187/18	SHEET NO. 7 OF 14
SCALE: NONE	DATE: 7–30–07	JOB NO.: 493.010	

APOLLO COURT

SCALE: 1"=40'

OLYMPUS DRIVE

APOLLO COURT STA. 1+00 BEGIN= OLYMPUS DRIVE STA. 12+19.06

APOLLO COURT STA. 9+87.88 END= OLYMPUS DRIVE STA. 17+71.42

GENERAL NOTES:
- MANHOLE ADJUSTMENTS SHALL BE LIMITED TO 12" (TOTAL) OF ADJUSTING RINGS.
- ALL CROSSINGS OF SANITARY AND WATERMAIN SHALL MEET MWRD NOTE #9
- ALL SANITARY SEWER CONNECTIONS SHALL MEET MWRD NOTE #8.

PROVIDE WATERMAIN QUALITY SAN. SEWER PIPE (ASTM D-2241 WITH ASTM D-3139 GASKET JOINTS) WHERE 6" SANITARY SERVICE IS ABOVE WATERMAIN.

BUILDING #	PIPE LENGHT (FT.)
20	198
21	272
22	343
23	320
24	323
25	333
	1789'

KEY:
STRUCTURE TYPE
A=4'ø
B=5'ø
C=2'ø
I1=CLOSED LID
I2=OPEN LID
I3=BEEHIVE LID
I1=ECCENTRIC CONE
I2=FLATTOP

KEYMAP
N.T.S.

RECORD DRAWING
DATE: 7-30-07

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PH. (708) 429-0039
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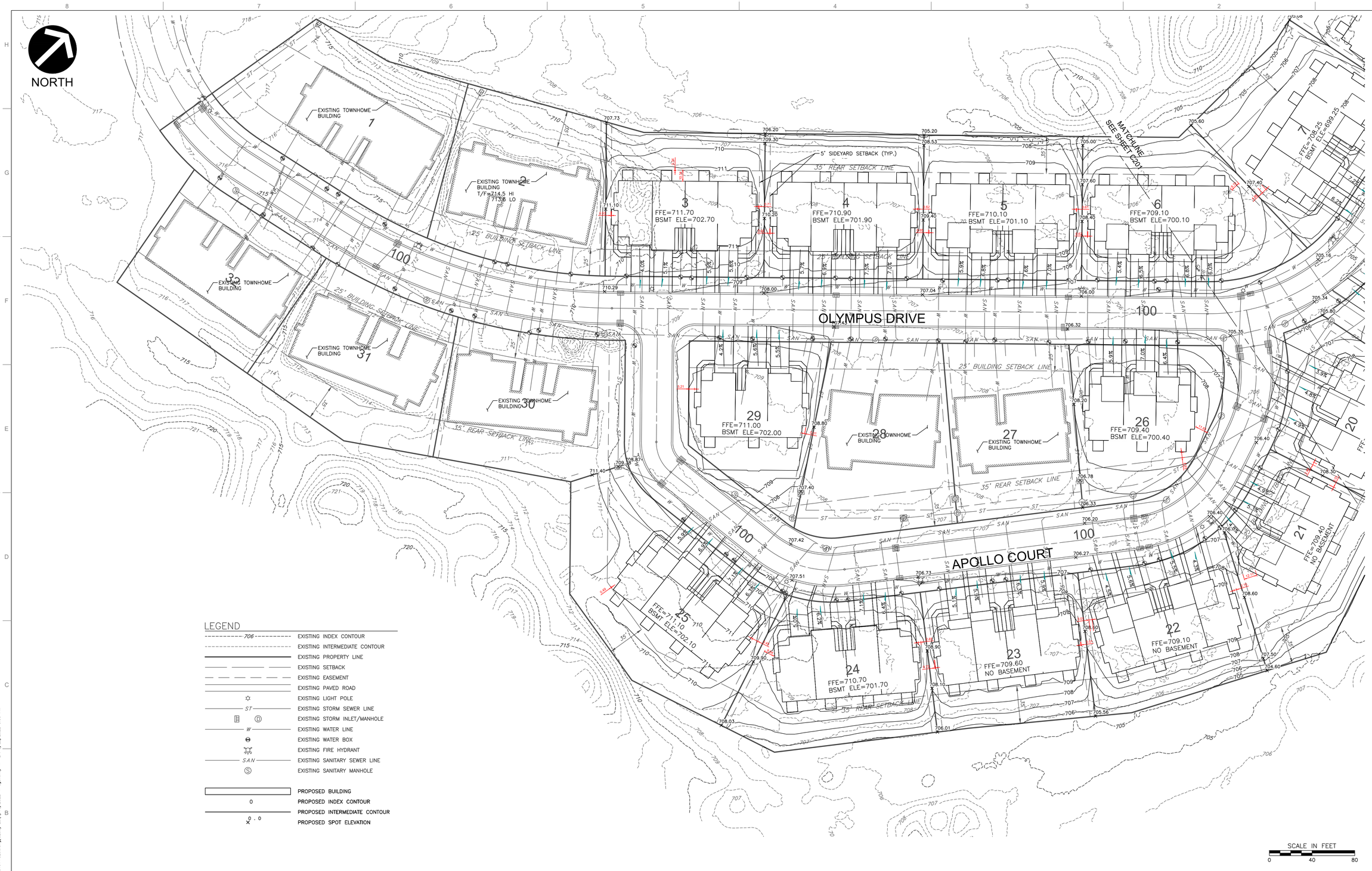
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ODYSSEY CLUB, TINLEY PARK, IL - OLYMPUS DRIVE & APOLLO COURT

APOLLO COURT PLAN AND PROFILE (STA. 1+00 BEGIN TO 9+87.88 END)
RECORD DRAWING

DRN./CKD. BY: SPM/CAH	FILE: 49310-APOLLO-PPAB	FLD. BK./PG.: 187/18	SHEET NO. 8 OF 14
SCALE: NONE	DATE: 7-30-07	JOB NO.: 493.010	



REFERENCE

1. EXISTING TOPOGRAPHY GENERATED FROM UNMANNED AERIAL SYSTEM (UAS) RECORDED DATA AND SUPPLEMENTAL FIELD SURVEY COLLECTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 4, 2021. TOPOGRAPHIC CONTOURS MAPPED AT INTERVAL OF 1 FOOT.
2. PROPOSED BUILDINGS PROVIDED TO CEC BY TECH METRA LTD. ON JUNE 14, 2022; FILE NAME "ODYSSEY TOWNHOMES SITE PLAN_14JUNE2022.DWG".
3. REFER TO ROAKE & ASSOCIATES, INC. AS-BUILT DRAWINGS DATED JULY 30, 2007 FOR SANITARY SEWER, STORM SEWER, WATERMAIN, STREET LIGHTING AND SERVICE LOCATIONS AND ELEVATIONS.

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

GOLFVIEW TINLEY PARK, LLC
ODYSSEY CLUB TOWNHOMES
OLYMPUS DRIVE & APPOLO COURT
TINLEY PARK, ILLINOIS

SITE LAYOUT

DATE:	AUGUST 18, 2022	DRAWN BY:	MEO
DWG SCALE:	1" = 40'	CHECKED BY:	ARG
PROJECT NO:	323-052		
APPROVED BY:	SIGNATURE ON FILE		

DRAWING NO.: C200



LEGEND

706	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING PROPERTY LINE
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING PAVED ROAD
	EXISTING LIGHT POLE
ST	EXISTING STORM SEWER LINE
	EXISTING STORM INLET/MANHOLE
W	EXISTING WATER LINE
	EXISTING WATER BOX
	EXISTING FIRE HYDRANT
SAN	EXISTING SANITARY SEWER LINE
S	EXISTING SANITARY MANHOLE
	PROPOSED BUILDING
0	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
0 . 0	PROPOSED SPOT ELEVATION

REFERENCE

1. EXISTING TOPOGRAPHY GENERATED FROM UNMANNED AERIAL SYSTEM (UAS) RECORDED DATA AND SUPPLEMENTAL FIELD SURVEY COLLECTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON MAY 4, 2021. TOPOGRAPHIC CONTOURS MAPPED AT INTERVAL OF 1 FOOT.
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REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

GOLFVIEW TINLEY PARK, LLC
ODYSSEY CLUB TOWNHOMES
OLYMPUS DRIVE & APPOLO COURT
TINLEY PARK, ILLINOIS

SITE LAYOUT

DATE:	AUGUST 18, 2022	DRAWN BY:	MEO
DWG SCALE:	1" = 40'	CHECKED BY:	ARG
PROJECT NO:	323-052		
APPROVED BY:	*NO SIGNATURE ON FILE		

DRAWING NO.: C201

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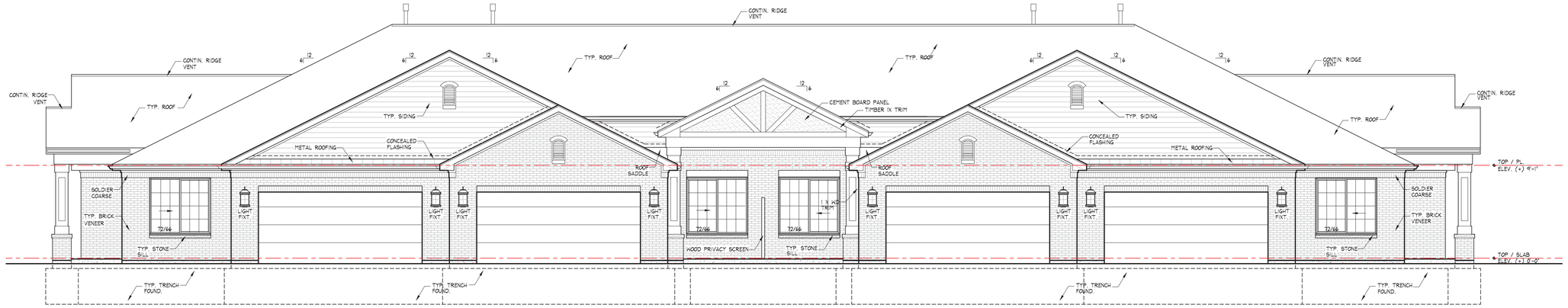
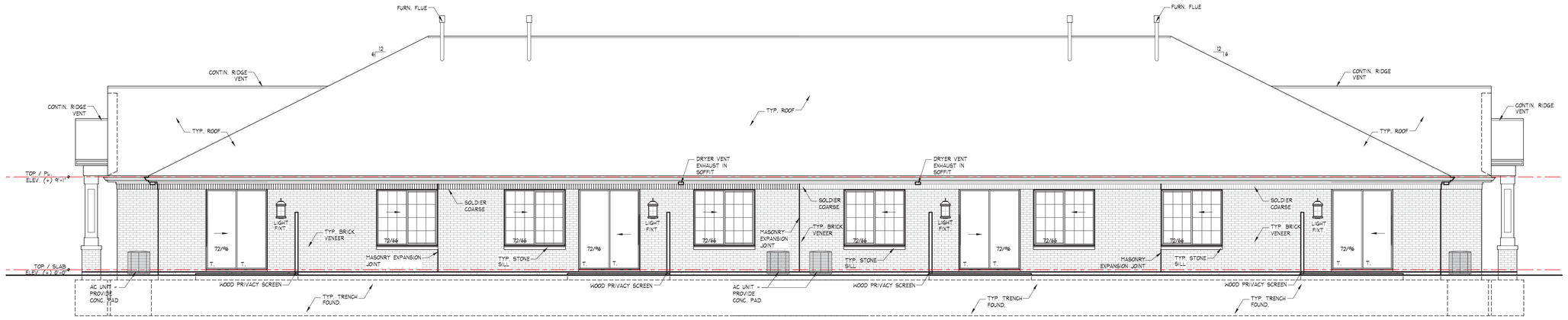


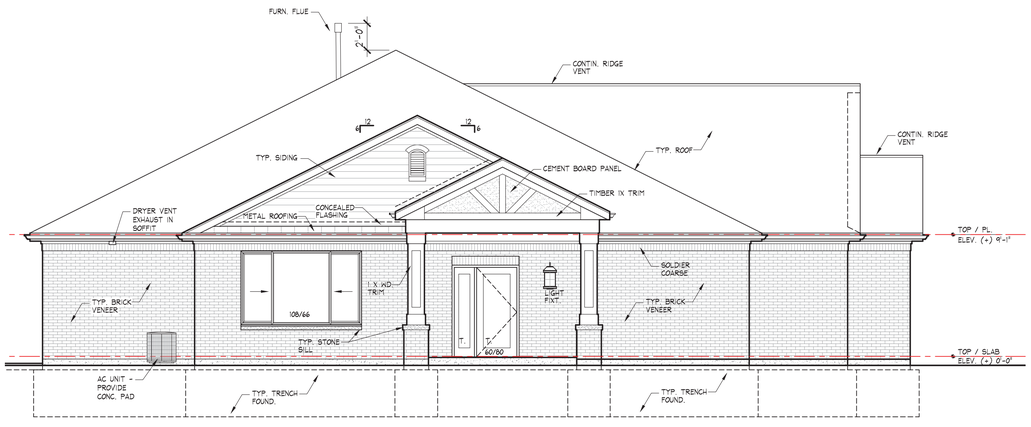
FRONT ELEVATION

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



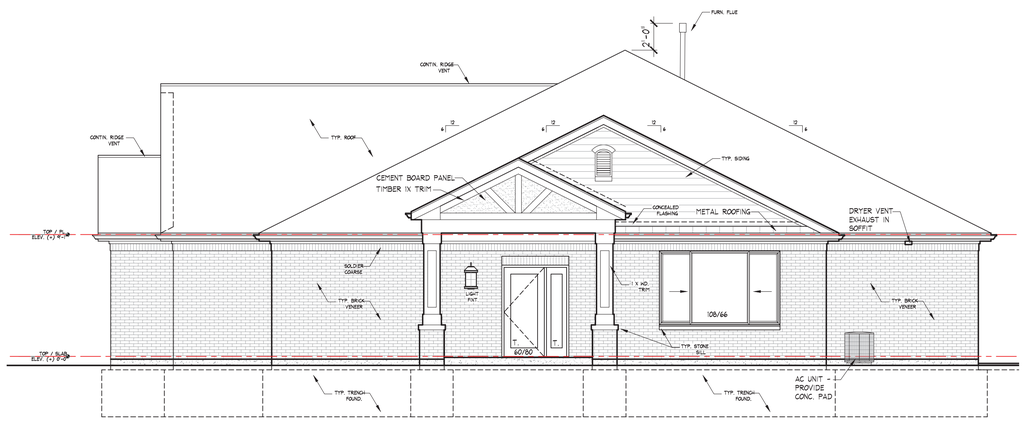
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

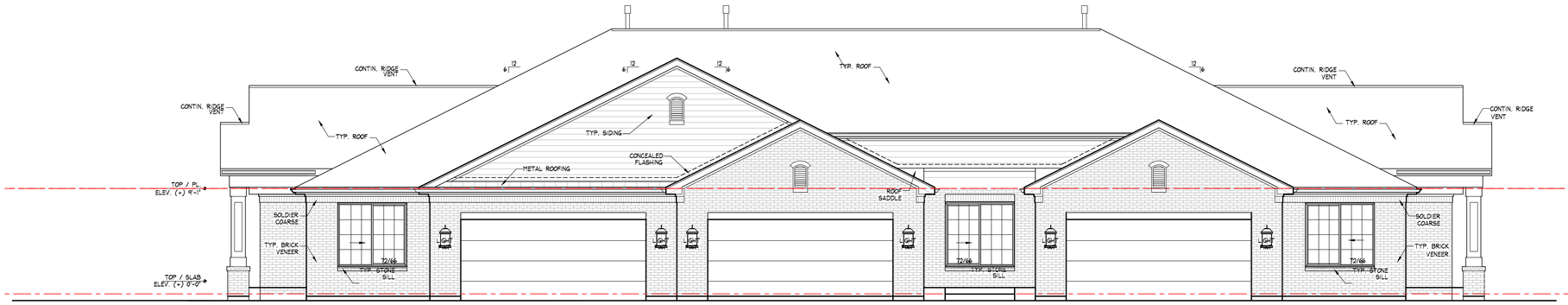
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 9-8-2021

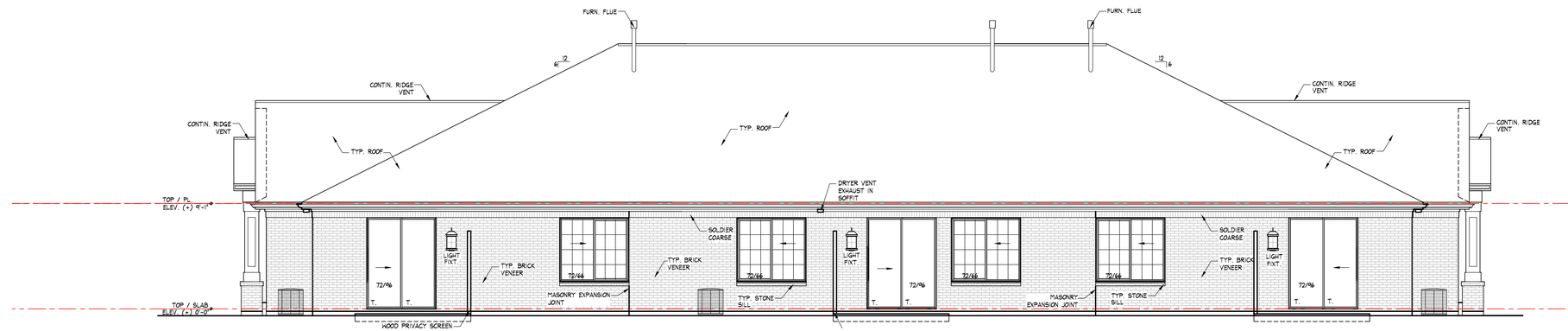
SCALE: 3/16" = 1'-0"

SHEET: A3.0



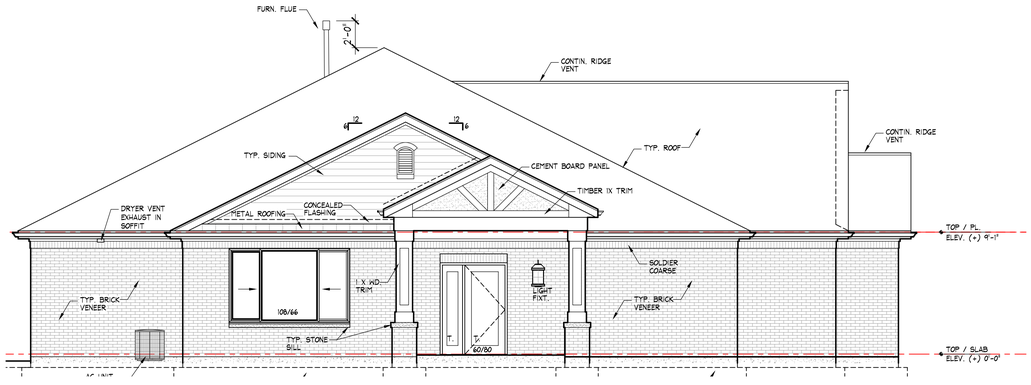
FRONT ELEVATION

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



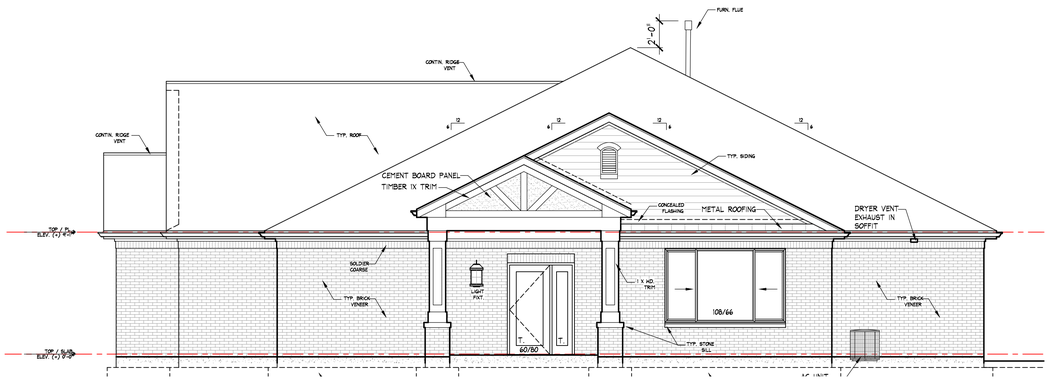
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

3-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

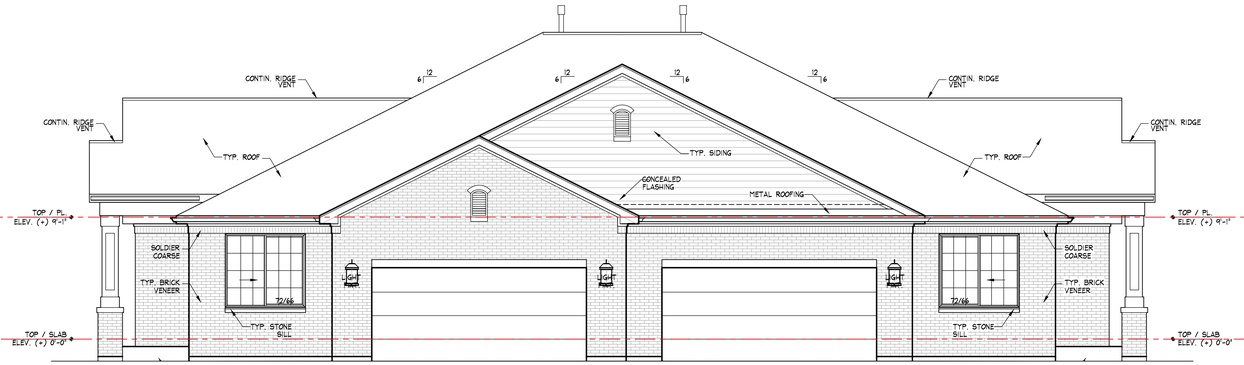
JOB: 012021

DATE: 1-24-2022

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

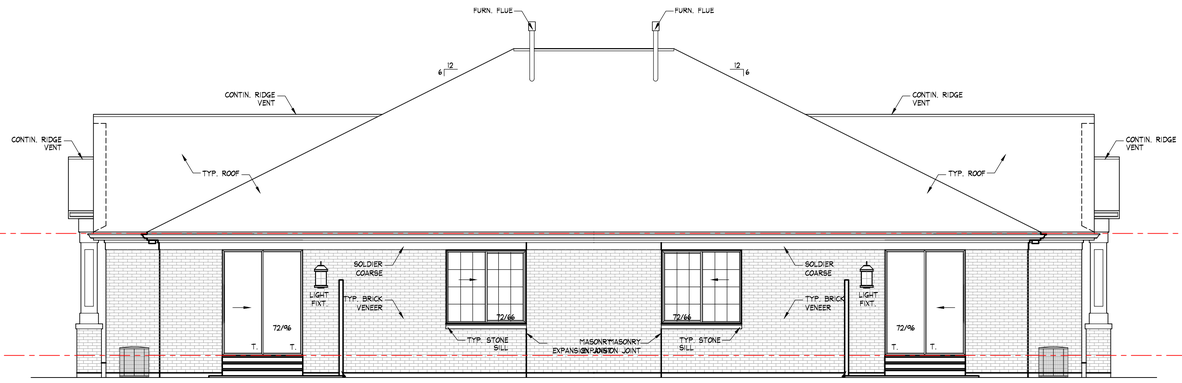
SHEET:

A3.0B



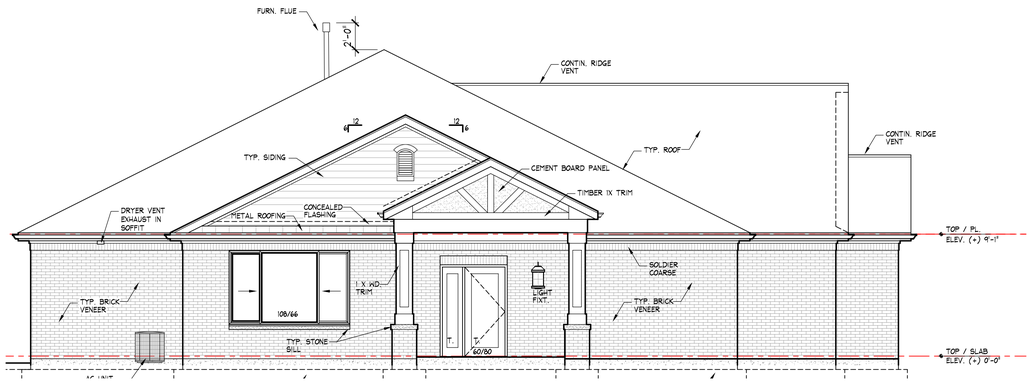
FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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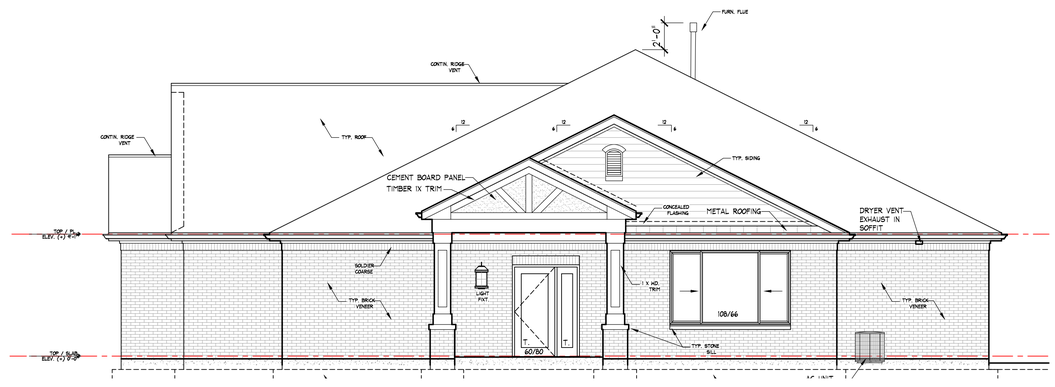


SIDE ELEVATION (RIGHT)

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

2-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

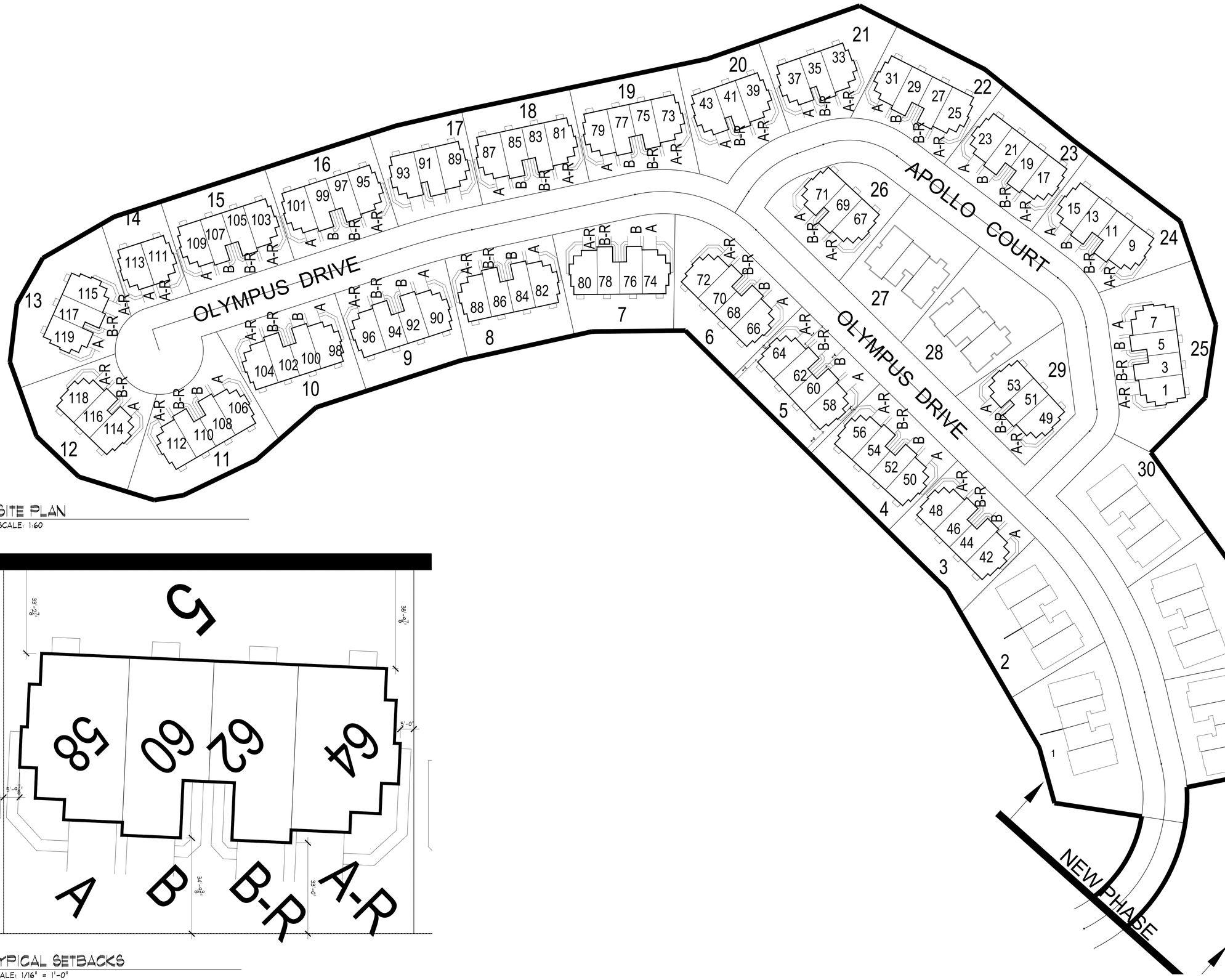
JOB: 012021

DATE: 1-24-2022

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

SHEET:

A3.0C



SITE PLAN

SCALE: 1:60

TYPICAL SETBACKS

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

NO.	REVISIONS:
01	2-18-2022 Plan Revisions

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 9-8-2021

SCALE: PER PLAN

SHEET: A0.1

Area Survey Company
31340 West [illegible]
Wilmington, Illinois 60481

Phone: (708) 349-7364
Fax: (708) 349-7372
E-mail: areasurvey@sbcglobal.net

ODYSSEY CLUB PHASE 7

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO
RECORDER'S BOX 324 (PA/TMB)

0534018081
2-P

F 1101 A
P P
T Y
I (N)

RECORDING FEE 170
DATE 12/6 COPIES 6
OK BY N. Mcdonough

60 30 0 30 60 120
Graphic Scale

Area of Subdivision: 851,505 Square Feet or 19.55 Acres

Permanent Index Number: Part of 31-07-401-002

Lot Area Summary

Lot 1	26,239 Sq. Ft.
Lot 2	23,039 Sq. Ft.
Lot 3	20,269 Sq. Ft.
Lot 4	20,104 Sq. Ft.
Lot 5	20,104 Sq. Ft.
Lot 6	22,630 Sq. Ft.
Lot 7	22,828 Sq. Ft.
Lot 8	20,935 Sq. Ft.
Lot 9	21,101 Sq. Ft.
Lot 10	22,461 Sq. Ft.
Lot 11	24,868 Sq. Ft.
Lot 12	21,070 Sq. Ft.
Lot 13	23,262 Sq. Ft.
Lot 14	11,339 Sq. Ft.
Lot 15	19,857 Sq. Ft.
Lot 16	19,665 Sq. Ft.
Lot 17	16,336 Sq. Ft.
Lot 18	19,572 Sq. Ft.
Lot 19	20,097 Sq. Ft.
Lot 20	18,558 Sq. Ft.
Lot 21	19,731 Sq. Ft.
Lot 22	20,559 Sq. Ft.
Lot 23	19,862 Sq. Ft.
Lot 24	22,605 Sq. Ft.
Lot 25	28,307 Sq. Ft.
Lot 26	17,793 Sq. Ft.
Lot 27	19,706 Sq. Ft.
Lot 28	22,948 Sq. Ft.
Lot 29	16,504 Sq. Ft.
Lot 30	21,982 Sq. Ft.
Lot 31	22,684 Sq. Ft.
Lot 32	19,029 Sq. Ft.

Southerly Most Corner of Lot 53 in Odyssey Club Phase 1 ~ Block 2
Lot 53
Point of Beginning
Lot 54
Southerly Line of Olympus Drive
Concrete Monument
Olympus Drive
Olympus Court
Apollo Drive
Private Road
25' Building Line
25' Surface Overland Drainage Easement

Project No. 3049 ~ Subplat Phase 7

Revised July 21, 2005: Added Surface Overland Drainage Easements
Prepared for: Odyssey Club

\2001\3049\Subplat7a
05-09-2005 • MJ

Doc#: 0534018081 Fee: $170.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/06/2005 03:22 PM Pg: 0

Project No. 3049
Page 1 of a 2 Page Document

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2012 EDITION AND ALL LOCAL CODES OF THE VILLAGE OF TINLEY PARK, ILLINOIS, THE AMERICANS WITH DISABILITIES ACT, AND THE ILLINOIS ACCESSIBILITY CODE.
2. THE A.I.A. GENERAL CONDITIONS (2017 EDITION) ARE PART OF THIS PROJECT.
3. CONTRACTOR MUST NAME TENANT, LANDLORD & ARCHITECT AS AN ADDITIONAL NAMED INSURED ON ALL HIS INSURANCE POLICIES EXCEPT WORKMEN'S COMPENSATION AND SUBMIT ORIG.CERTIFICATE SIGNED IN INK PRIOR TO COMMENCEMENT OF CONSTRUCTION. CERTIFICATE SHALL SPECIFICALLY STATE THAT THE ADDITIONAL INSURED ARE PROTECTED BY THE CONTRACTORS INSURANCE AGAINST ALL LIABILITIES AS SPELLED AGAINST ALL LIABILITIES AS SPELLED OUT IN PARAGRAPH 3.18 OF A.I.A. DOCUMENT A201 (2017 EDITION) AND SHALL NAME THIS PARTICULAR PROJECT AS BEING COVERED.
4. ALL LICENSES & CONTRACTOR REGISTRATIONS OBTAINED BY CONTRACTOR. PERMIT FEE ONLY, TO BE PAID BY OWNER.
5. SUBMIT ALL CUSTOMARY SHOP DRAWINGS FOR ARCHITECTS REVIEW INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC., INCLUDING SCHEDULES AND EQUIPMENT CUTS FOR ALL NEW MATERIALS. (INCLUDING MILLWORK.)
6. PATCH & REPAIR AND REPAINT ALL EXISTING ADJACENT WALLS DAMAGED DURING DEMOLITION AND CONSTRUCTION.
7. ALL NEW WALL SURFACES TO RECEIVE ONE COAT PRIMER AND ONE COAT FINISH. PAINT COLOR BY TENANT. EXISTING WALLS TO BE PATCHED AND SANDED SMOOTH, PRIMED AND PAINTED AS REQUIRED. EXISTING DOORS & FRAMES TO BE PATCHED AS REQUIRED, SANDED, AND FINISHED TO MATCH EXISTING.
8. CONTRACTOR TO WIPE DOWN AND CLEAN AREAS AFFECTED BY CONSTRUCTION AFTER COMPLETION.
9. CONTRACTOR TO COORDINATE ALL WORK WITH INSTALLATION OF TENANT FURNISHED EQUIPMENT. ALL FINAL HOOK UPS OF TENANT EQUIPMENT BY TENANT.
10. CONTRACTOR TO COORDINATE ALL HIS WORK WITH LANDLORD'S CONTRACTOR.

STRUCTURAL NOTES:

GENERAL NOTES:

1. THE AMERICAN INSTITUTE OF ARCHITECTS, AIA DOCUMENT A201, 2017 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTIONS, SHALL BE CONSIDERED PART OF THESE GENERAL NOTES.
2. ALL DESIGN SPECIFICATIONS AND BUILDING REQUIREMENTS SHALL COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE & VILLAGE OF TINLEY PARK
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BUILDING CONDITIONS AT THE JOB SITE PRIOR TO STARTING WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.

CONCRETE:

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 3500 PSI FOR NORMAL WEIGHT CONCRETE.
2. CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED TESTING LABORATORY, AND THE STRENGTH SHALL BE ESTABLISHED BY TESTS IN ACCORDANCE WITH ACI 318-95.
3. ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH ACI SPECIFICTIONS.
4. CONCRETE COVER SHALL BE 1½ FOR ALL CONCRETE EXPOSED TO THE WEATHER; 1½ FOR WALLS AND PIERS; AND 3" FOR FOOTINGS.

FOUNDATIONS:

1. CARRY FOOTINGS TO FIRM SOIL AT DESIGN PRESSURE OF 3,000 PSF.
2. SOILS ENGINEER SHALL INSPECT ALL FOOTING AREAS AND GIVE APPROVAL BEFORE CONCRETE IS POURED.
3. WALL FOOTINGS SHALL PROJECT 6" FROM FACE OF WALL AND BE 1'-0" DEEP UNLESS OTHERWISE NOTED.
4. CLEAR THROUGH THE ARCHITECT EXCAVATIONS DEEPER THAN FOOTING ELEVATIONS.
5. PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT.
6. BACK FILL AROUND WALLS, FOOTINGS AND IN TRENCHES SHALL BE COMPACTED BY MECHANICAL MEANS. FLOODING OR PUDDLING WITH WATER WILL NOT BE PERMITTED.

REINFORCEMENT:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615--GRADE 60.
2. REINFORCING STEEL SHALL BE FREE OF ALL RUST AND FOREIGN MATTER, SHALL BE STORED ABOVE GROUND ON BLOCKS, AND SHALL BE THOROUGHLY PROTECTED FROM THE ELEMENTS.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. REINFORCING IN SLABS ON GRADE SHALL BE SET TO HAVE 1½ COVER FROM THE TOP OF THE SLAB. PROVIDE SUITABLE ACCESSORIES TO HOLD MESH IN PLACE.
4. PIER DOWELS SHALL BE 60 DIAMETERS, BUT NOT LESS THAN 3'-0" IN LENGTH AND LAP 30 DIAMETERS, BUT NOT LESS THAN 1'-6" INTO THE STORY ABOVE.
5. PIER TIES SHALL BE #3 @ 12" O. C. UNLESS OTHERWISE NOTED.
6. PROVIDE 2-#6 TOP AND 2-#6 BOTTOM CONTINUOUS BARS IN FOUNDATION WALLS UNLESS OTHERWISE NOTED. LAP BARS 1'-6" AT SPLICES AND PROVIDE 3'-0" LONG CORNER BARS.
7. WHERE NO REINFORCING IS INDICATED, PROVIDE 2-#5 AROUND OPENINGS IN WALLS LAPPED 2'-0" BEYOND CORNERS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 WITH 36,000 PSI MINIMUM YIELD STRENGTH.
2. ALL STEEL WORK SHALL BE FABRICATED AND ERECTED TO CONFORM WITH THE LATEST AISC SPECIFICATIONS.
3. ALL WALL BEARING STEEL BEAMS, BEARING AT RIGHT ANGLES TO MASONRY WALLS, SHALL BE PROVIDED WITH STANDARD ANGLE WALL ANCHORS AND SHALL BEAR A MINIMUM OF 8" UNLESS OTHERWISE NOTED.
4. SHOP CONNECTIONS SHALL BE WELDED OR BOLTED; FIELD CONNECTIONS WILL BE WELDED OR BOLTED.
5. WELDING SHALL CONFORM TO THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS, AND MADE WITH A5.1 OR A5.5, E70XX ELECTRODES, AND IN ACCORDANCE WITH THE LATEST AWS D1.1 STRUCTURAL WELDING CODE.
6. ALL WELDERS SHALL BE CERTIFIED BY A LABORATORY OF RECOGNIZED STANDING.
7. ECCENTRIC OR ONE-SIDED CONNECTIONS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT.
8. SHOP PAINT OR RUST ON SURFACES ADJACENT TO JOINTS TO BE FIELD WELDED SHALL BE THOROUGHLY REMOVED TO EXPOSE CLEAN STEEL FOR A DISTANCE OF AT LEAST 2" ON EITHER SIDE OF THE JOINT.
9. THE CONTRACTOR SHALL BRACE VERTICALLY AND/OR HORIZONTALLY, ALL CONSTRUCTION WHICH MAY BE UNSTABLE PENDING ITS FINAL INTEGRATION AND/OR INTERACTION WITH ADJACENT ELEMENTS OF PERMANENT CONSTRUCTION, WHICH WOULD ELIMINATE THE NEED FOR TEMPORARY BRACING.
10. BOLTS SHALL BE ¾" A325 N UNLESS OTHERWISE NOTED.
11. BOLT HOLES SHALL BE ⅞" UNLESS OTHERWISE NOTED.
12. OPEN WEB STEEL JOIST SHALL BE FABRICATED AND ERECTED TO CONFORM TO THE LATEST SJI SPECIFICATIONS, AND SHALL BE FABRICATED FROM HOT ROLLED SECTIONS ONLY.
13. NO HOLES SHALL BE DRILLED IN THE TOP OR BOTTOM FLANGES OF OPEN WEB JOISTS. CONCENTRATED LOADS SHALL BE APPLIED ONLY AT PANEL POINTS. CLEAR THROUGH THE ARCHITECT ANY CONNECTIONS TO, OR LOAD CONCENTRATIONS ON, OPEN WEB JOISTS.
14. OPEN WEB STEEL JOIST BEARING ON MASONRY OR STEEL SHALL BE ANCHORED IN ACCORDANCE WITH THE LATEST SJI SPECIFICATIONS. JOIST BRIDGING SHALL BE TOP AND BOTTOM CHORD TYPE WITH (X) TYPE IN PANELS AND IN ACCORDANCE THE LATEST SJI SPECIFICATIONS.
15. STRUCTURAL SUPPLIER SHALL PROVIDE ADDITIONAL SUPPORT FOR METAL DECKS NOT INDICATED ON THE DRAWINGS, INCLUDING CHANGES IN DIRECTION OF ROOF DECK, ROOF DRAINS AND OTHER OPENINGS.

GENERAL:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
2. COMPACTED FILL SUPPORTING INTERIOR BUILDING SLABS AND IN TRENCHES SHALL BE GRANULAR MATERIAL, FRIABLE EARTH OR CLAYS OF LOW PLASTICITY TESTED BY THE TESTING LABORATORY AND APPROVED BY THE ARCHITECT.
3. PROVIDE FOUR (4) COURSES OF BRICK OR TWO (2) COURSES OF CONCRETE FILLED OR SOLID BLOCK AT BEARING POINTS FOR ALL BEAMS, AND ETC.
4. NO REINFORCING STEEL SHALL BE CUT UNLESS AUTHORIZED BY THE ARCHITECT.
5. CONTRACTORS FOR REINFORCING STEEL, STRUCTURAL STEEL, BAR JOISTS, METAL DECKING, AND ETC. SHALL PROVIDE SHOP DRAWINGS IN THE FORM OF ONE (1) SET OF SEPIAS AND THREE (3) SETS OF PRINTS.
6. ALL WORK ON THE PROJECT SHALL STRICTLY ADHERE TO THE LATEST OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS, AMENDED TO DATE.

PLUMBING NOTES:

1. STACK TEST TO BE PERFORMED ON ALL UNDERGROUND & ROUGH PLUMBING.
2. 75lb AIR TEST OR WATER PRESSURE TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
3. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND VILLAGE OF TINLEY PARK
4. ISOLATION VALVES REQUIRED ON WATER PIPE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1190

PHASE #7 - TOWNHOMES

ODYSSEY CLUB

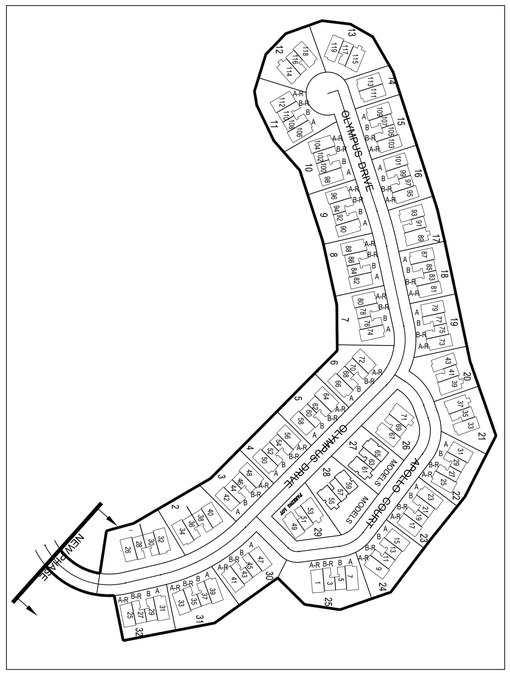
ODYSSEY DRIVE:

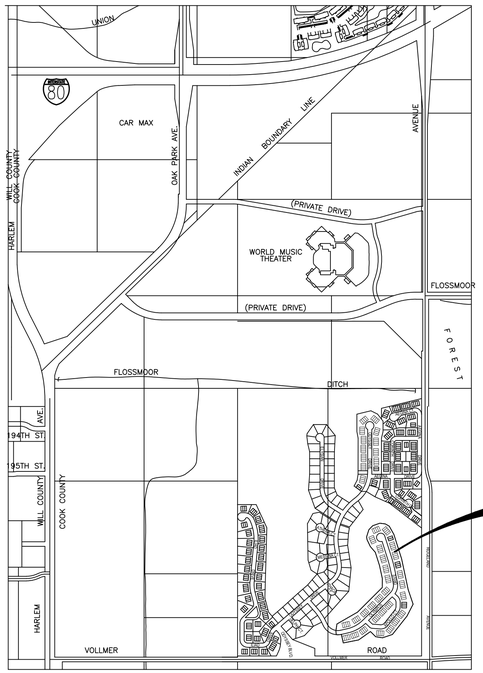
42/44/46/48 - 50/52/54/56 - 58/60/62/64 - 66/68/70/72 - 74/76/78/80 - 82/84/86/88 - 90/92/94/96 - 98/100/102/104 - 106/108/110/112 - 103/105/107/109 - 95/97/99/101 - 81/83/85/87 - 73/75/77/79

APOLLO COURT:

1/3/5/7 - 9/11/13/15 - 17/19/21/23 - 25/27/29/31

TINLEY PARK, ILLINOIS





PROJECT LOCATION
(TINLEY PARK,IL)

LOCATION PLAN

DRAWING INDEX

ARCHITECTURAL

T-1	TITLE SHEET
A1.0	FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN
A1.2	ROOF PLAN
A2.0	ELECTRICAL PLAN
A3.0	ELEVATIONS
A3.1	WALL SECTIONS
A3.2	DETAILS
A3.3	DETAILS

BLDG. CODE CLASSIFICATION

VILLAGE OF TINLEY PARK BUILDING CODES	2016
INTERNATIONAL BUILDING CODE	2012 EDITION
INTERNATIONAL RESIDENTIAL CODE	2012 EDITION
NATIONAL ELECTRICAL CODE	2011 EDITION
INTERNATIONAL MECHANICAL CODE	2012 EDITION
INTERNATIONAL FUEL GAS CODE	2012 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION
ILLINOIS PLUMBING CODE	2014 EDITION
ILLINOIS ACCESSIBILITY CODE	CURRENT EDITION

GENERAL CONTRACTOR

INTER CONTINENTAL REAL ESTATE & DEVELOPMENT
2221 CAMDEN COURT, SUITE 200
OAK BROOK, ILLINOIS 60523
P. 630.560.8000
F. 630.560.8001

ARCHITECT

TECH METRA, LTD.
2221 CAMDEN COURT, SUITE 200
OAK BROOK, ILLINOIS 60523
P. 630.560.8000
F. 630.560.8009

ARCHITECTURAL STATEMENT & SEAL

I, PATRICIA HALIKIAS, DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF REGISTRATION AND EDUCATION, DO HEREBY STATE THAT THESE ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE BUILDING CODES AND ORDINANCES OF, THE VILLAGE OF LINCOLNWOOD, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 LCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

DATE:

PATRICIA HALIKIAS, ARCHITECT
ILLINOIS LICENSE NUMBER: 001-013135
DATE OF EXPIRATION: NOV. 30, 2022

ILLINOIS DESIGN FIRM NUMBER: 184.005713

LICENSED ARCHITECT
PATRICIA HALIKIAS
001-013135
STATE OF ILLINOIS
expires
signature

WARNING
CALL JULIE TOLL FREE
1-800-892-0123
CALL JULIE
BEFORE YOU DIG

REVISIONS:

NO.							

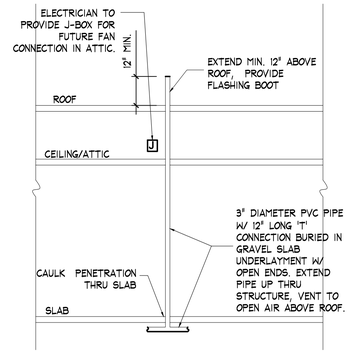
ODYSSEY CLUB
PHASE #7 - RANCH TOWNHOMES
TINLEY PARK, ILLINOIS

TECH METRA LTD
ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021
DATE: 9-8-2021
SCALE: PER PLAN
SHEET: T1.0

LINTEL SCHEDULE:

5'-0" OR LESS	3 1/2X 3 1/2 X 5/16" W/4" BEARING
5'-1" TO 7'-0"	4X3X5/16" W/6" BEARING
7'-1" TO 8'-0"	5X3 1/2X5/16" W/6" BEARING
8'-1" TO 10'-0"	6X4X5/16" W/6 BEARING
10'-1 TO 12'-0"	7X4X3/8" W/8" BEARING
12'-1" TO 14'-0"	8X4X1/2" W/8" BEARING
14'-1" TO 16'-0"	8X4X1/2" W/8" BEARING



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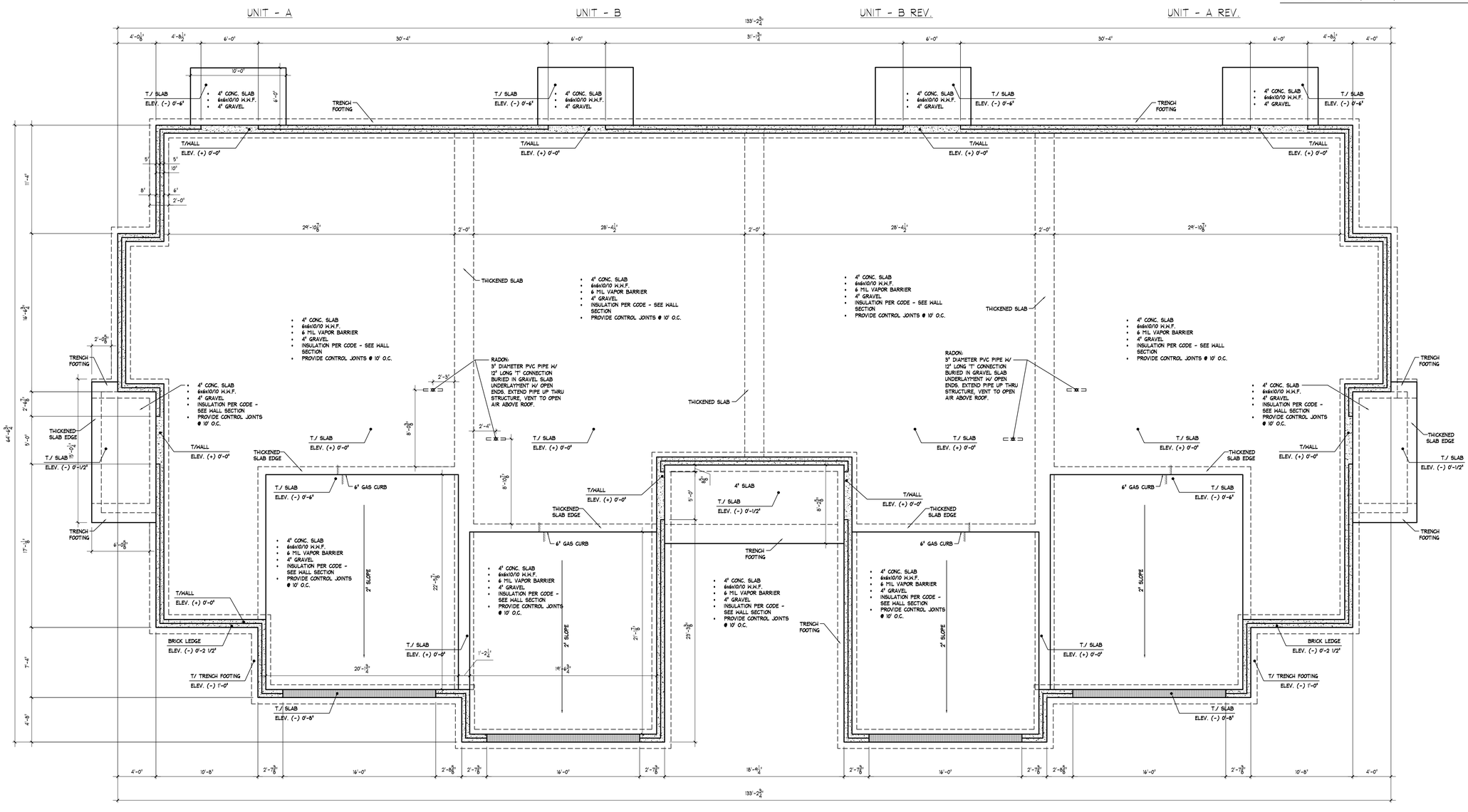

FOUNDATION PLAN

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

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

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JOB: 012021

DATE: 9-8-2021

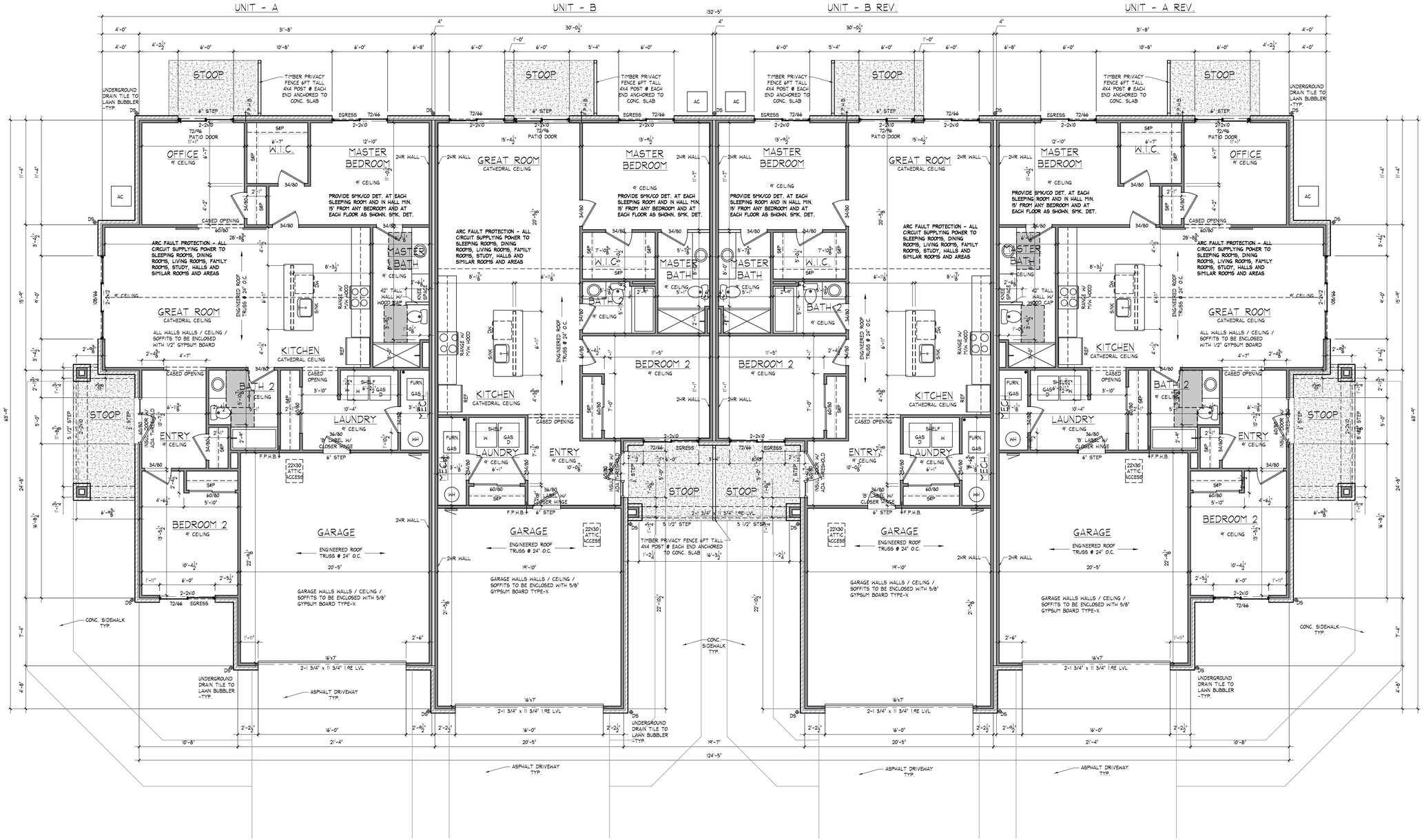
SCALE: PER PLAN

SHEET:

A1.0

LIGHT & VENT SCHEDULE

ROOM	SF	LIGHT		VENT		MECH.		REMARKS
		REQ.	ACT	REQ.	ACT	REQ.	ACT	
UNIT A								
GREAT RM. / KITCHEN	429	34.2	40.0	17.1	20.0			
OFFICE	121	9.68	41.3	4.84	20.6			
MASTER BEDROOM	157	12.6	27.5	6.28	13.7			
MASTER BATH	90					135 CFM	150 CFM	EXHAUST FAN
BEDROOM 2	127	10.2	27.5	5.07	13.7			
BATH 2	65					97 CFM	100 CFM	EXHAUST FAN
UNIT B								
GREAT RM. / KITCHEN	483	38.6	68.8	19.3	34.3			
MASTER BEDROOM	158	12.6	27.5	6.3	13.7			
MASTER BATH	59					89 CFM	100 CFM	EXHAUST FAN
BEDROOM 2	134	10.7	27.5	5.35	13.7			
BATH 2	43					64 CFM	100 CFM	EXHAUST FAN



FLOOR PLAN

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

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

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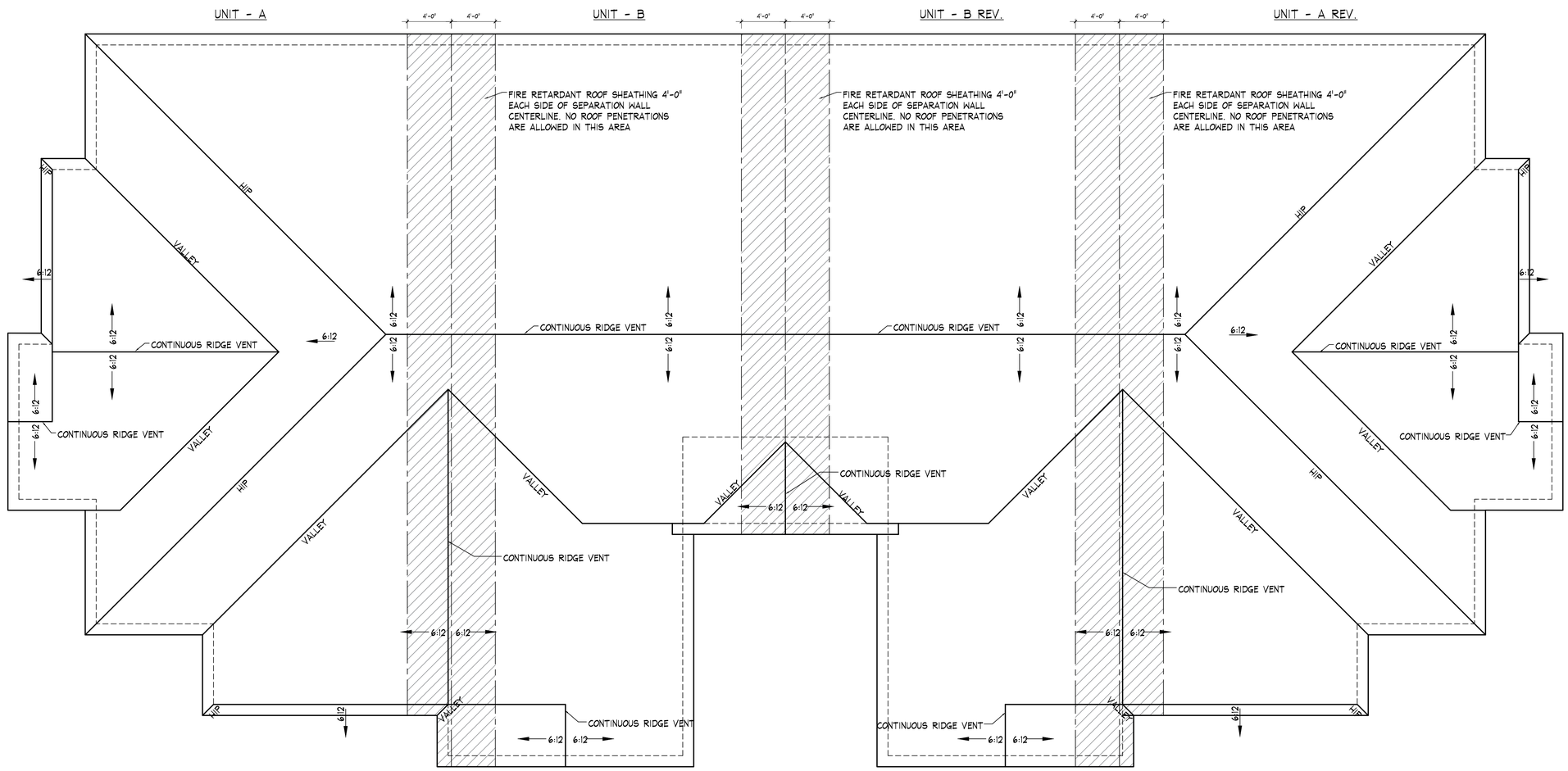
JOB: 012021

DATE: 9-8-2021

SCALE: PER PLAN

SHEET:

A1.1



ROOF PLAN

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

REVISIONS:

NO.								

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

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15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 9-8-2021

SCALE: PER PLAN

SHEET:

A1.2

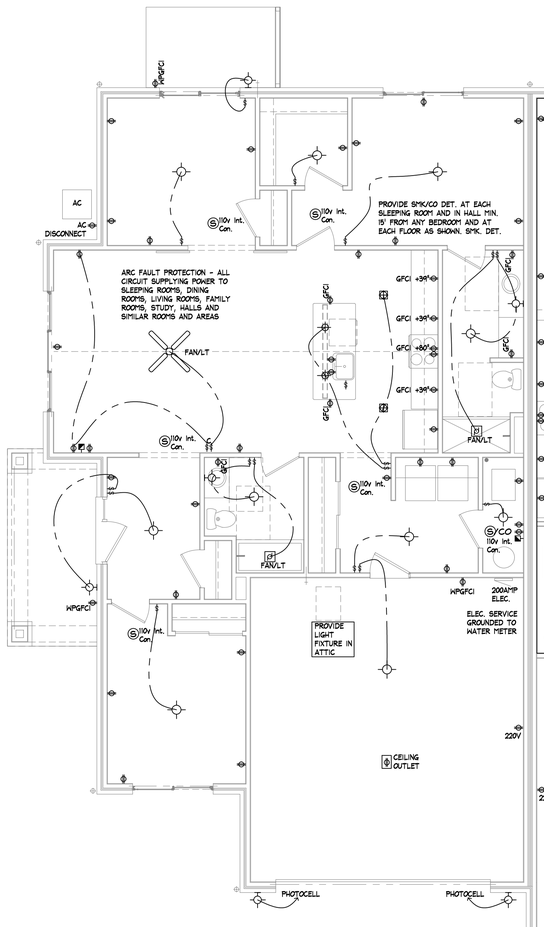
CLG./ELEC. PLAN NOTES

1. All 120 volt single phase 15- and 20 ampere branch circuits in all areas of a dwelling (except for kitchens, bathrooms, unfinished basements, garages and outdoors): shall be AFCI protected by a listed arc-fault circuit interrupter; combination type.
2. All 15 and 20 amp receptacles are to be listed tamper resistant.
3. GFCI outlets to be provided in all Bathrooms, Garages, Outdoors, Crawl spaces, Unfinished basements, Kitchens, Sinks.
4. Dishwasher shall have a disconnect located within sight of appliance
5. All electrical boxes installed at a conductor splice point, outlet, switch point, junction point or pull point shall be a minimum of 4x4x1 1/2 steel - Except ceiling fan boxes
6. All wire to be in conduit
7. All conductors shall be copper
8. Provide minimum two twenty-amp circuits for kitchen counter-top areas
9. Provide tamper resistant outlets for all required areas.
10. No tandem circuit breakers are permitted
11. All bathroom GFCI outlets must be on a 2-amp separate circuit
12. Conduits to smoke detectors. Heat detectors and carbon monoxide detectors shall be sealed to avoid condensation proems in detector.
13. No panel shall be more than 80% full.
14. All services shall be rigid metal conduit, intermediate conduit, or aluminum rigid.
15. All garages shall be required to be on their own circuits
16. All electrical service must have grounding bushings on both meter and main disconnect ends.
17. A conduit shall be installed with pull wire for the outside water meter read out. The conduit shall be installed within 6' of the water meters and run to the area by the gas meter, and flush with the outside finished wall. No pull box(es) or pulling type fittings shall be installed in this conduit system without the approval of the Public Works Department.
18. Bathroom exhaust required to be on timers

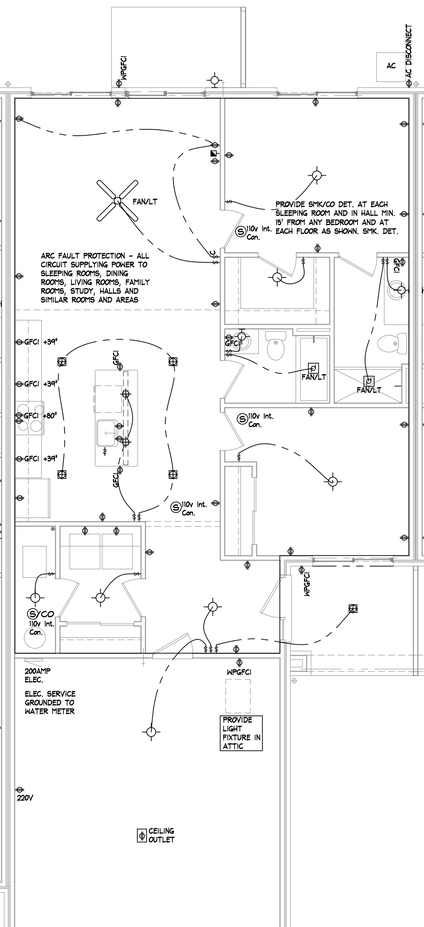
ELECTRICAL KEY

- SURFACE
- PENDANT
- SCONCE
- CAN
- EXHAUST/LIGHT
- SWITCH
- OUTLET
- SWITCHED OUTLET
- DATA
- SMOKE / CO DETECTOR
- CEILING FAN W/ LIGHT
- +39" MOUNTING HEIGHT

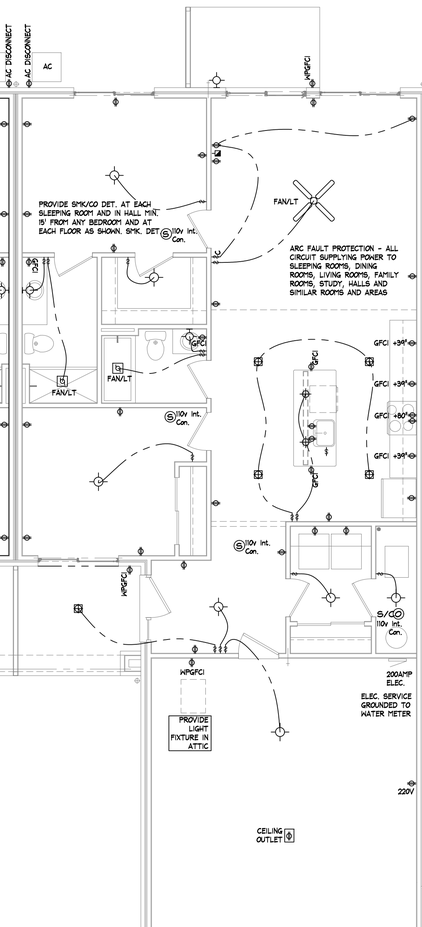
UNIT - A



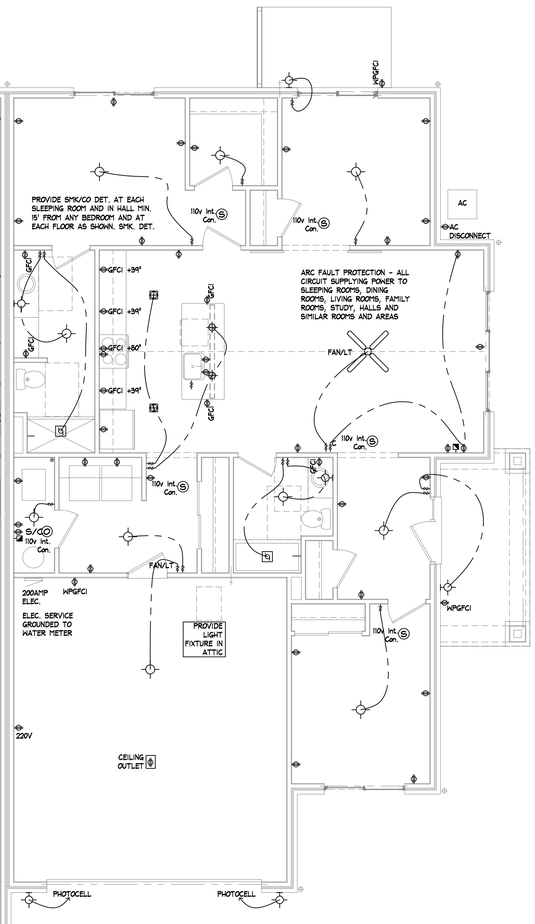
UNIT - B



UNIT - B REV.



UNIT - A REV.



ELECTRICAL PLAN

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

REVISIONS:

NO.							

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

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15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

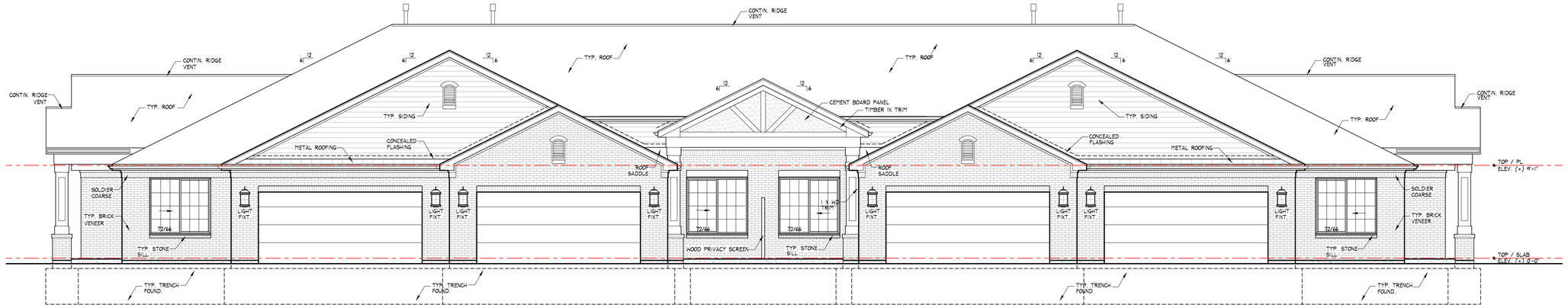
JOB: 012021

DATE: 9-8-2021

SCALE: PER PLAN

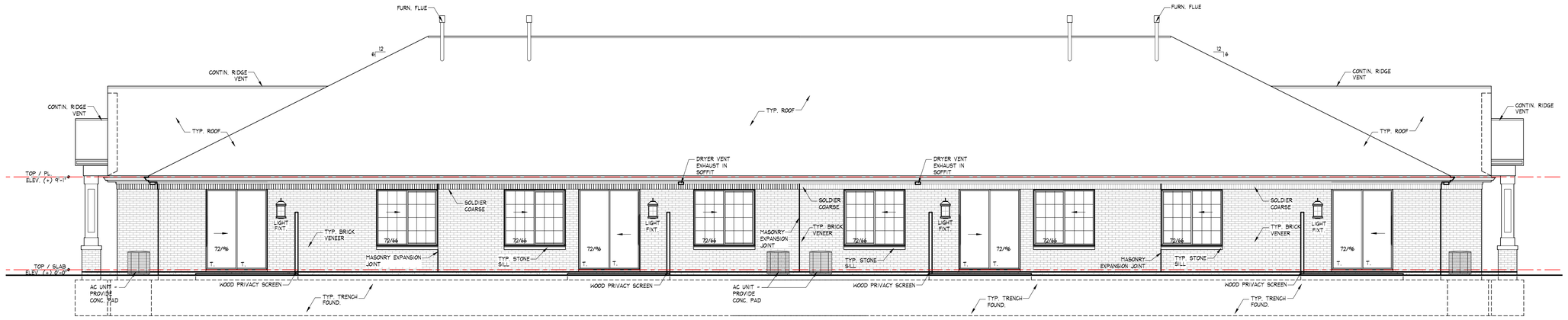
SHEET:

A2.0



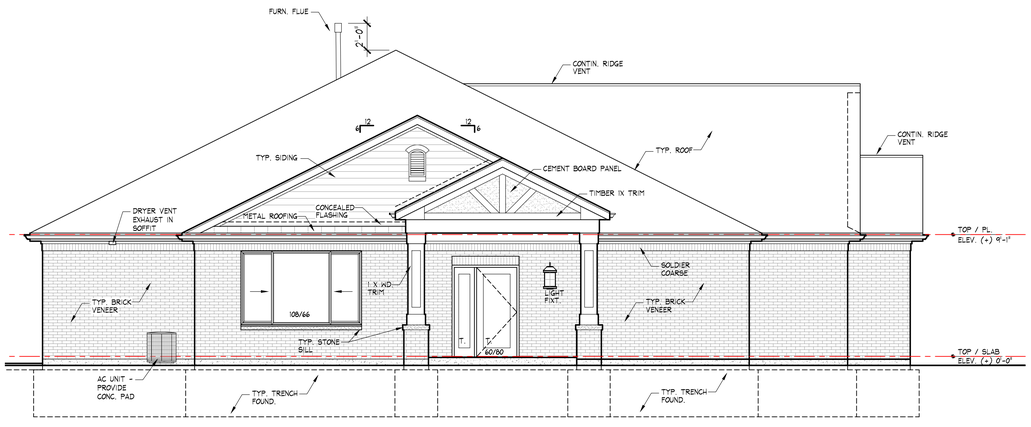
FRONT ELEVATION

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



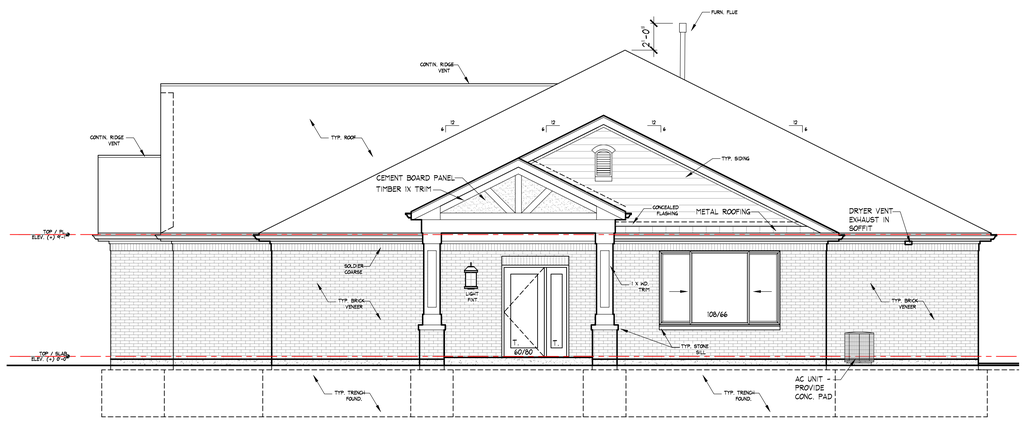
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

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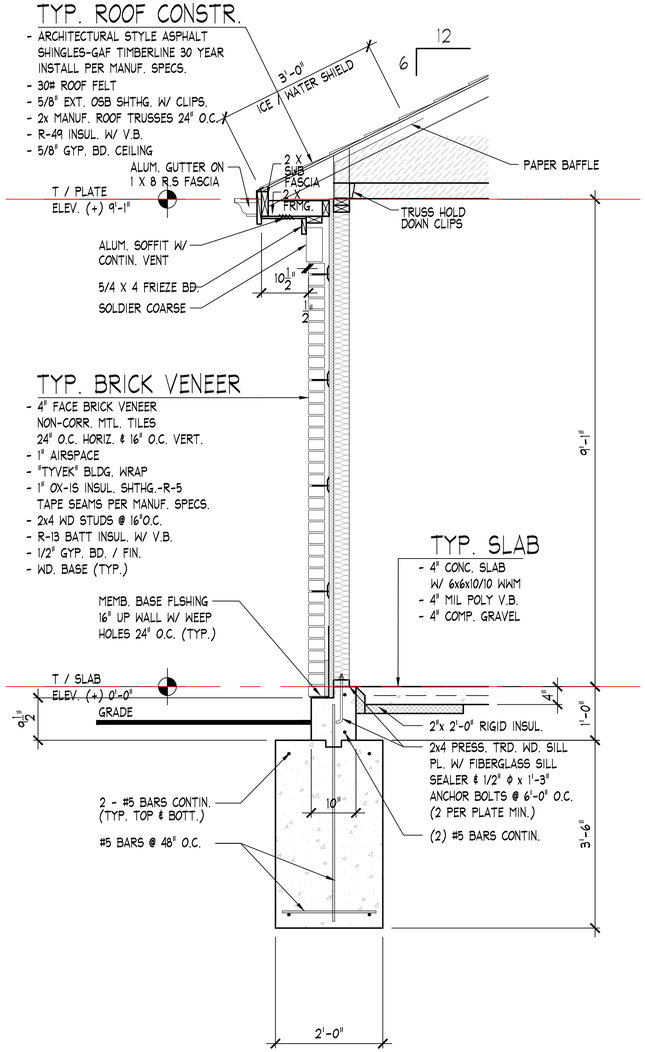
JOB: 012021

DATE: 9-8-2021

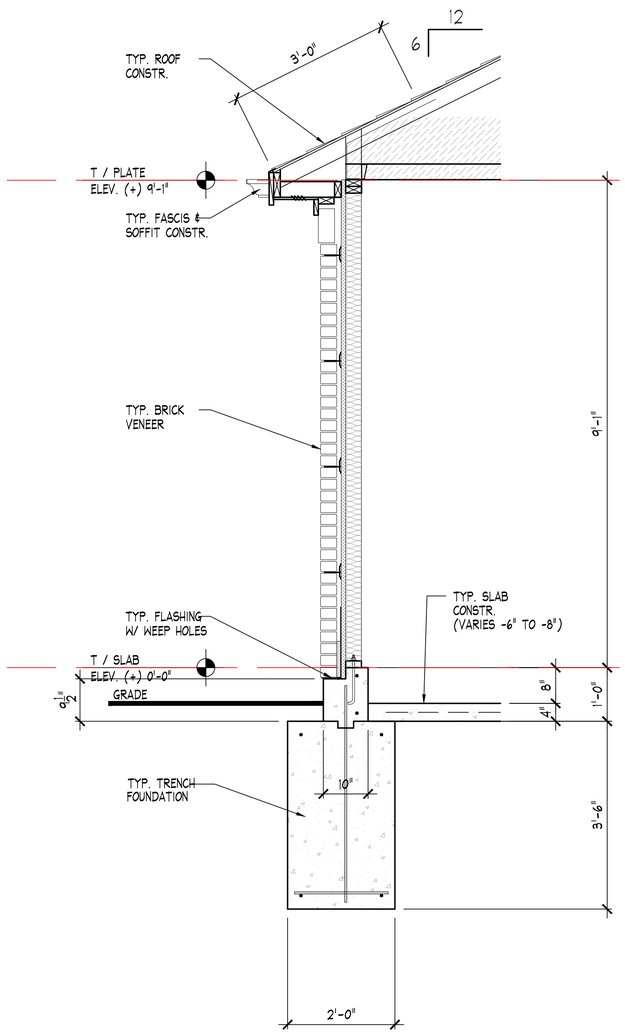
SCALE: 3/16" = 1'-0"

SHEET: A3.0



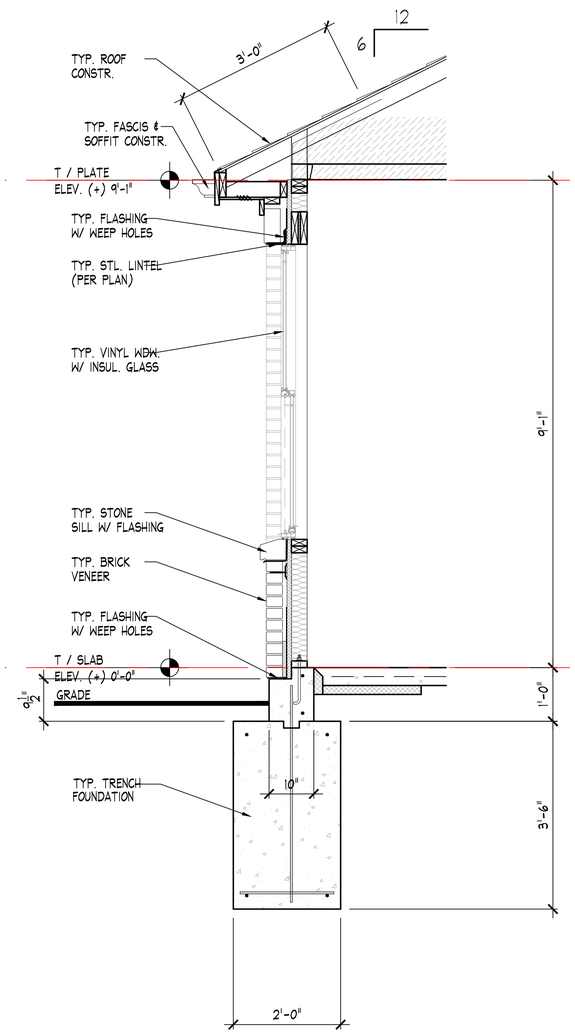
WALL SECTION (TYP.)

SCALE: 3/4" = 1'-0"



WALL SECTION (GARAGE.)

SCALE: 3/4" = 1'-0"



WALL SECTION (WINDOW.)

SCALE: 3/4" = 1'-0"

REVISIONS:

NO.							

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

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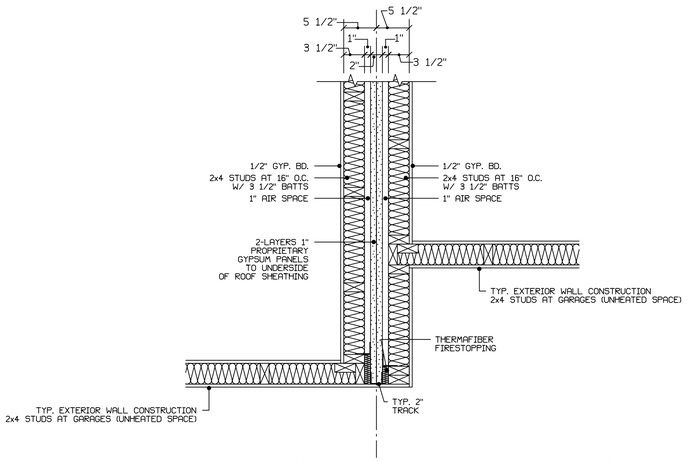
JOB: 012021

DATE: 9-8-2021

SCALE: 3/4" = 1'-0"

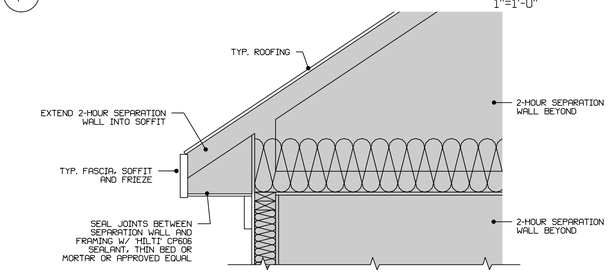
SHEET:

A3.1



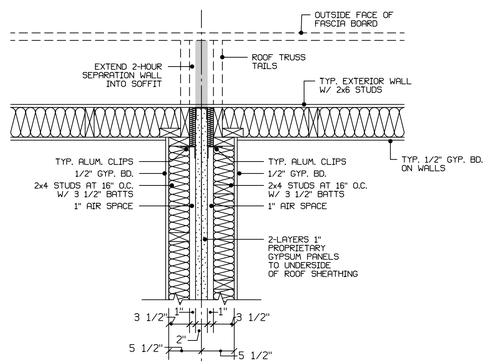
7 SEPARATION WALL PLAN AT OFFSET WALLS

1"=1'-0"



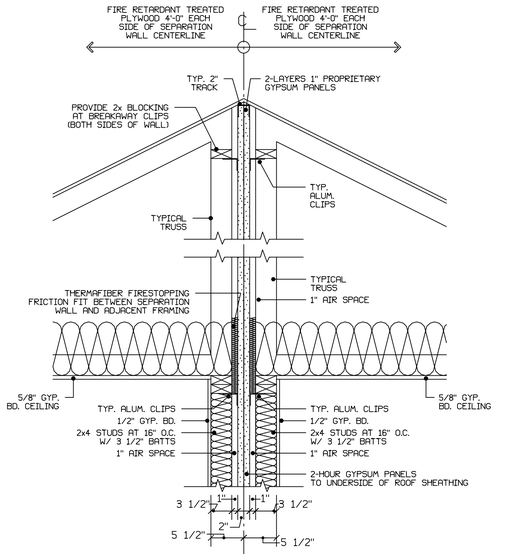
6 EAVE AT TYP. SEPARATION WALL

1"=1'-0"



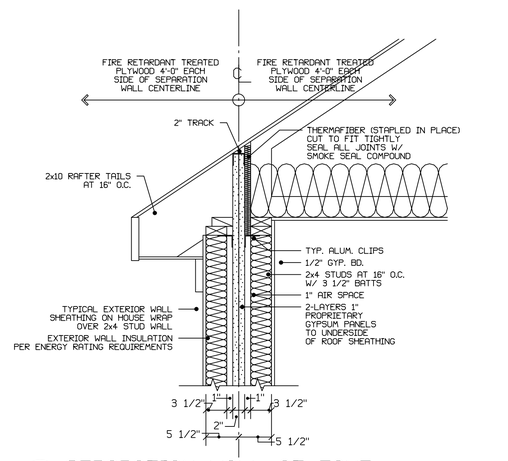
5 SEPARATION WALL PLAN AT REAR WALL

1"=1'-0"



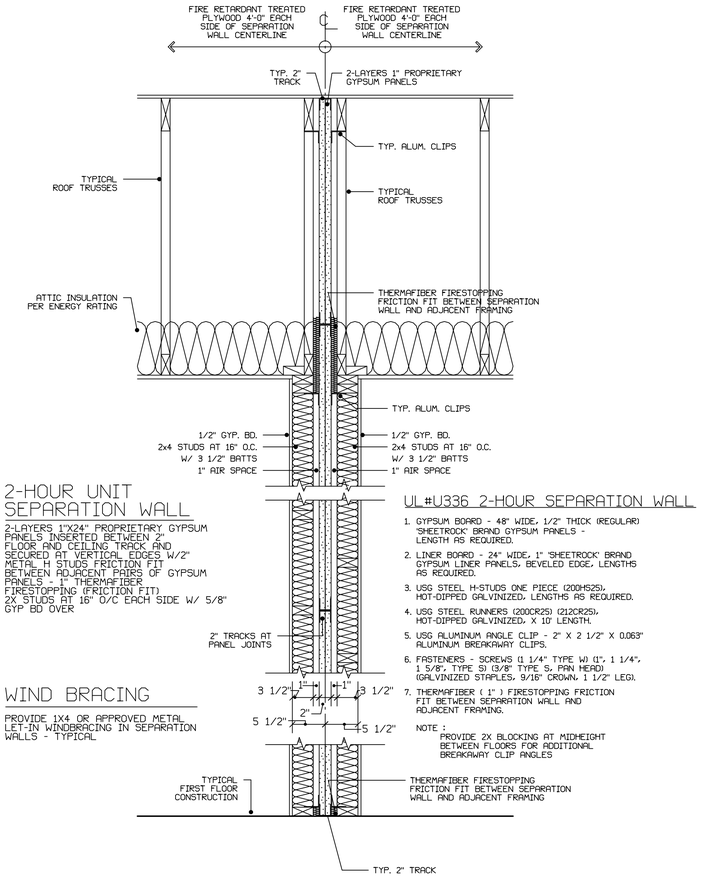
4 PITCHED ROOF AT SEPARATION WALL

1"=1'-0"



2 SEPARATION WALL AT EAVE

1"=1'-0"



2-HOUR UNIT SEPARATION WALL

2-LAYERS 1"X24" PROPRIETARY GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING TRACK AND SECURED AT VERTICAL EDGES W/2" METAL H STUDS FRICTION FIT BETWEEN ADJACENT PAIRS OF GYPSUM PANELS - 1" THERMAFIBER FIRESTOPPING (FRICTION FIT) 2X STUDS AT 16" O/C EACH SIDE W/ 5/8" GYP BD OVER

WIND BRACING

PROVIDE 1X4 OR APPROVED METAL LET-IN WINDBRACING IN SEPARATION WALLS - TYPICAL

UL#U336 2-HOUR SEPARATION WALL

1. GYPSUM BOARD - 48" WIDE, 1/2" THICK (REGULAR) "SHEETROCK" BRAND GYPSUM PANELS - LENGTH AS REQUIRED.
2. LINER BOARD - 24" WIDE, 1" "SHEETROCK" BRAND GYPSUM LINER PANELS, BEVELED EDGE, LENGTHS AS REQUIRED.
3. USG STEEL H-STUDS ONE PIECE (200HS25), HOT-DIPPED GALVINIZED, LENGTHS AS REQUIRED.
4. USG STEEL RUNNERS (200CR25) (212CR25), HOT-DIPPED GALVINIZED, X 10' LENGTH.
5. USG ALUMINUM ANGLE CLIP - 2" X 2 1/2" X 0.063" ALUMINUM BREAKAWAY CLIPS.
6. FASTENERS - SCREWS (1 1/4" TYPE W) (1", 1 1/4", 1 5/8", TYPE S) (3/8" TYPE S, PAN HEAD) (GALVINIZED STAPLES, 9/16" CROWN, 1 1/2" LEG).
7. THERMAFIBER (1") FIRESTOPPING FRICTION FIT BETWEEN SEPARATION WALL AND ADJACENT FRAMING.

NOTE : PROVIDE 2X BLOCKING AT MIDHEIGHT BETWEEN FLOORS FOR ADDITIONAL BREAKAWAY CLIP ANGLES

1 2-HOUR SEPARATION WALL SECTION

1"=1'-0"

REVISIONS:

NO.							

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

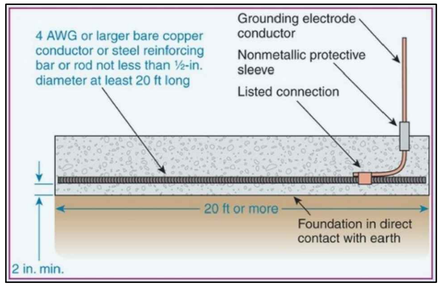
ARCHITECTURE □ ENGINEERING □ CONTRUCTION MANAGEMENT □ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE □ ORLAND PARK, ILLINOIS 60462 □ (708)429-0039

JOB: 012021

DATE: 9-8-2021

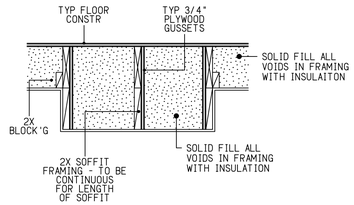
SCALE: 1" = 1'-0"

SHEET: A3.2

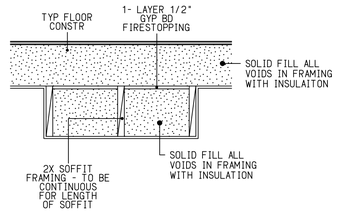


8 ELECTRODE GROUNDING

NO SCALE



PARALLEL TO FRAMING

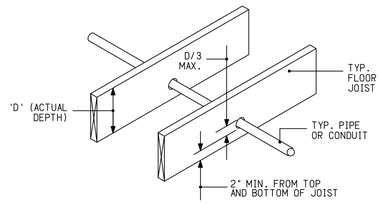


PERPENDICULAR TO FRAMING

5 TYP GARAGE SOFFITS

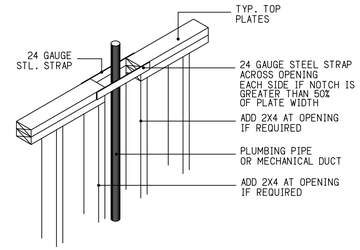
NOTE :PROVIDE WARM AIR VENTILATION TO ALL PIPES SUBJECT TO FREEZING

SCALE : 3/4" = 1'-0"



4 TYP. JOIST BORING

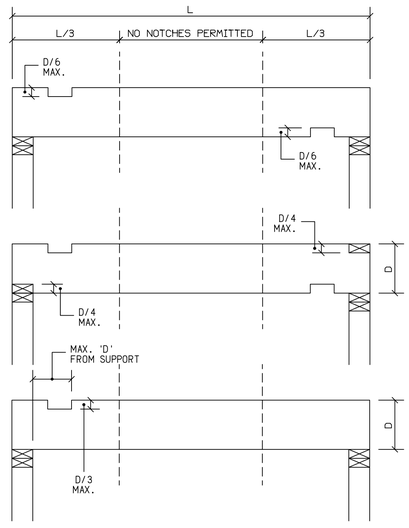
NO SCALE



2 TYP. PLATE PENETRATIONS

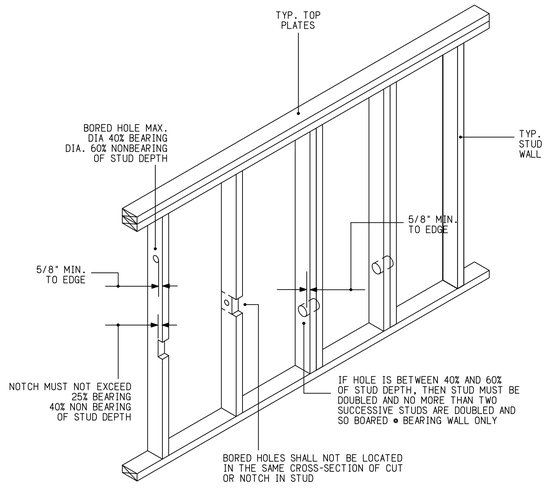
NOTE : TOP PLATES SHALL NOT BE REMOVED AT CONSECUTIVE STUD BAYS AT BEARING WALL CONDITIONS

NO SCALE



6 TYP. CUTTING/NOTCHING OF JOISTS

NO SCALE



3 TYP. BORING/NOTCHING OF STUDS

NO SCALE

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 9-8-2021

SCALE: 1" = 1'-0"

SHEET:

A3.3

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2012 EDITION AND ALL LOCAL CODES OF THE VILLAGE OF TINLEY PARK, ILLINOIS, THE AMERICANS WITH DISABILITIES ACT, AND THE ILLINOIS ACCESSIBILITY CODE.
2. THE A.I.A. GENERAL CONDITIONS (2017 EDITION) ARE PART OF THIS PROJECT.
3. CONTRACTOR MUST NAME TENANT, LANDLORD & ARCHITECT AS AN ADDITIONAL NAMED INSURED ON ALL HIS INSURANCE POLICIES EXCEPT WORKMEN'S COMPENSATION AND SUBMIT ORIG.CERTIFICATE SIGNED IN INK PRIOR TO COMMENCEMENT OF CONSTRUCTION. CERTIFICATE SHALL SPECIFICALLY STATE THAT THE ADDITIONAL INSURED ARE PROTECTED BY THE CONTRACTORS INSURANCE AGAINST ALL LIABILITIES AS SPELLED AGAINST ALL LIABILITIES AS SPELLED OUT IN PARAGRAPH 3.18 OF A.I.A. DOCUMENT A201 (2017 EDITION) AND SHALL NAME THIS PARTICULAR PROJECT AS BEING COVERED.
4. ALL LICENSES & CONTRACTOR REGISTRATIONS OBTAINED BY CONTRACTOR. PERMIT FEE ONLY, TO BE PAID BY OWNER.
5. SUBMIT ALL CUSTOMARY SHOP DRAWINGS FOR ARCHITECTS REVIEW INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC., INCLUDING SCHEDULES AND EQUIPMENT CUTS FOR ALL NEW MATERIALS. (INCLUDING MILLWORK.)
6. PATCH & REPAIR AND REPAINT ALL EXISTING ADJACENT WALLS DAMAGED DURING DEMOLITION AND CONSTRUCTION.
7. ALL NEW WALL SURFACES TO RECEIVE ONE COAT PRIMER AND ONE COAT FINISH. PAINT COLOR BY TENANT. EXISTING WALLS TO BE PATCHED AND SANDED SMOOTH, PRIMED AND PAINTED AS REQUIRED. EXISTING DOORS & FRAMES TO BE PATCHED AS REQUIRED, SANDED, AND FINISHED TO MATCH EXISTING.
8. CONTRACTOR TO WIPE DOWN AND CLEAN AREAS AFFECTED BY CONSTRUCTION AFTER COMPLETION.
9. CONTRACTOR TO COORDINATE ALL WORK WITH INSTALLATION OF TENANT FURNISHED EQUIPMENT. ALL FINAL HOOK UPS OF TENANT EQUIPMENT BY TENANT.
10. CONTRACTOR TO COORDINATE ALL HIS WORK WITH LANDLORD'S CONTRACTOR.

STRUCTURAL NOTES:

GENERAL NOTES:

1. THE AMERICAN INSTITUTE OF ARCHITECTS, AIA DOCUMENT A201, 2017 EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTIONS, SHALL BE CONSIDERED PART OF THESE GENERAL NOTES.
2. ALL DESIGN SPECIFICATIONS AND BUILDING REQUIREMENTS SHALL COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE & VILLAGE OF TINLEY PARK
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BUILDING CONDITIONS AT THE JOB SITE PRIOR TO STARTING WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.

CONCRETE:

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 3500 PSI FOR NORMAL WEIGHT CONCRETE.
2. CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED TESTING LABORATORY, AND THE STRENGTH SHALL BE ESTABLISHED BY TESTS IN ACCORDANCE WITH ACI 318-95.
3. ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH ACI SPECIFICTIONS.
4. CONCRETE COVER SHALL BE 1½" FOR ALL CONCRETE EXPOSED TO THE WEATHER; 1½" FOR WALLS AND PIERS; AND 3" FOR FOOTINGS.

FOUNDATIONS:

1. CARRY FOOTINGS TO FIRM SOIL AT DESIGN PRESSURE OF 3,000 PSF.
2. SOILS ENGINEER SHALL INSPECT ALL FOOTING AREAS AND GIVE APPROVAL BEFORE CONCRETE IS POURED.
3. WALL FOOTINGS SHALL PROJECT 6" FROM FACE OF WALL AND BE 1'-0" DEEP UNLESS OTHERWISE NOTED.
4. CLEAR THROUGH THE ARCHITECT EXCAVATIONS DEEPER THAN FOOTING ELEVATIONS.
5. PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT.
6. BACK FILL AROUND WALLS, FOOTINGS AND IN TRENCHES SHALL BE COMPACTED BY MECHANICAL MEANS. FLOODING OR PUDDLING WITH WATER WILL NOT BE PERMITTED.

REINFORCEMENT:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615--GRADE 60.
2. REINFORCING STEEL SHALL BE FREE OF ALL RUST AND FOREIGN MATTER, SHALL BE STORED ABOVE GROUND ON BLOCKS, AND SHALL BE THOROUGHLY PROTECTED FROM THE ELEMENTS.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. REINFORCING IN SLABS ON GRADE SHALL BE SET TO HAVE 1½" COVER FROM THE TOP OF THE SLAB. PROVIDE SUITABLE ACCESSORIES TO HOLD MESH IN PLACE.
4. PIER DOWELS SHALL BE 60 DIAMETERS, BUT NOT LESS THAN 3'-0" IN LENGTH AND LAP 30 DIAMETERS, BUT NOT LESS THAN 1'-6" INTO THE STORY ABOVE.
5. PIER TIES SHALL BE #3 @ 12" O. C. UNLESS OTHERWISE NOTED.
6. PROVIDE 2-#6 TOP AND 2-#6 BOTTOM CONTINUOUS BARS IN FOUNDATION WALLS UNLESS OTHERWISE NOTED. LAP BARS 1'-6" AT SPLICES AND PROVIDE 3'-0" LONG CORNER BARS.
7. WHERE NO REINFORCING IS INDICATED, PROVIDE 2-#5 AROUND OPENINGS IN WALLS LAPPED 2'-0" BEYOND CORNERS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 WITH 36,000 PSI MINIMUM YIELD STRENGTH.
2. ALL STEEL WORK SHALL BE FABRICATED AND ERECTED TO CONFORM WITH THE LATEST AISC SPECIFICATIONS.
3. ALL WALL BEARING STEEL BEAMS, BEARING AT RIGHT ANGLES TO MASONRY WALLS, SHALL BE PROVIDED WITH STANDARD ANGLE WALL ANCHORS AND SHALL BEAR A MINIMUM OF 8" UNLESS OTHERWISE NOTED.
4. SHOP CONNECTIONS SHALL BE WELDED OR BOLTED; FIELD CONNECTIONS WILL BE WELDED OR BOLTED.
5. WELDING SHALL CONFORM TO THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS, AND MADE WITH A5.1 OR A5.5, E70XX ELECTRODES, AND IN ACCORDANCE WITH THE LATEST AWS D1.1 STRUCTURAL WELDING CODE.
6. ALL WELDERS SHALL BE CERTIFIED BY A LABORATORY OF RECOGNIZED STANDING.
7. ECCENTRIC OR ONE-SIDED CONNECTIONS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT.
8. SHOP PAINT OR RUST ON SURFACES ADJACENT TO JOINTS TO BE FIELD WELDED SHALL BE THOROUGHLY REMOVED TO EXPOSE CLEAN STEEL FOR A DISTANCE OF AT LEAST 2" ON EITHER SIDE OF THE JOINT.
9. THE CONTRACTOR SHALL BRACE VERTICALLY AND/OR HORIZONTALLY, ALL CONSTRUCTION WHICH MAY BE UNSTABLE PENDING ITS FINAL INTEGRATION AND/OR INTERACTION WITH ADJACENT ELEMENTS OF PERMANENT CONSTRUCTION, WHICH WOULD ELIMINATE THE NEED FOR TEMPORARY BRACING.
10. BOLTS SHALL BE ¾" A325 N UNLESS OTHERWISE NOTED.
11. BOLT HOLES SHALL BE ⅞" UNLESS OTHERWISE NOTED.
12. OPEN WEB STEEL JOIST SHALL BE FABRICATED AND ERECTED TO CONFORM TO THE LATEST SJI SPECIFICATIONS, AND SHALL BE FABRICATED FROM HOT ROLLED SECTIONS ONLY.
13. NO HOLES SHALL BE DRILLED IN THE TOP OR BOTTOM FLANGES OF OPEN WEB JOISTS. CONCENTRATED LOADS SHALL BE APPLIED ONLY AT PANEL POINTS. CLEAR THROUGH THE ARCHITECT ANY CONNECTIONS TO, OR LOAD CONCENTRATIONS ON, OPEN WEB JOISTS.
14. OPEN WEB STEEL JOIST BEARING ON MASONRY OR STEEL SHALL BE ANCHORED IN ACCORDANCE WITH THE LATEST SJI SPECIFICATIONS. JOIST BRIDGING SHALL BE TOP AND BOTTOM CHORD TYPE WITH (X) TYPE IN PANELS AND IN ACCORDANCE THE LATEST SJI SPECIFICATIONS.
15. STRUCTURAL SUPPLIER SHALL PROVIDE ADDITIONAL SUPPORT FOR METAL DECKS NOT INDICATED ON THE DRAWINGS, INCLUDING CHANGES IN DIRECTION OF ROOF DECK, ROOF DRAINS AND OTHER OPENINGS.

GENERAL:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
2. COMPACTED FILL SUPPORTING INTERIOR BUILDING SLABS AND IN TRENCHES SHALL BE GRANULAR MATERIAL, FRIABLE EARTH OR CLAYS OF LOW PLASTICITY TESTED BY THE TESTING LABORATORY AND APPROVED BY THE ARCHITECT.
3. PROVIDE FOUR (4) COURSES OF BRICK OR TWO (2) COURSES OF CONCRETE FILLED OR SOLID BLOCK AT BEARING POINTS FOR ALL BEAMS, AND ETC.
4. NO REINFORCING STEEL SHALL BE CUT UNLESS AUTHORIZED BY THE ARCHITECT.
5. CONTRACTORS FOR REINFORCING STEEL, STRUCTURAL STEEL, BAR JOISTS, METAL DECKING, AND ETC. SHALL PROVIDE SHOP DRAWINGS IN THE FORM OF ONE (1) SET OF SEPIAS AND THREE (3) SETS OF PRINTS.
6. ALL WORK ON THE PROJECT SHALL STRICTLY ADHERE TO THE LATEST OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS, AMENDED TO DATE.

PLUMBING NOTES:

1. STACK TEST TO BE PERFORMED ON ALL UNDERGROUND & ROUGH PLUMBING.
2. 75lb AIR TEST OR WATER PRESSURE TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
3. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND VILLAGE OF TINLEY PARK
4. ISOLATION VALVES REQUIRED ON WATER PIPE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1190

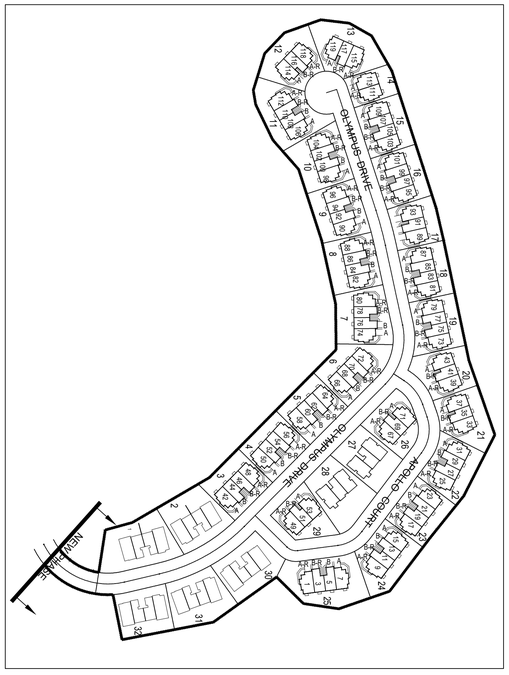
PHASE #7 - TOWNHOMES

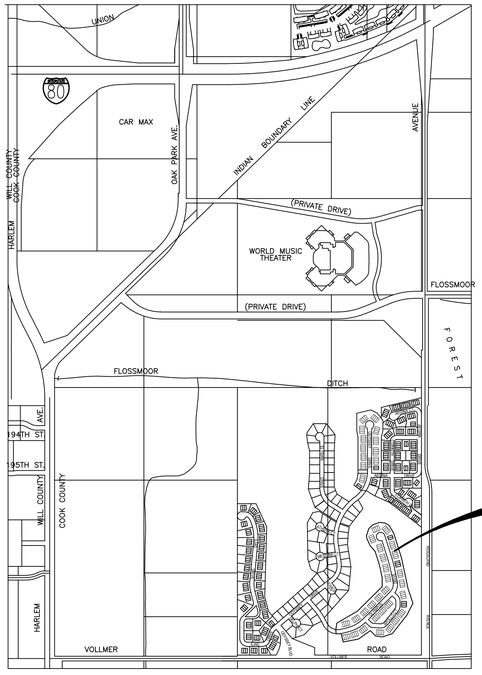
ODYSSEY CLUB

TINLEY PARK, ILLINOIS

PLANS FOR:

3-UNIT WITH BASEMENT (LOT 26, 29)
3-UNIT WITH SLAB (LOT 12, 13, 17, 20, 21)
2-UNIT WITH SLAB (LOT 14)





LOCATION PLAN

DRAWING INDEX

ARCHITECTURAL

T-1 TITLE SHEET
A1.0 FOUNDATION PLAN - 3 UNIT W/ BASEMENT
A1.1 FIRST FLOOR PLAN - 3 UNIT W/ BASEMENT
A1.2 ROOF PLAN - 3 UNIT W/ BASEMENT
A1.0B FOUNDATION PLAN - 3 UNIT W/ SLAB
A1.1B FIRST FLOOR PLAN - 3 UNIT W/ SLAB
A1.2B ROOF PLAN - 3 UNIT W/ SLAB
A1.0C FOUNDATION PLAN - 2 UNIT W/ SLAB
A1.1C FIRST FLOOR PLAN - 2 UNIT W/ SLAB
A1.2C ROOF PLAN - 2 UNIT W/ WLAB
A3.0 ELEVATIONS - 3 UNIT W/ BASEMENT
A3.0B ELEVATIONS - 3 UNIT W/ SLAB
A3.0C ELEVATIONS - 2 UNIT W/ SLAB
A3.1 WALL SECTIONS - 3 UNIT W/ BASEMENT
A3.1B WALL SECTIONS - 2 OR 3 UNIT W/ SLAB
A3.2 DETAILS
A3.3 DETAILS

BLDG. CODE CLASSIFICATION

VILLAGE OF TINLEY PARK BUILDING CODES	2016
INTERNATIONAL BUILDING CODE	2012 EDITION
INTERNATIONAL RESIDENTIAL CODE	2012 EDITION
NATIONAL ELECTRICAL CODE	2011 EDITION
INTERNATIONAL MECHANICAL CODE	2012 EDITION
INTERNATIONAL FUEL GAS CODE	2012 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION
ILLINOIS PLUMBING CODE	2014 EDITION
ILLINOIS ACCESSIBILITY CODE	CURRENT EDITION

WARNING

CALL JULIE TOLL FREE 1-800-892-0123

CALL JULIE BEFORE YOU DIG

REVISIONS:

NO.

ODYSSEY CLUB
PHASE #7 - RANCH TOWNHOMES
TINLEY PARK, ILLINOIS

TECH METRA LTD
ARCHITECTURE ☐ ENGINEERING ☐ CONSTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

SCALE: PER PLAN

SHEET: T1.0

GENERAL CONTRACTOR

INTER CONTINENTAL REAL ESTATE & DEVELOPMENT
2221 CAMDEN COURT, SUITE 200
OAK BROOK, ILLINOIS 60523
P. 630.560.8000
F. 630.560.8001

ARCHITECT

TECH METRA, LTD.
2221 CAMDEN COURT, SUITE 200
OAK BROOK, ILLINOIS 60523
P. 630.560.8000
F. 630.560.8009

ARCHITECTURAL STATEMENT & SEAL

I, PATRICIA HALIKIAS, DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF REGISTRATION AND EDUCATION, DO HEREBY STATE THAT THESE ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE BUILDING CODES AND ORDINANCES OF, THE VILLAGE OF LINCOLNWOOD, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 LCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

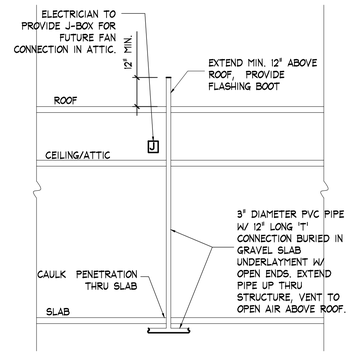
DATE:

PATRICIA HALIKIAS, ARCHITECT
ILLINOIS LICENSE NUMBER: 001-013135
DATE OF EXPIRATION: NOV. 30, 2022

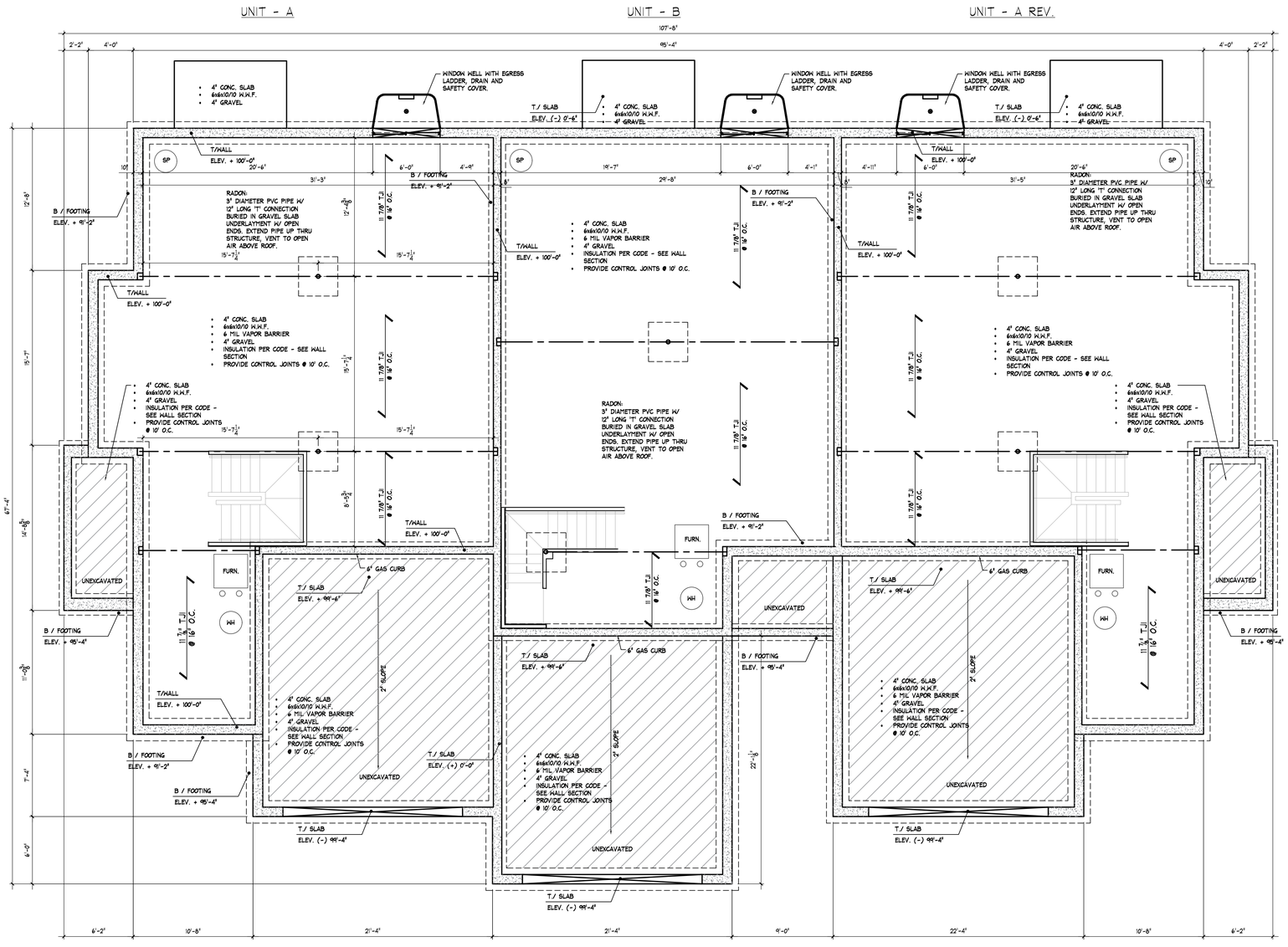
ILLINOIS DESIGN FIRM NUMBER: 184.005713

LINTEL SCHEDULE:

5'-0" OR LESS	3 1/2X 3 1/2 X 5/16" W/4" BEARING
5'-1" TO 7'-0"	4X3X5/16" W/6" BEARING
7'-1" TO 8'-0"	5X3 1/2X5/16" W/6" BEARING
8'-1" TO 10'-0"	6X4X5/16" W/6 BEARING
10'-1 TO 12'-0"	7X4X3/8" W/8" BEARING
12'-1" TO 14'-0"	8X4X1/2" W/8" BEARING
14'-1" TO 16'-0"	8X4X1/2" W/8" BEARING



RADON DETAIL



FOUNDATION PLAN

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

3-UNIT WITH BASEMENT

REVISIONS:

NO.

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

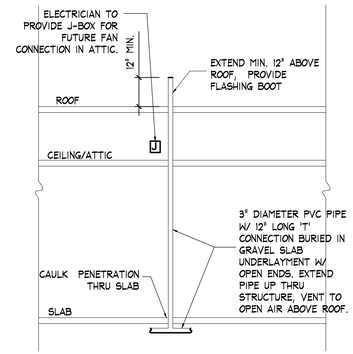
DATE: 1-24-2022

SCALE: PER PLAN

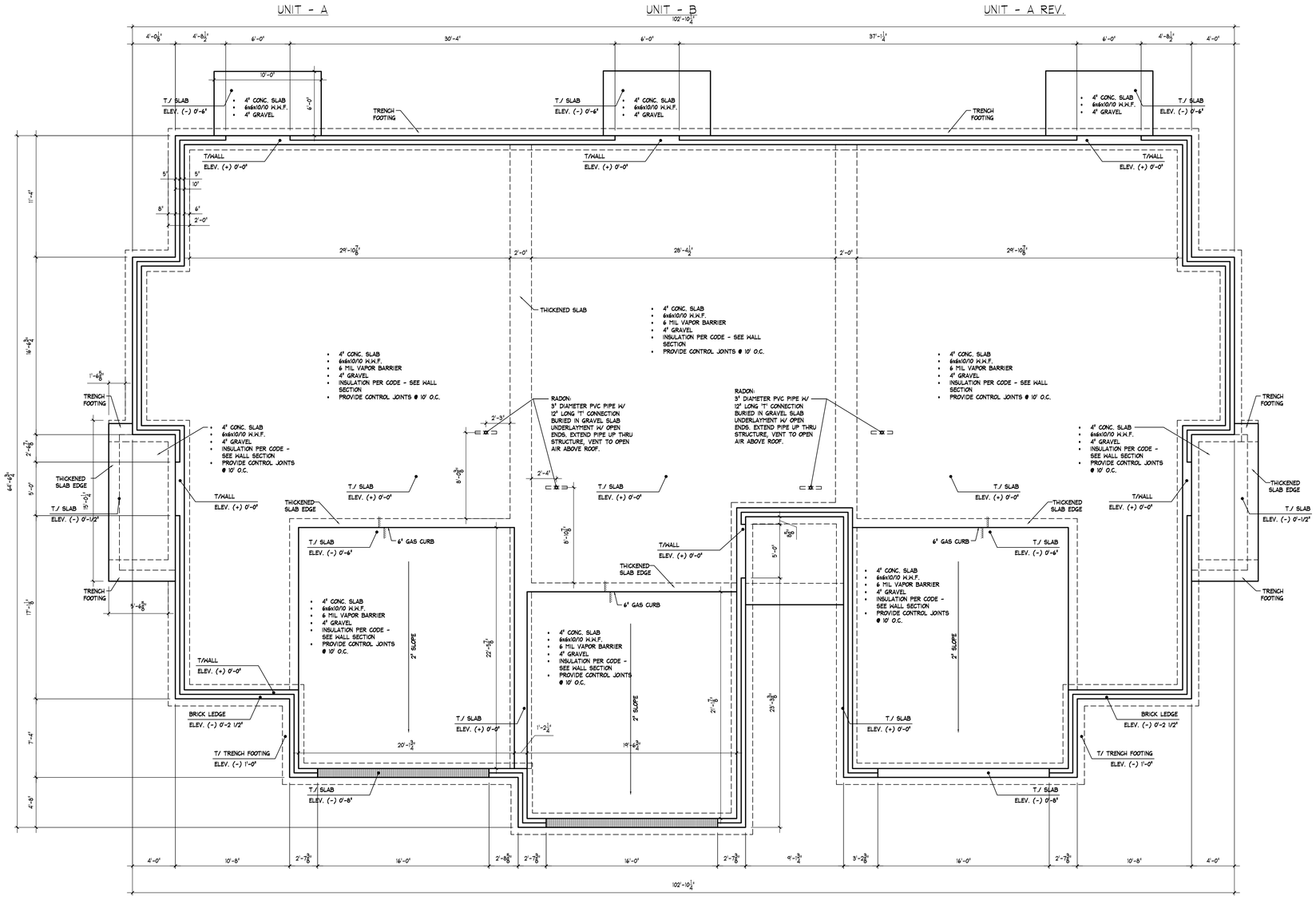
SHEET: A1.0

LINTEL SCHEDULE:

5'-0" OR LESS	3 1/2X 3 1/2 X 5/16" W/4" BEARING
5'-1" TO 7'-0"	4X3X5/16" W/6" BEARING
7'-1" TO 8'-0"	5X3 1/2X5/16" W/6" BEARING
8'-1" TO 10'-0"	6X4X5/16" W/6 BEARING
10'-1 TO 12'-0"	7X4X3/8" W/8" BEARING
12'-1" TO 14'-0"	8X4X1/2" W/8" BEARING
14'-1" TO 16'-0"	8X4X1/2" W/8" BEARING



RADON DETAIL



FOUNDATION PLAN

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

3-UNIT WITH SLAB

REVISIONS:

NO.

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

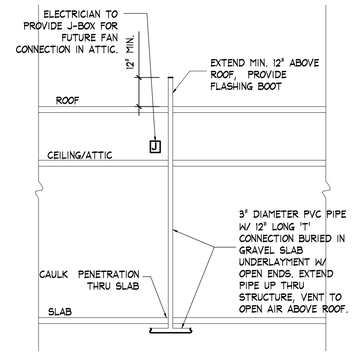
DATE: 1-24-2022

SCALE: PER PLAN

SHEET: A1.0B

LINTEL SCHEDULE:

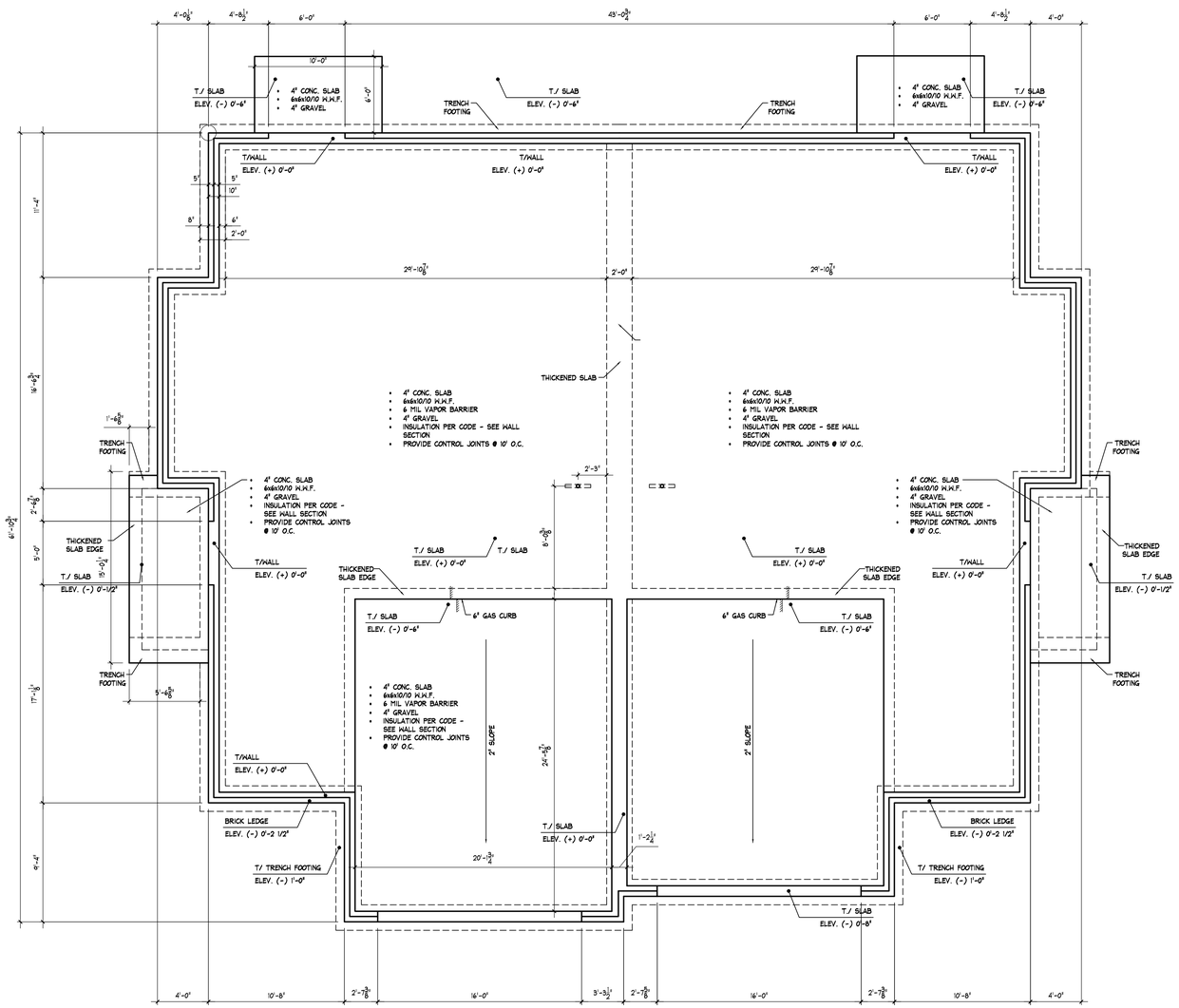
5'-0" OR LESS	3 1/2X 3 1/2 X 5/16" W/4" BEARING
5'-1" TO 7'-0"	4X3X5/16" W/6" BEARING
7'-1" TO 8'-0"	5X3 1/2X5/16" W/6" BEARING
8'-1" TO 10'-0"	6X4X5/16" W/6 BEARING
10'-1 TO 12'-0"	7X4X3/8" W/8" BEARING
12'-1" TO 14'-0"	8X4X1/2" W/8" BEARING
14'-1" TO 16'-0"	8X4X1/2" W/8" BEARING



RADON DETAIL

UNIT - A

UNIT - A REV.



FOUNDATION PLAN

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

2-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

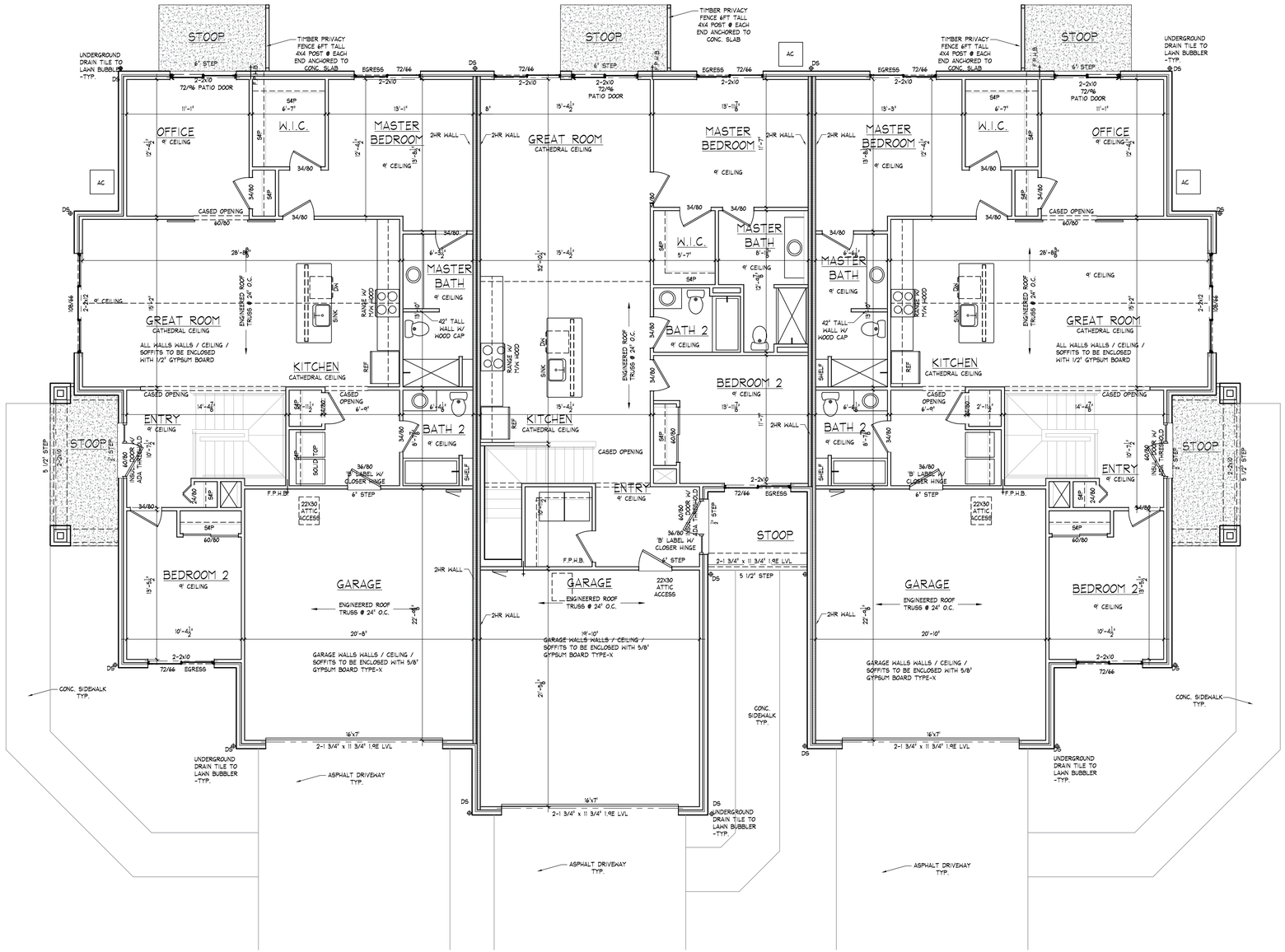
SCALE: PER PLAN

SHEET: A1.0C

UNIT - A

UNIT - B

UNIT - A REV.



FLOOR PLAN

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

3-UNIT WITH BASEMENT

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

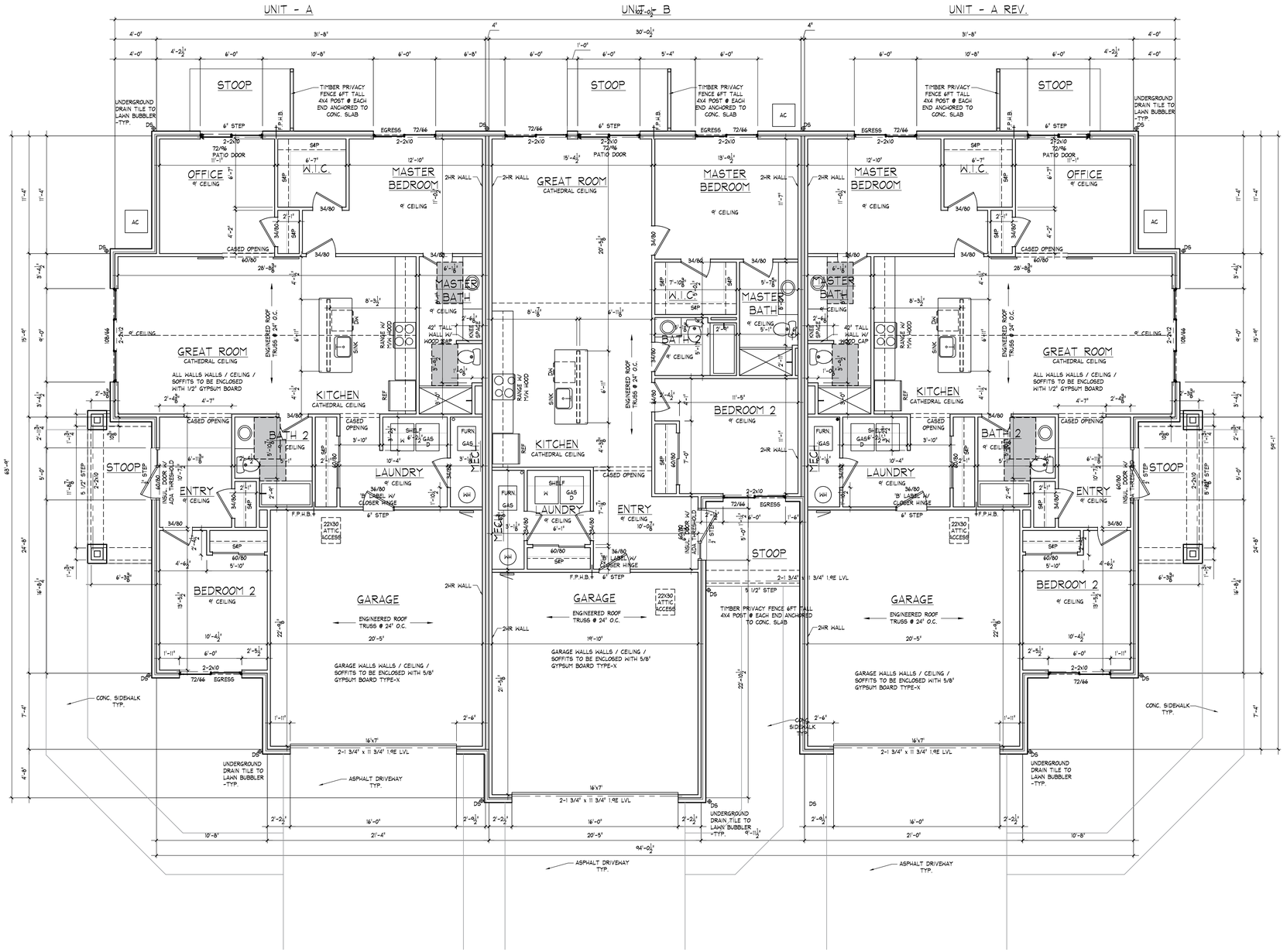
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

SCALE: PER PLAN

SHEET: A1.1



FLOOR PLAN

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

3-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

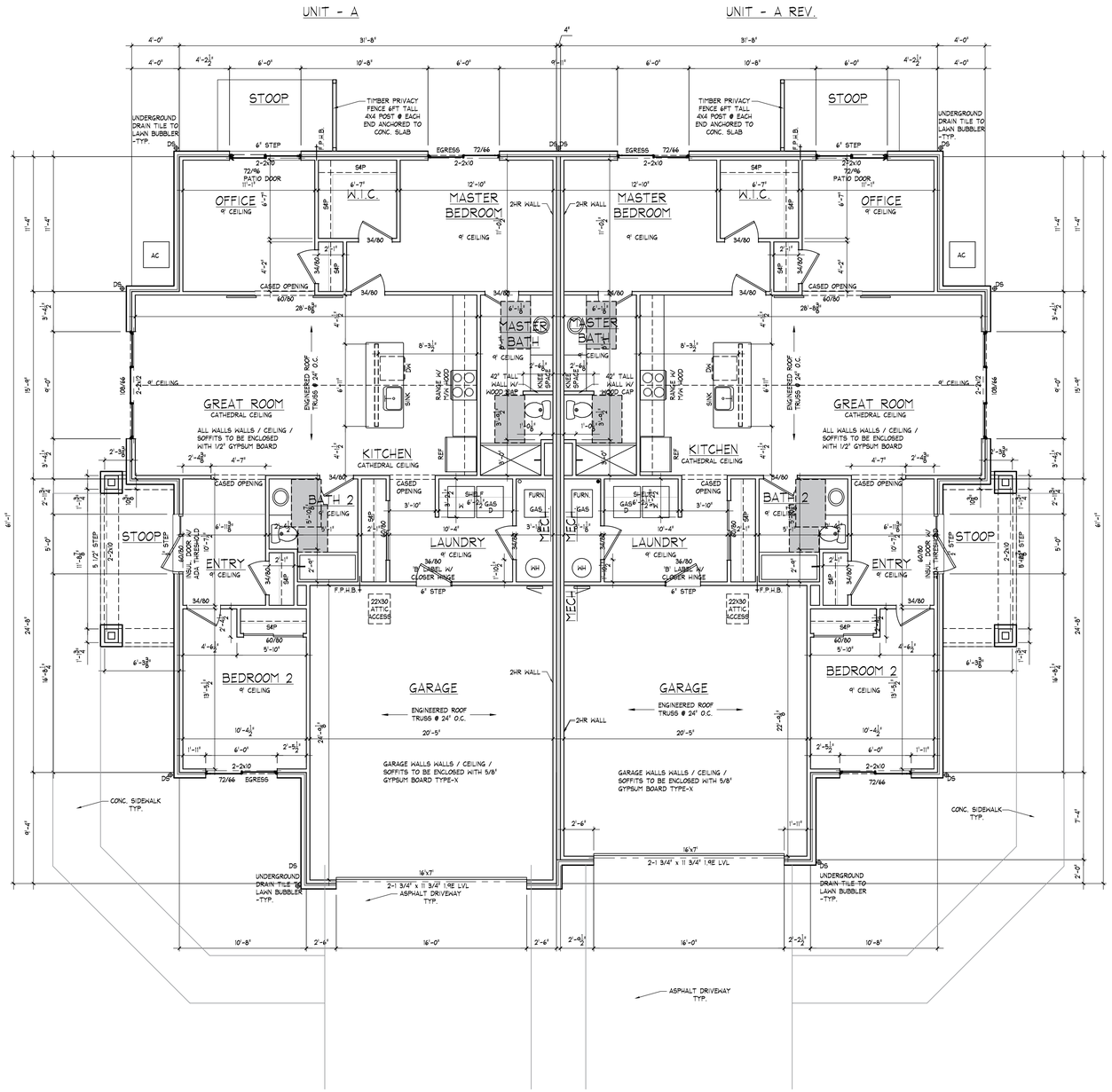
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

SCALE: PER PLAN

SHEET: A1.1B



FLOOR PLAN

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

2-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

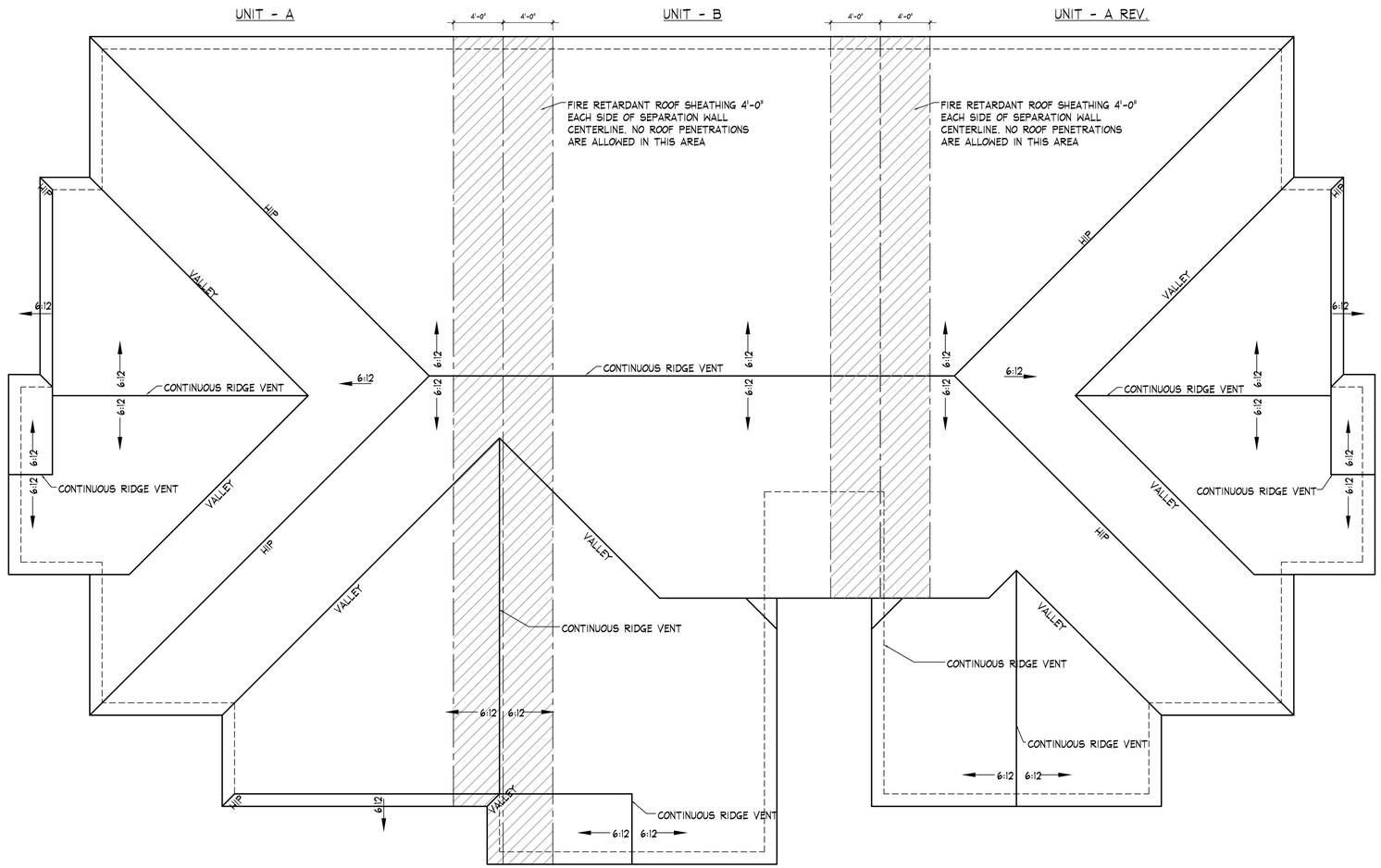
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

SCALE: PER PLAN

SHEET: A1.1C



ROOF PLAN

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

REVISIONS:

NO.	

ODYSSEY CLUB

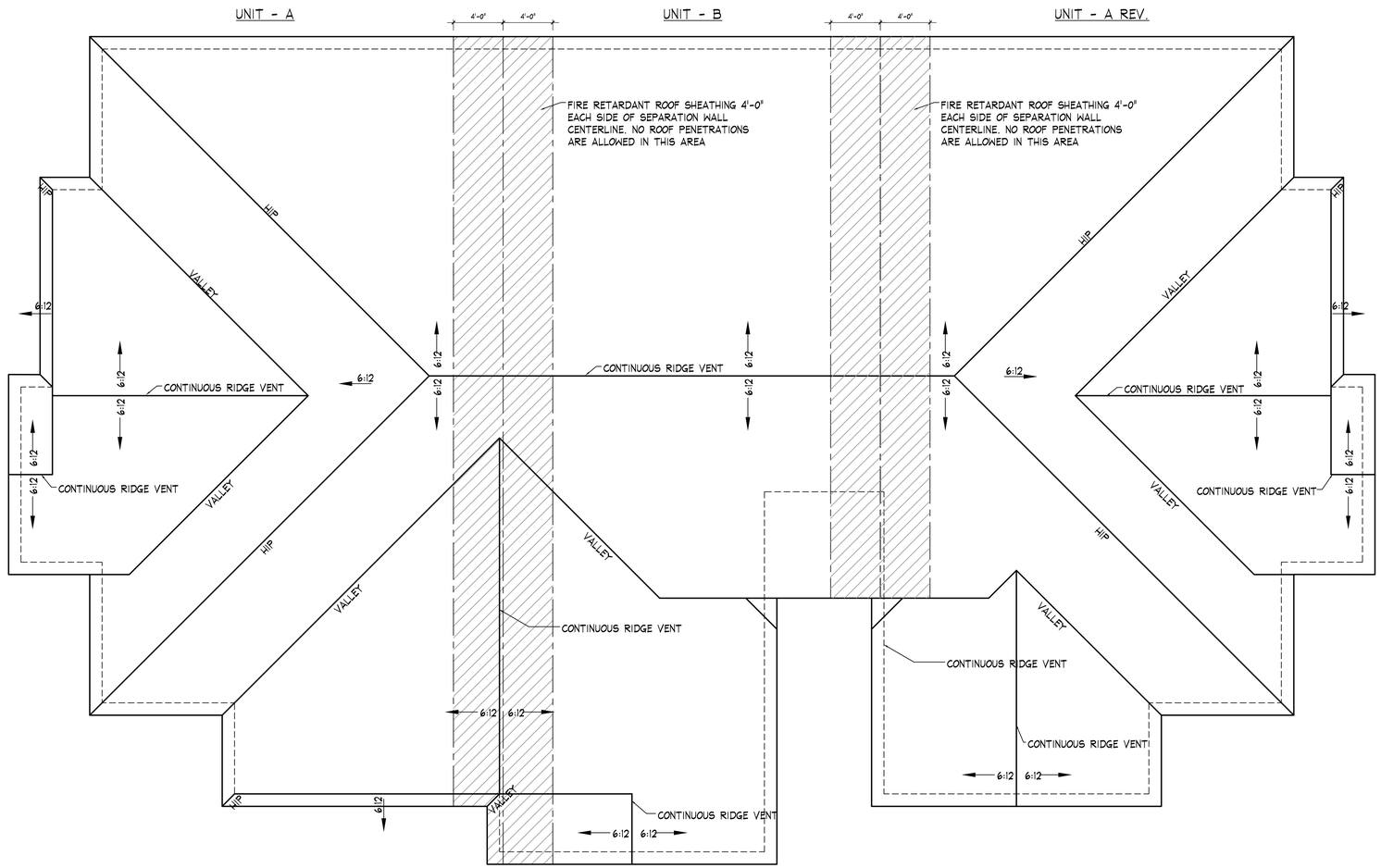
PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB:	012021
DATE:	1-24-2022
SCALE:	PER PLAN
SHEET:	A1.2



ROOF PLAN

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

3-UNIT WITH SLAB

REVISIONS:

NO.

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

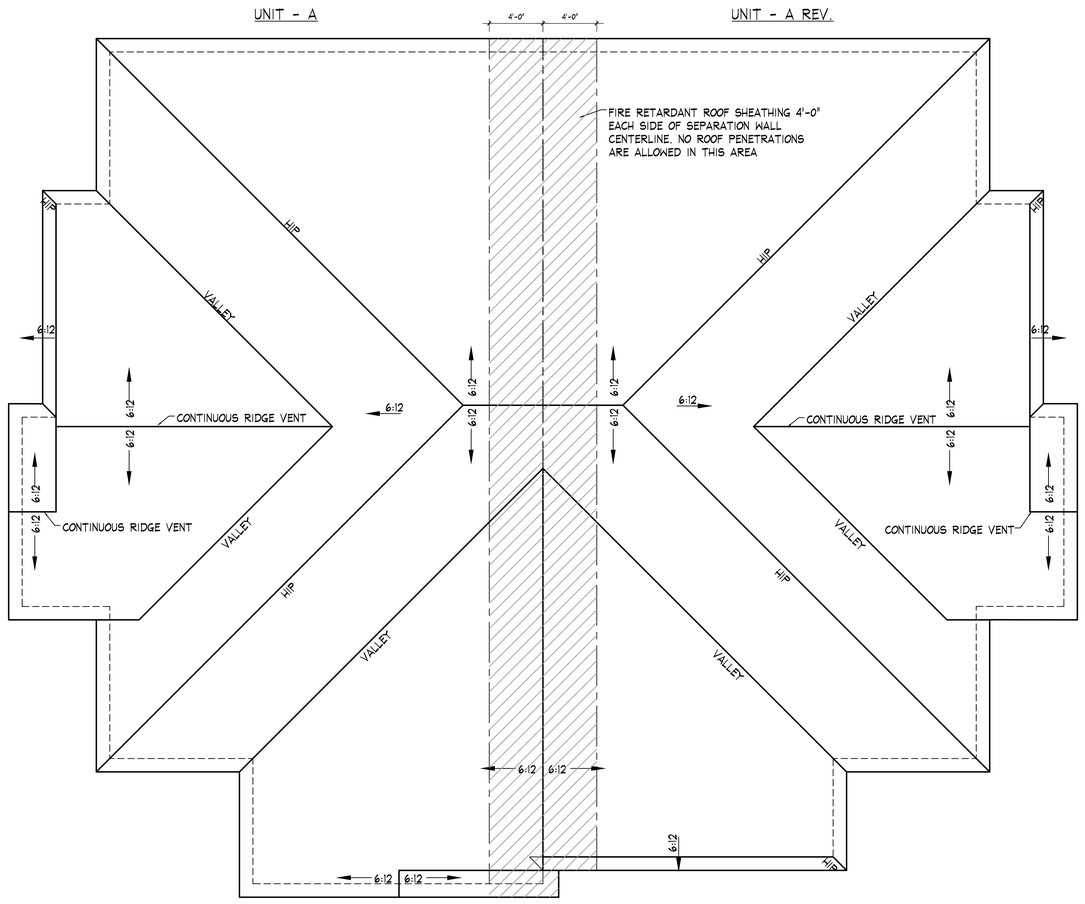
JOB: 012021

DATE: 1-24-2022

SCALE: PER PLAN

SHEET:

A1.2B



ROOF PLAN

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

2-UNIT WITH SLAB

REVISIONS:

NO.

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

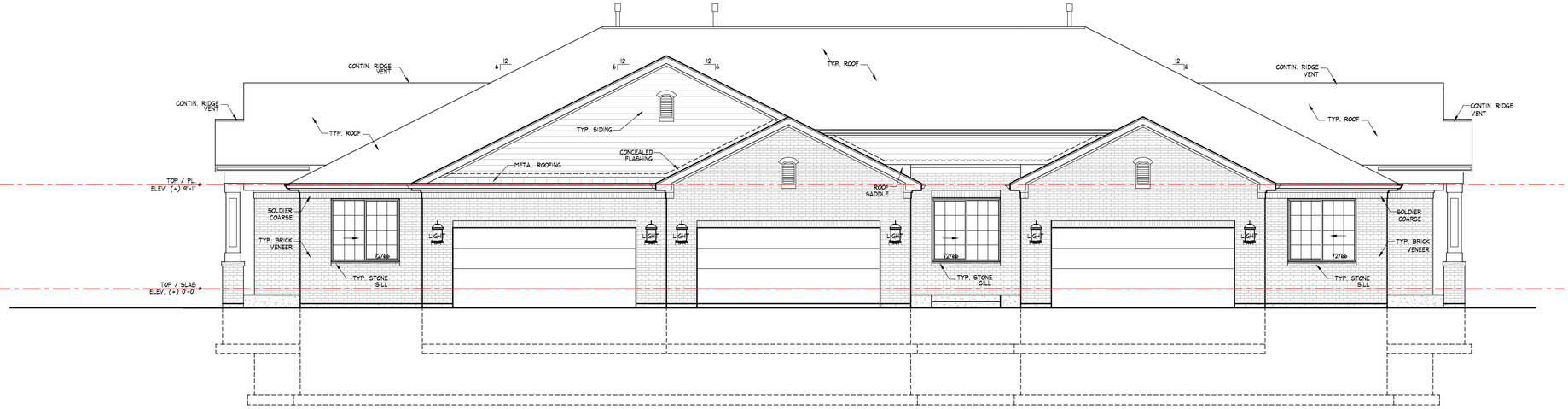
JOB: 012021

DATE: 1-24-2022

SCALE: PER PLAN

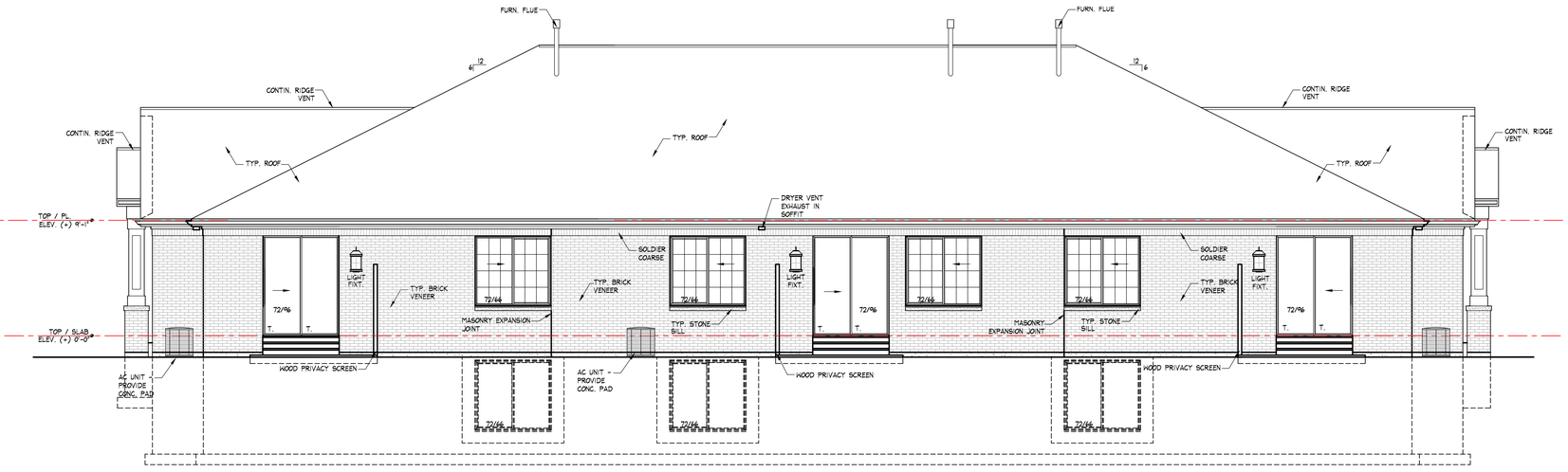
SHEET:

A1.2C



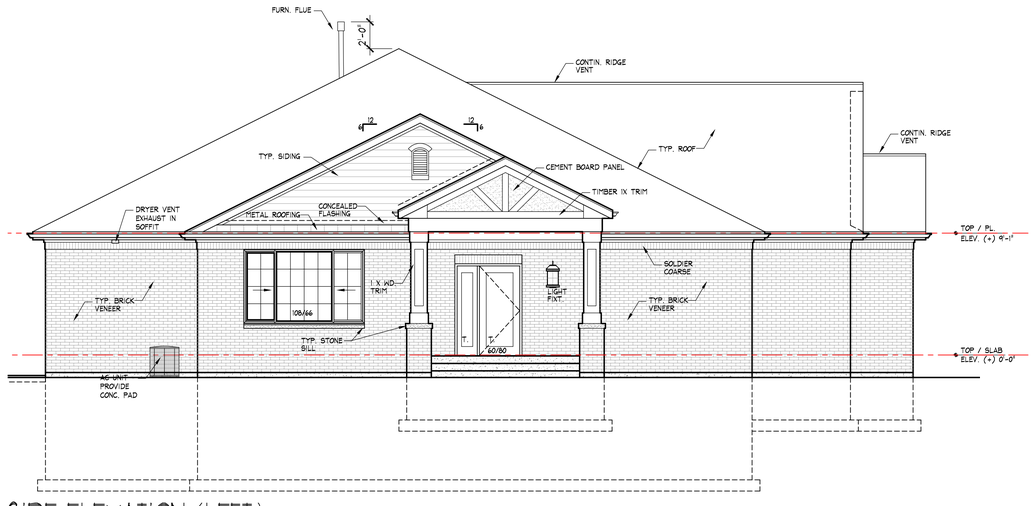
FRONT ELEVATION

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



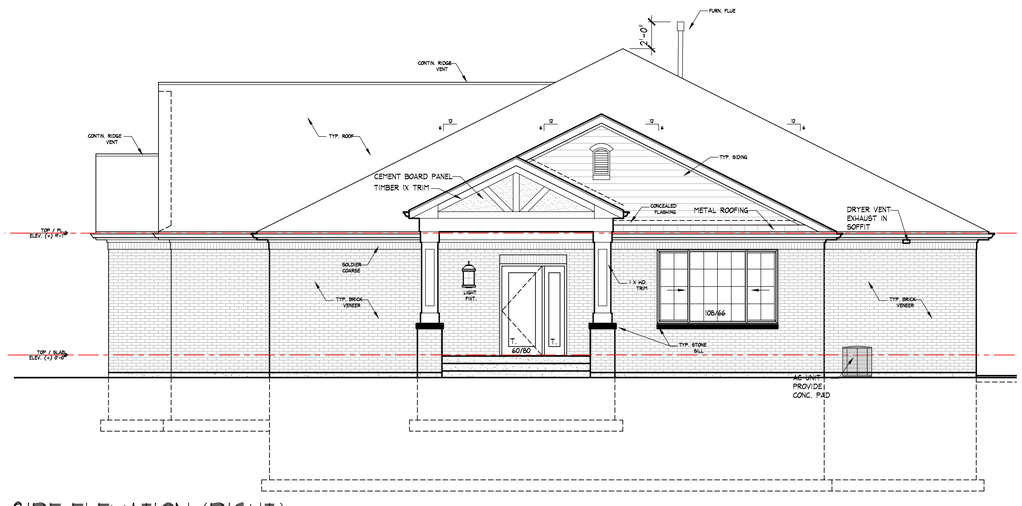
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

3-UNIT WITH BASEMENT

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

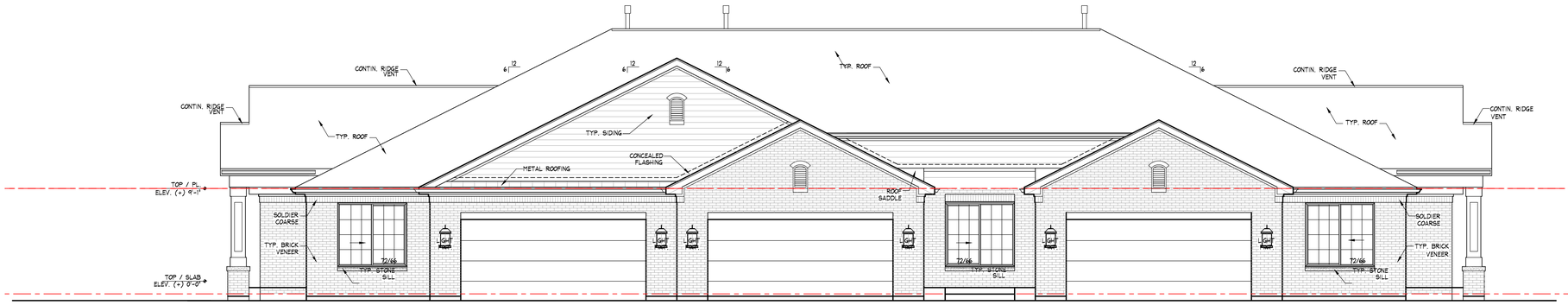
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

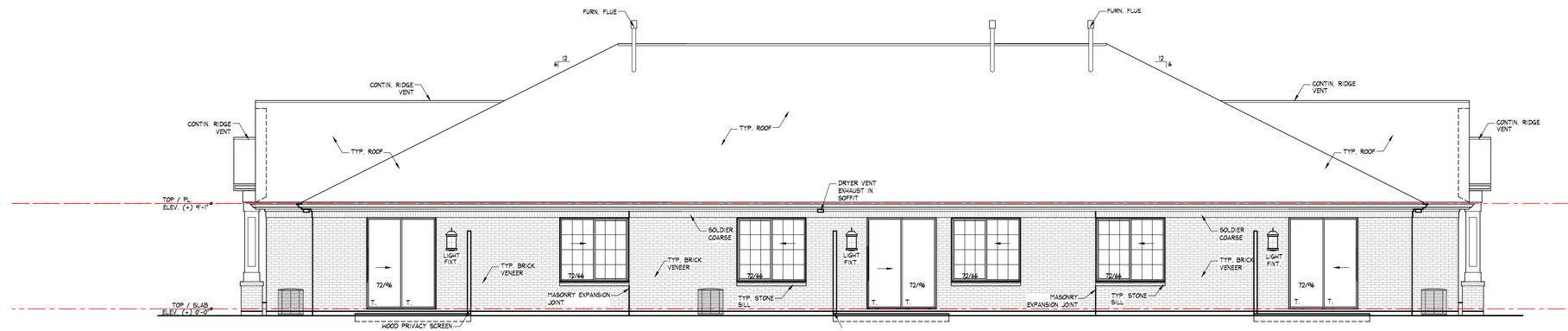
SCALE: 3/16" = 1'-0"

SHEET: A3.0



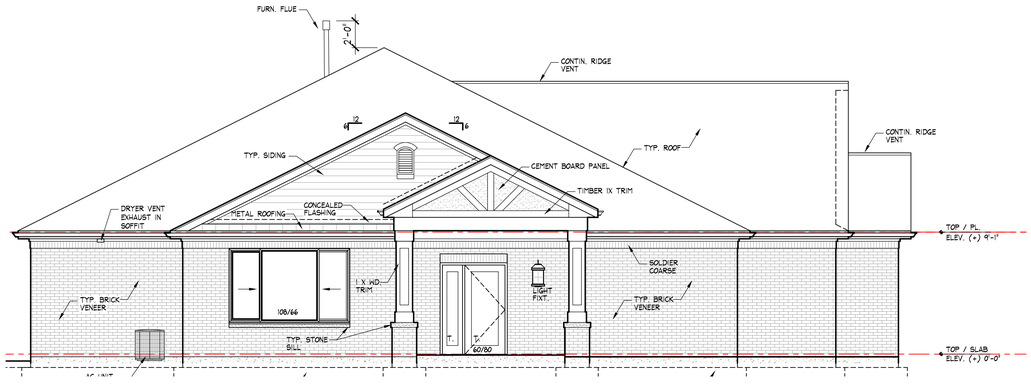
FRONT ELEVATION

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



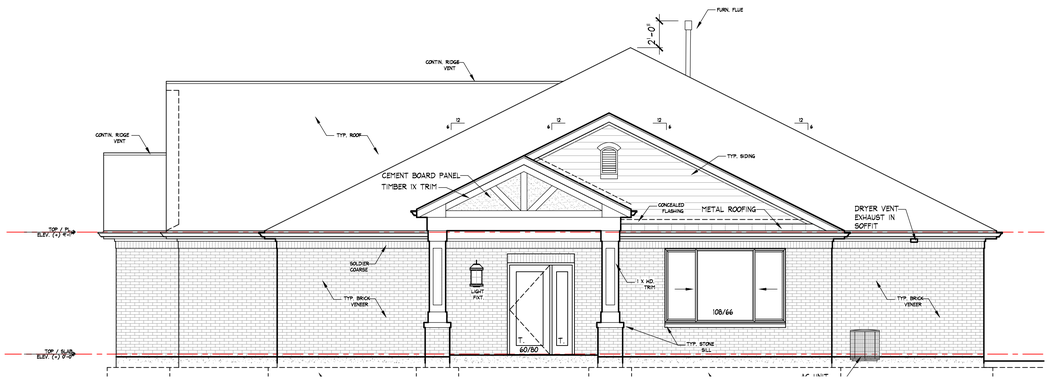
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

3-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

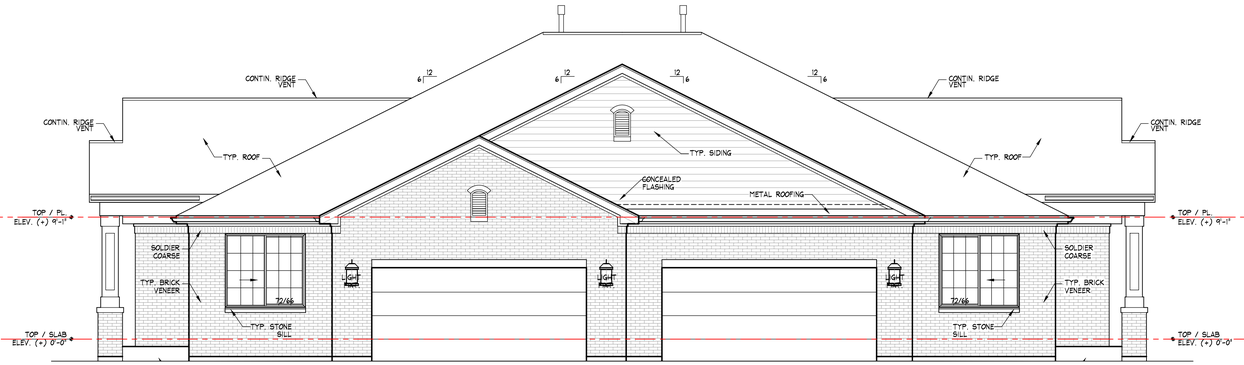
JOB: 012021

DATE: 1-24-2022

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

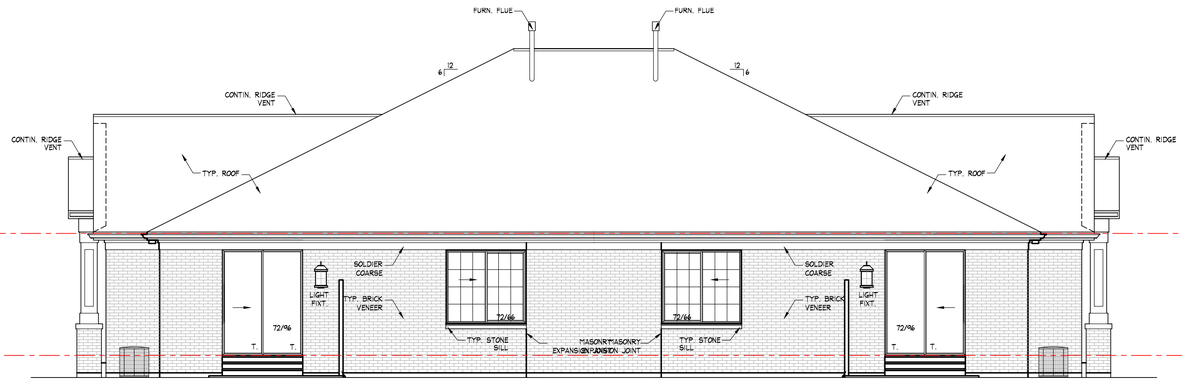
SHEET:

A3.0B



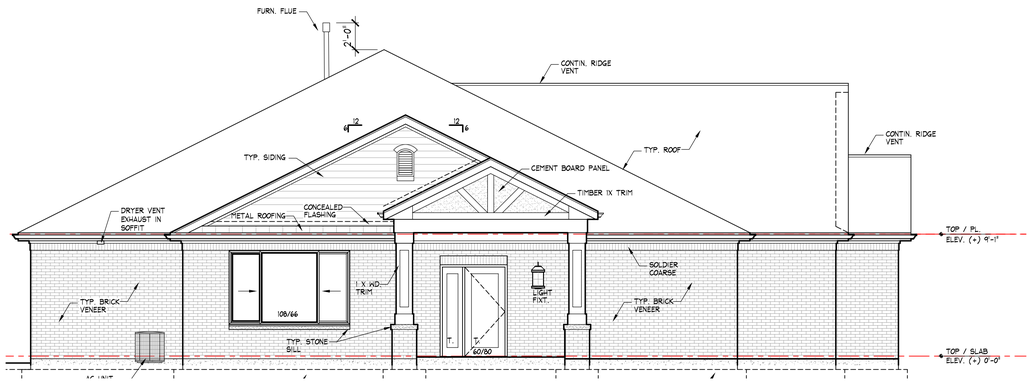
FRONT ELEVATION

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



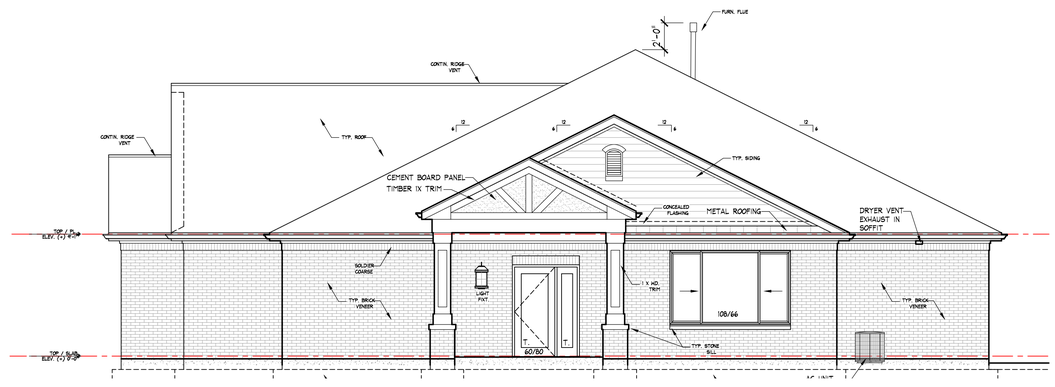
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

2-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

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

SHEET:

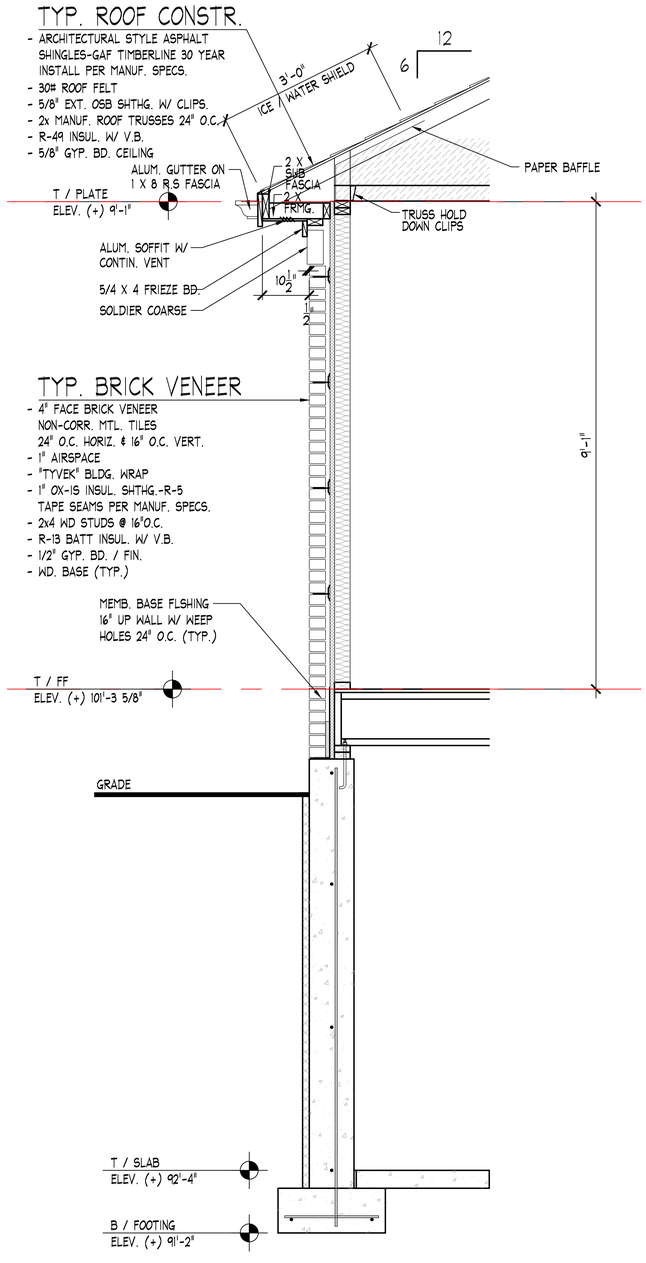
A3.0C

ENERGY NOTES

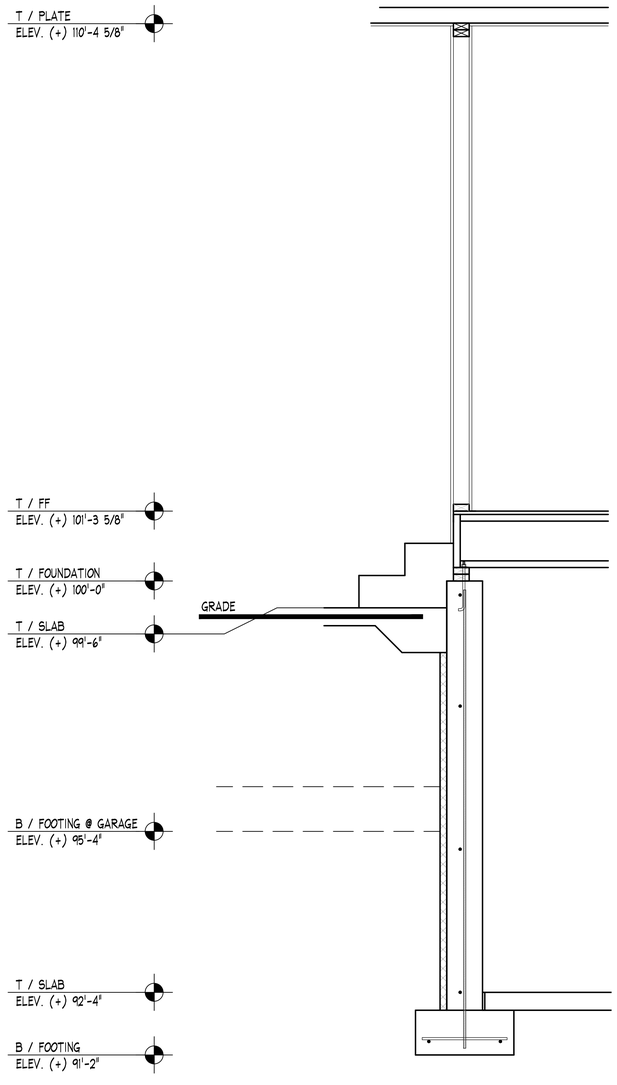
DESCRIPTION	VALUE
FENESTRATION U-FACTOR	0.30
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13+5 ***
MASS WALL R-VALUE	13/17*
BASEMENT WALL R-VALUE	15/19**
SLAB R-VALUE & DEPTH	10, 2FT
CRAWL SPACE WALL R-VALUE	15/19**

* 13/17 means R-13 continuous insulation on the interior or exterior of the home or R-17 cavity insulation.
** 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation.
*** 20 or 13+5 means the first value is cavity insulation, the second value is continuous insulation.
Therefore, as an example 13+5 means R-13 cavity insulation plus R-5 continuous insulation.

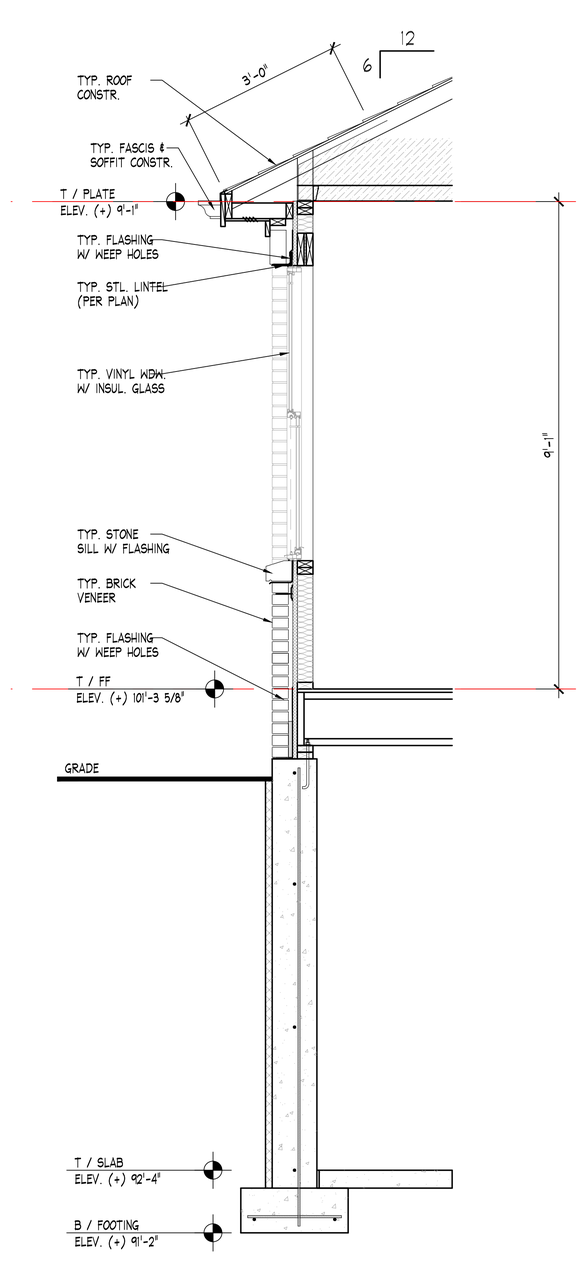
1. WEATHER STRIP AND INSULATE DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES
2. MAXIMUM U-FACTOR FOR WINDOWS IS 0.30



WALL SECTION (TYP.)
SCALE: 3/4" = 1'-0"



WALL SECTION (GARAGE.)
SCALE: 3/4" = 1'-0"



WALL SECTION (WINDOW.)
SCALE: 3/4" = 1'-0"

3-UNIT WITH BASEMENT

REVISIONS:

NO.	

ODYSSEY CLUB
PHASE #7 - RANCH TOWNHOMES
TINLEY PARK, ILLINOIS

TECH METRA LTD
ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0339

JOB: 012021
DATE: 1-24-2022
SCALE: 3/4" = 1'-0"
SHEET: A3.1

ENERGY NOTES

DESCRIPTION	VALUE
FENESTRATION U-FACTOR	0.30
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13+5 ***
MASS WALL R-VALUE	13/17*
BASEMENT WALL R-VALUE	15/19**
SLAB R-VALUE & DEPTH	10, 2FT
CRAWL SPACE WALL R-VALUE	15/19**

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** 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation.
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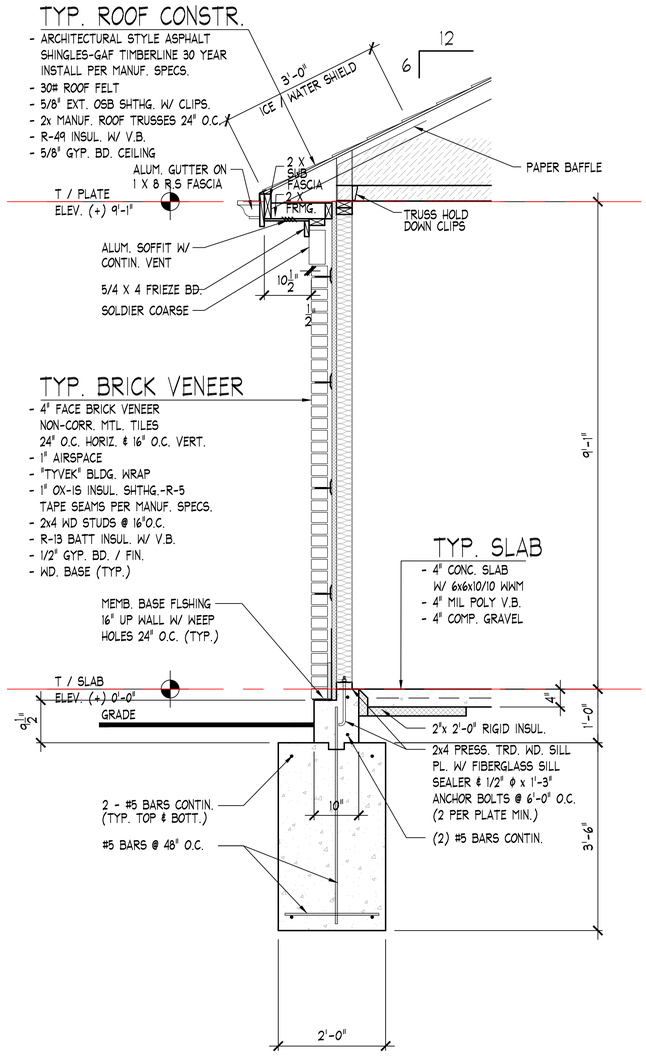
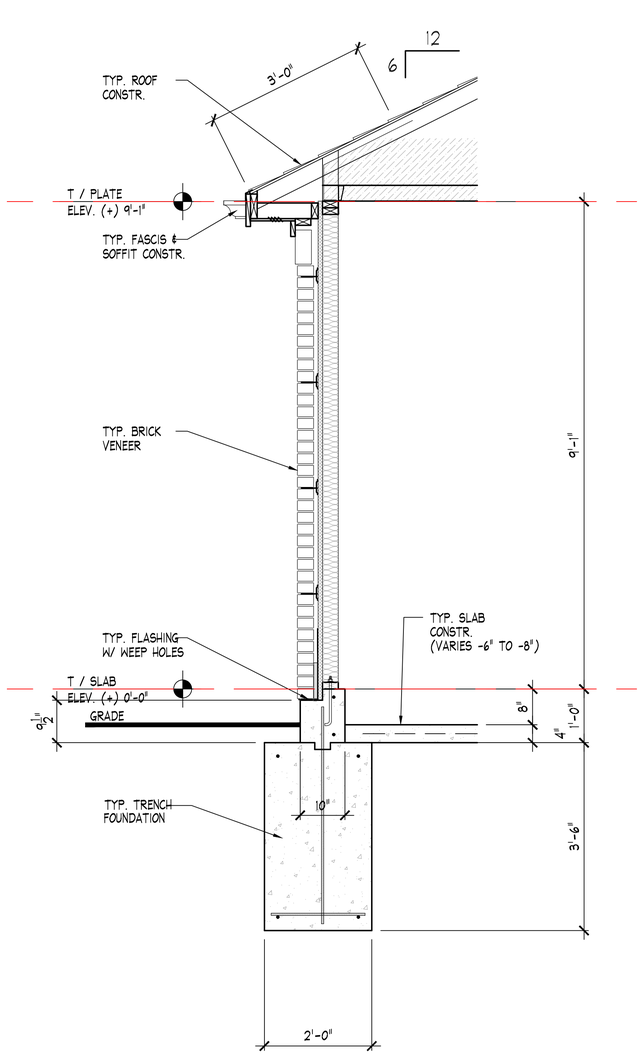
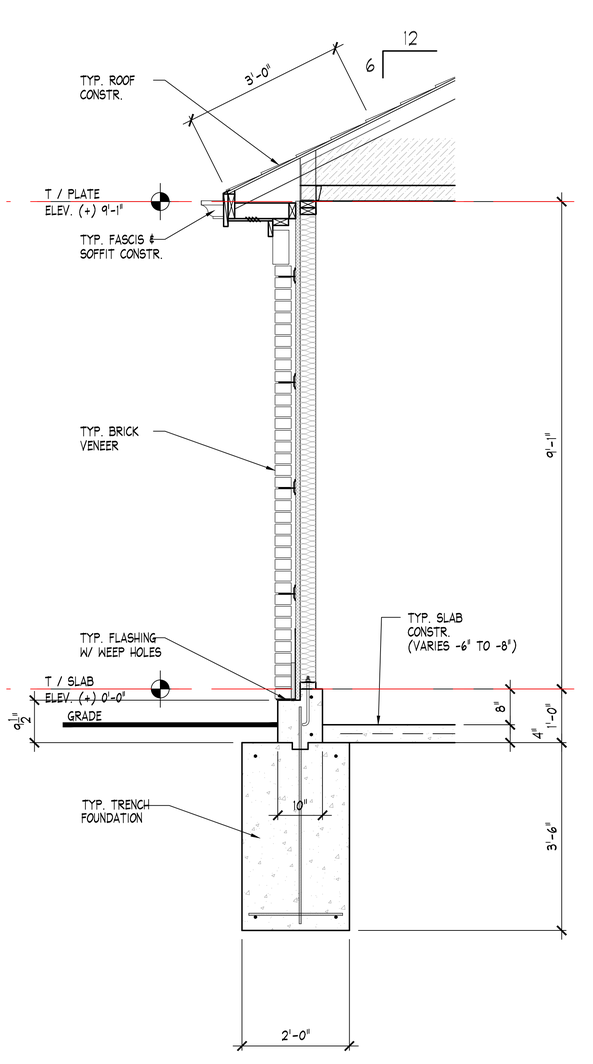
1. WEATHER STRIP AND INSULATE DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES
2. MAXIMUM U-FACTOR FOR WINDOWS IS 0.30



1 / A- WALL SECTION (TYP. BRICK VENEER)
SCALE 3/4" = 1'-0"



2 / A- WALL SECTION (TYP. GARAGE SLAB)
SCALE 3/4" = 1'-0"



2 / A- WALL SECTION (TYP. GARAGE SLAB)
SCALE 3/4" = 1'-0"

WALL SECTION (TYP.)
SCALE: 3/4" = 1'-0"

WALL SECTION (GARAGE.)
SCALE: 3/4" = 1'-0"

WALL SECTION (WINDOW.)
SCALE: 3/4" = 1'-0"

3-UNIT & 2-UNIT WITH SLAB

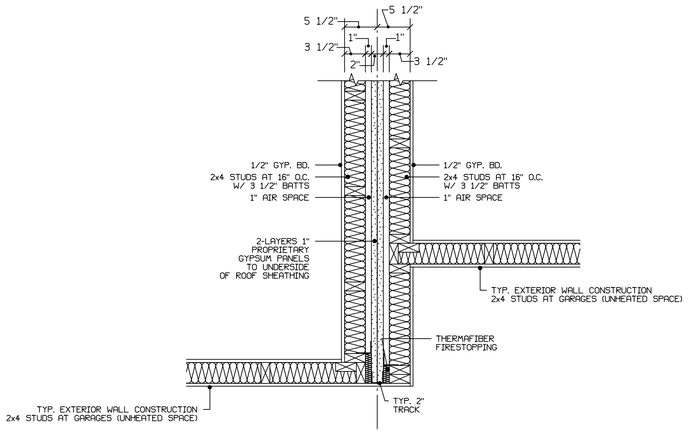
REVISIONS:

NO.

ODYSSEY CLUB
PHASE #7 - RANCH TOWNHOMES
TINLEY PARK, ILLINOIS

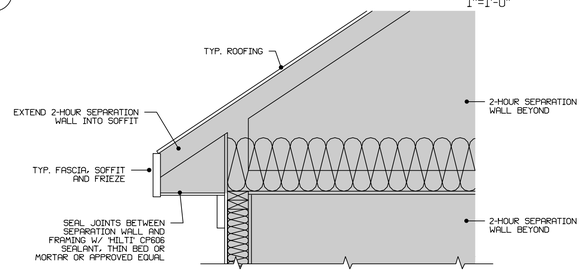
TECH METRA LTD
ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021
DATE: 1-24-2022
SCALE: 3/4" = 1'-0"
SHEET: A3.1B



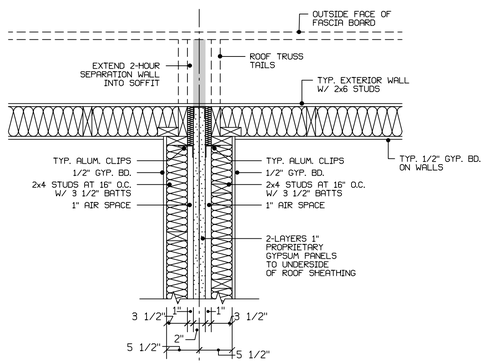
7 SEPARATION WALL PLAN AT OFFSET WALLS

1"=1'-0"



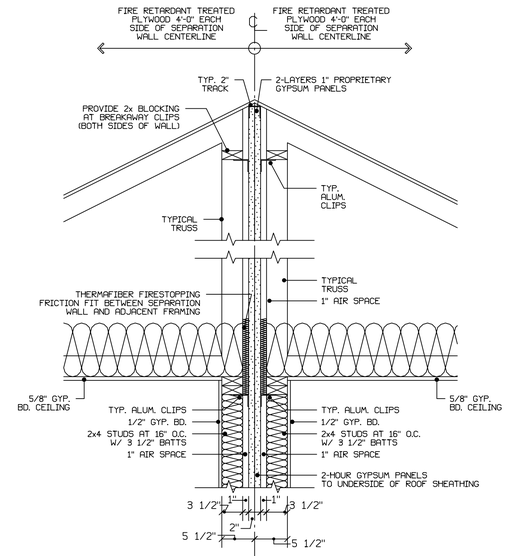
6 EAVE AT TYP. SEPARATION WALL

1"=1'-0"



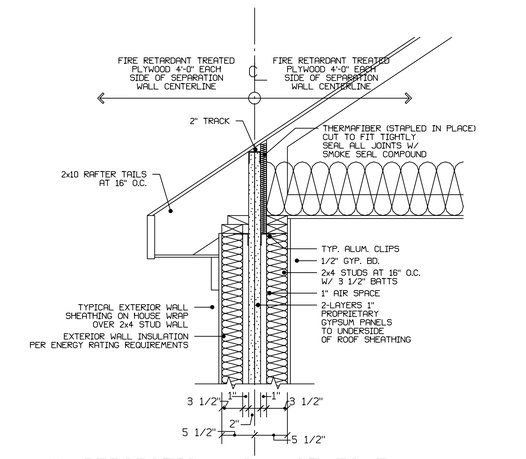
5 SEPARATION WALL PLAN AT REAR WALL

1"=1'-0"



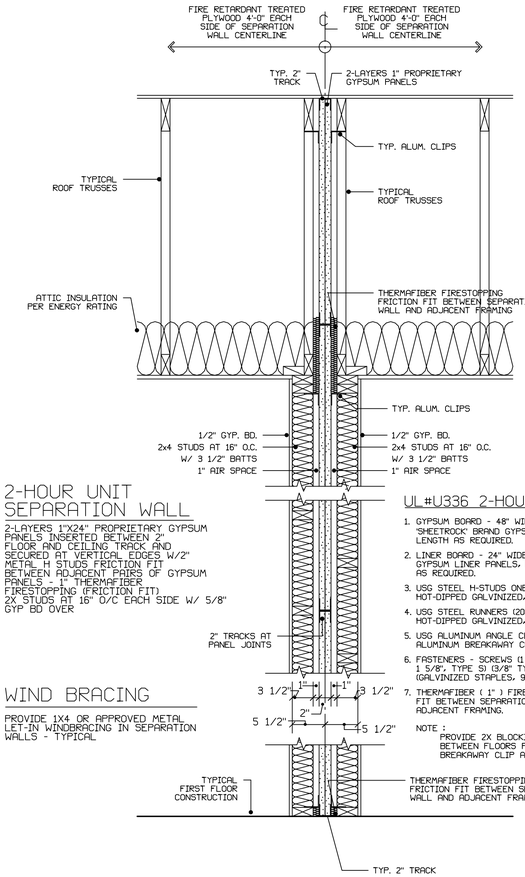
4 PITCHED ROOF AT SEPARATION WALL

1"=1'-0"



2 SEPARATION WALL AT EAVE

1"=1'-0"



2-HOUR UNIT SEPARATION WALL

2-LAYERS 1"X24" PROPRIETARY GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING TRACK AND SECURED AT VERTICAL EDGES W/2" METAL H STUDS FRICTION FIT BETWEEN ADJACENT PAIRS OF GYPSUM PANELS - 1" THERMAFIBER FIRESTOPPING (FRICTION FIT) 2X STUDS AT 16" O/C EACH SIDE W/ 5/8" GYP BD OVER

WIND BRACING

PROVIDE 1X4 OR APPROVED METAL LET-IN WINDBRACING IN SEPARATION WALLS - TYPICAL

UL#U336 2-HOUR SEPARATION WALL

1. GYPSUM BOARD - 48" WIDE, 1/2" THICK (REGULAR) 'SHEETROCK' BRAND GYPSUM PANELS - LENGTH AS REQUIRED.
2. LINER BOARD - 24" WIDE, 1" 'SHEETROCK' BRAND GYPSUM LINER PANELS, BEVELED EDGE. LENGTHS AS REQUIRED.
3. USG STEEL H-STUDS ONE PIECE (200HS25), HOT-DIPPED GALVINIZED, LENGTHS AS REQUIRED.
4. USG STEEL RUNNERS (200CR25) (212CR25), HOT-DIPPED GALVINIZED, X 10' LENGTH.
5. USG ALUMINUM ANGLE CLIP - 2" X 2 1/2" X 0.063" ALUMINUM BREAKAWAY CLIPS.
6. FASTENERS - SCREWS (1 1/4" TYPE W) (1", 1 1/4", 1 5/8", TYPE S) (3/8" TYPE S, PAN HEAD) (GALVINIZED STAPLES, 9/16" CROWN, 1 1/2" LEG).
7. THERMAFIBER (1") FIRESTOPPING FRICTION FIT BETWEEN SEPARATION WALL AND ADJACENT FRAMING.

NOTE : PROVIDE 2X BLOCKING AT MIDHEIGHT BETWEEN FLOORS FOR ADDITIONAL BREAKAWAY CLIP ANGLES

1 2-HOUR SEPARATION WALL SECTION

1"=1'-0"

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONSTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

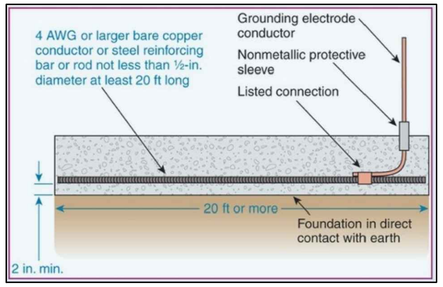
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

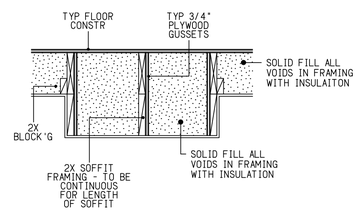
SCALE: 1" = 1'-0"

SHEET: A3.2

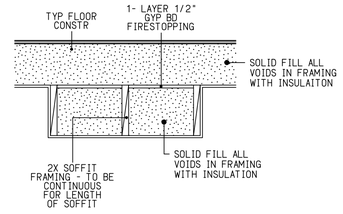


8 ELECTRODE GROUNDING

NO SCALE



PARALLEL TO FRAMING

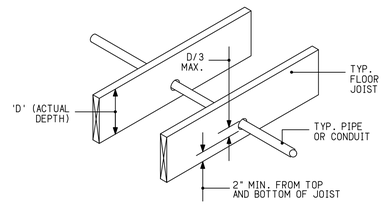


PERPENDICULAR TO FRAMING

5 TYP GARAGE SOFFITS

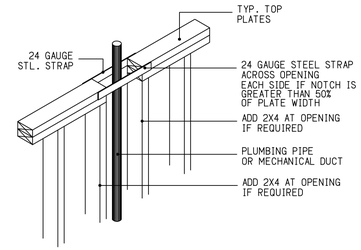
NOTE :PROVIDE WARM AIR VENTILATION TO ALL PIPES SUBJECT TO FREEZING

SCALE : 3/4" = 1'-0"



4 TYP. JOIST BORING

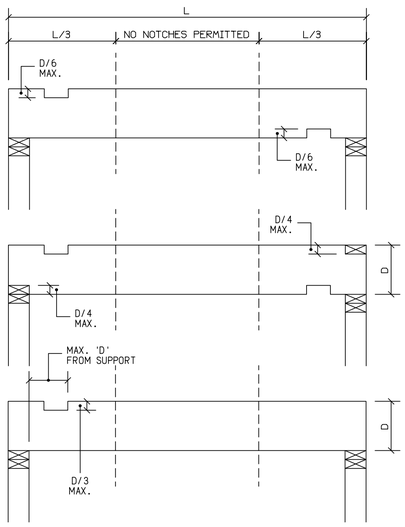
NO SCALE



2 TYP. PLATE PENETRATIONS

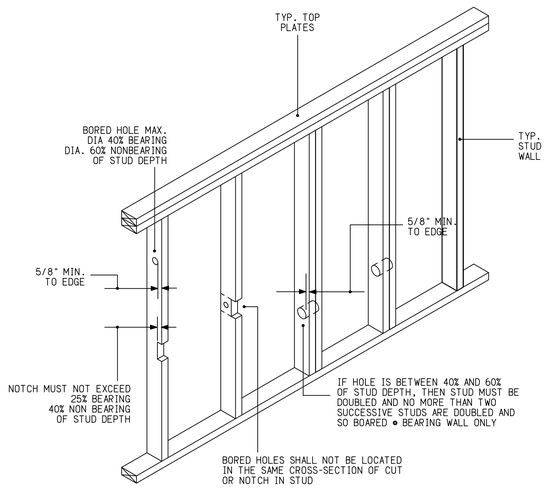
NOTE : TOP PLATES SHALL NOT BE REMOVED AT CONSECUTIVE STUD BAYS AT BEARING WALL CONDITIONS

NO SCALE



6 TYP. CUTTING/NOTCHING OF JOISTS

NO SCALE



3 TYP. BORING/NOTCHING OF STUDS

NO SCALE

DRYWALL ATTACHMENT NOTES

R702.3.5 Application

Maximum spacing of supports and the size and spacing of fasteners used to attach gypsum board shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMINGc
				Nailsa	Screwsb	
Application without adhesive						
3/8	Ceilingd	Perpendicular	16	7	12	13 gage, 1¼" long, 19/64" head; 0.098" diameter, 11/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 13/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 13/8" long, 19/64" head; 0.098" diameter, 11/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 15/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 15/8" long, 9/32" head.
	Ceilingd	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 15/8" long, 19/64" head; 0.098" diameter, 13/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 17/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 17/8" long, 19/64" head.
	Ceilingd	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
Application with adhesive						
3/8	Ceilingd	Perpendicular	16	16	16	Same as above for 3/8" gypsum board
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board, respectively
	Ceilingd	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board; face ply installed with adhesive
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 21/2 inches apart may be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.6. Screws for attaching gypsum board to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13½ gage, 15/8 inches long, 15/64-inch head for 1/2-inch gypsum board; and 6d, 13 gage, 17/8 inches long, 15/64-inch head for 5/8-inch gypsum board.

d. Three-eighths-inch-thick single-ply gypsum board shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board shall be applied perpendicular to framing. When applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing, and from 1/2 inch to 5/8 inch for 24-inch on center framing or 1/2-inch sag-resistant gypsum ceiling board shall be used.

e. Type X gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6 inches o.c. by minimum 17/8 inches 6d coated nails or equivalent drywall screws.

REVISIONS:

NO.

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

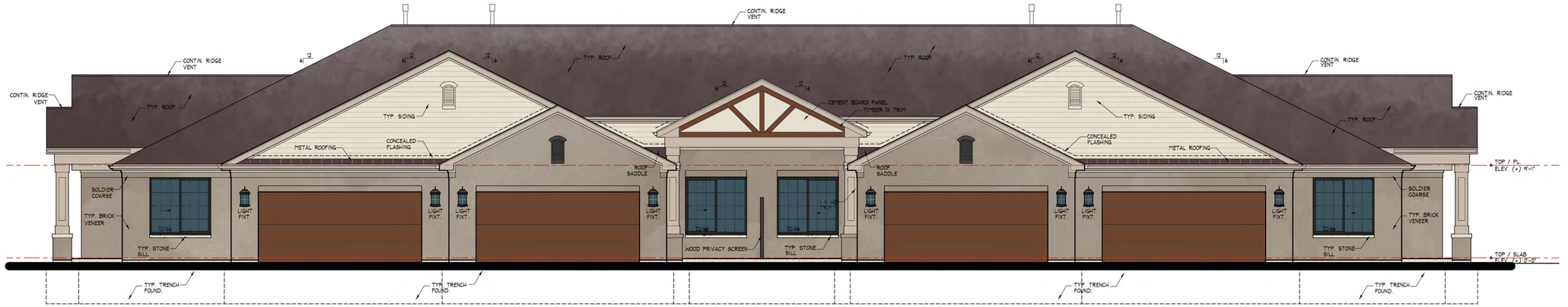
ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 1-24-2022

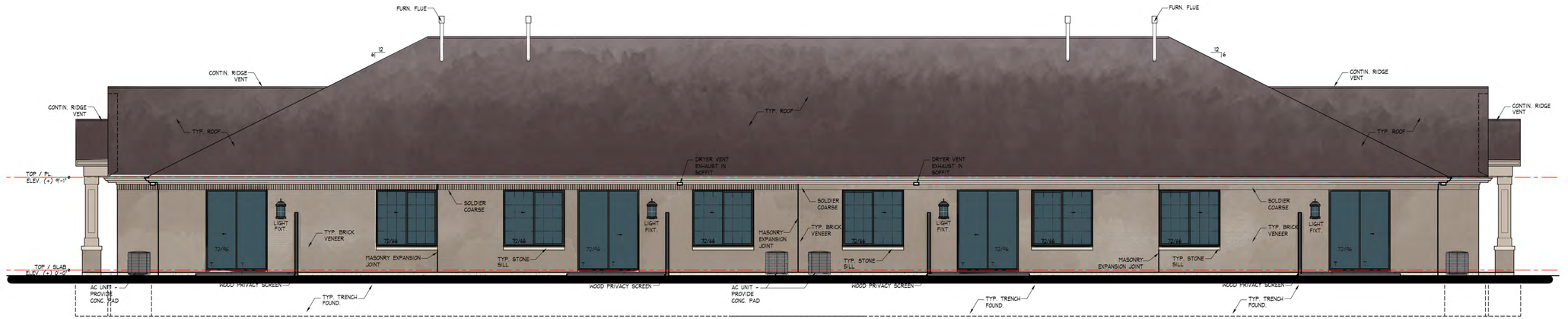
SCALE: 1" = 1'-0"

SHEET: A3.3



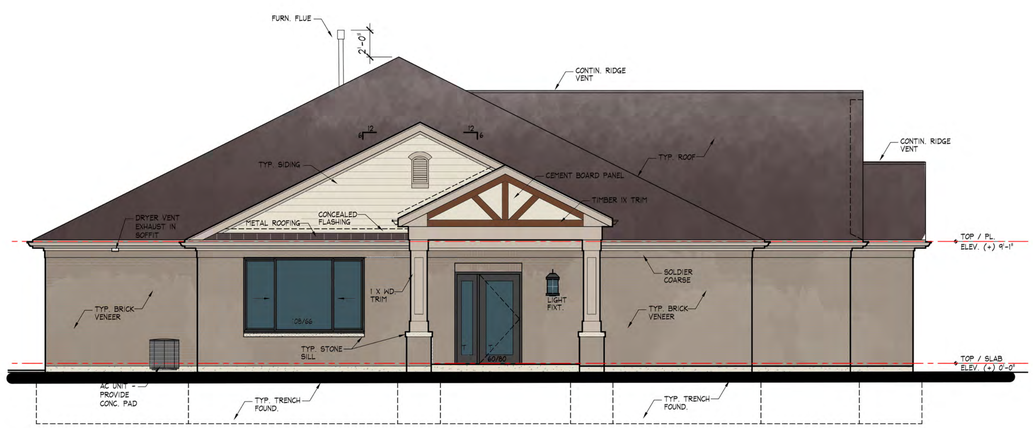
FRONT ELEVATION

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



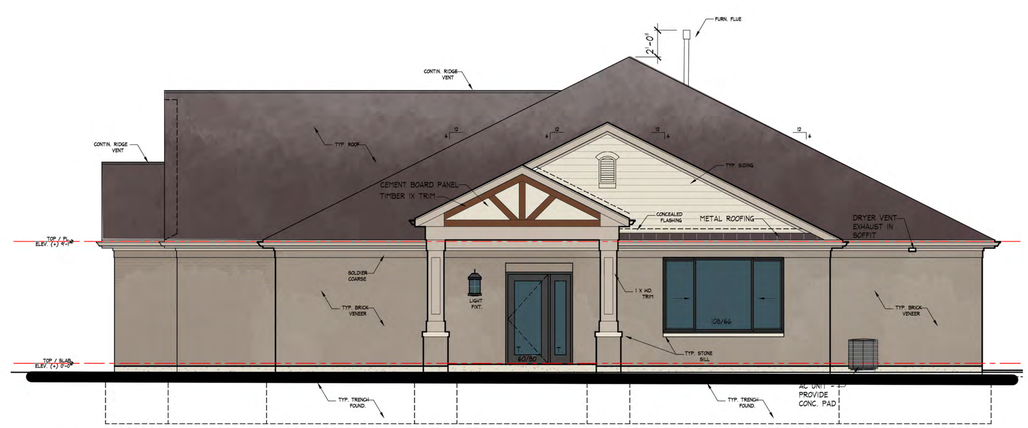
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

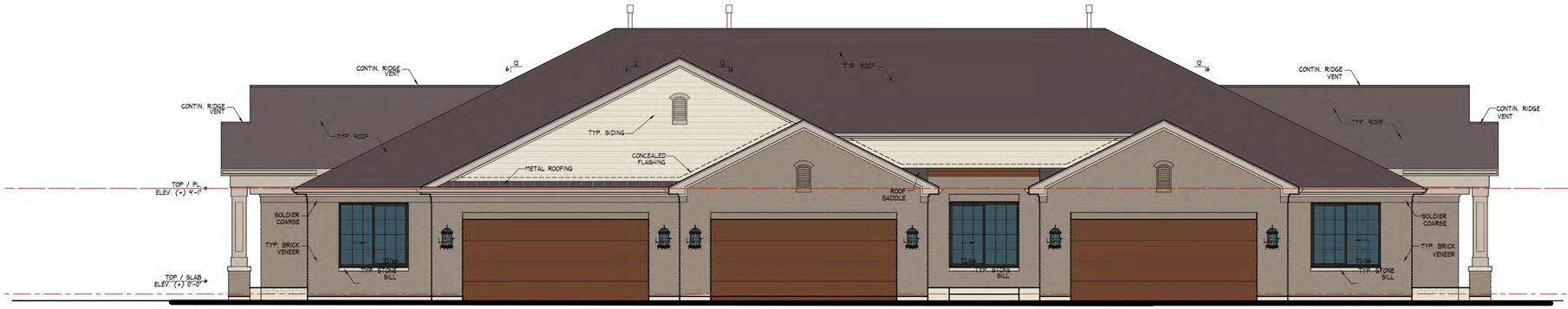
JOB: 012021

DATE: 9-8-2021

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

SHEET:

A3.0



FRONT ELEVATION

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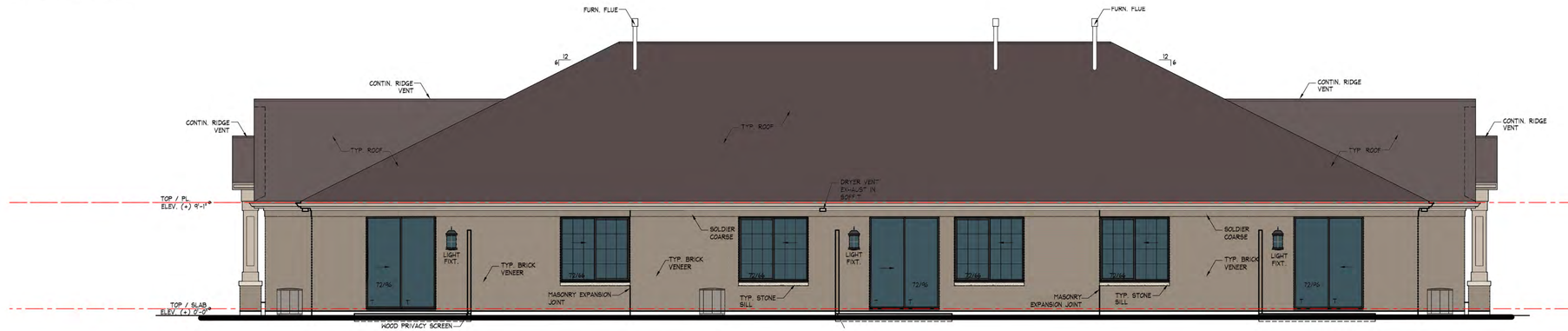
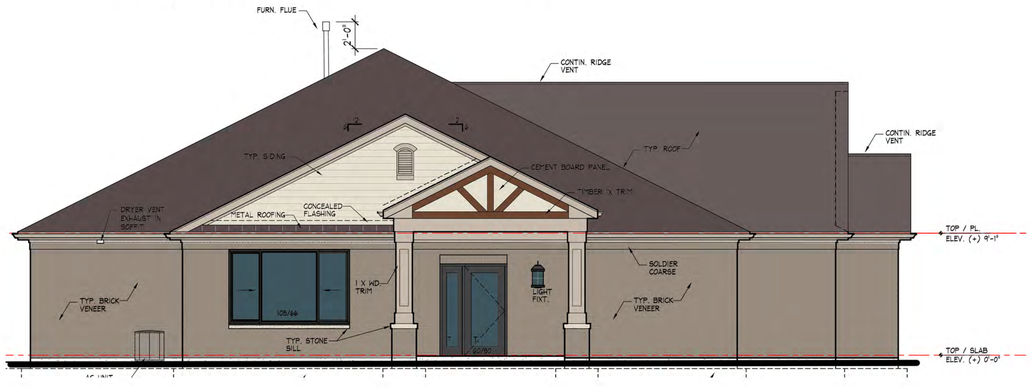


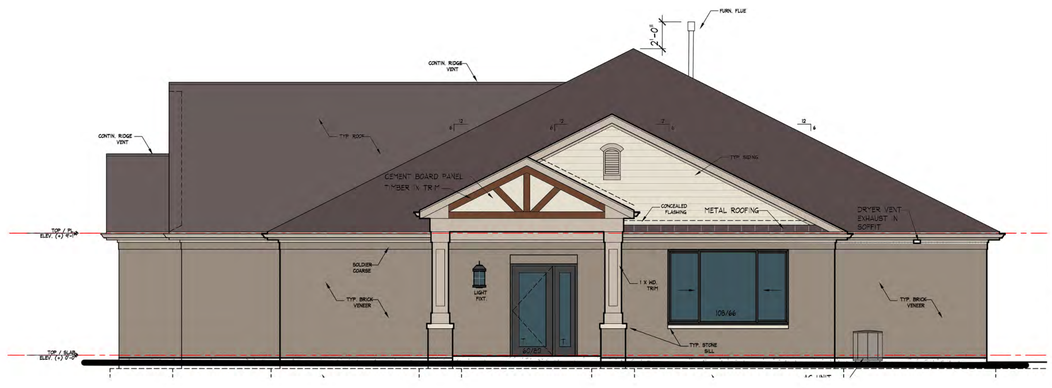
REAR ELEVATION

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



SIDE ELEVATION (LEFT)

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



SIDE ELEVATION (RIGHT)

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

3-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-9039

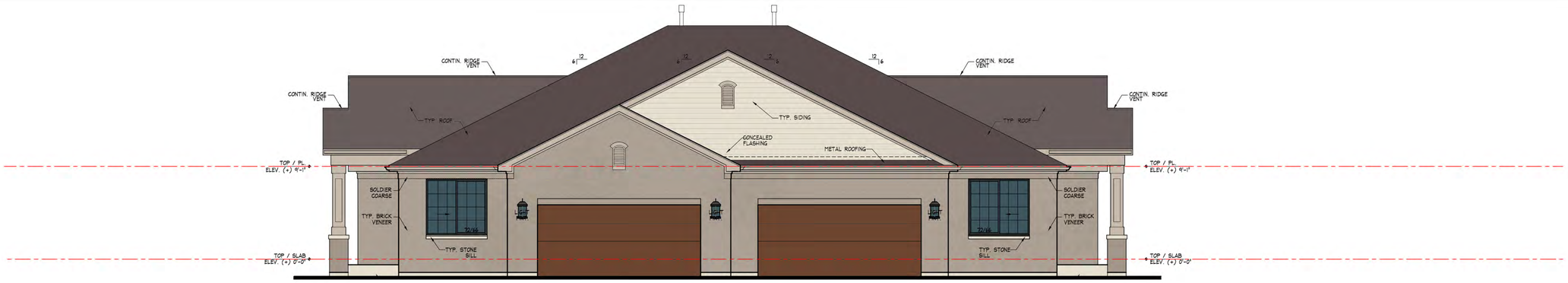
JOB: 012021

DATE: 1-24-2022

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

SHEET:

A3.0B



FRONT ELEVATION

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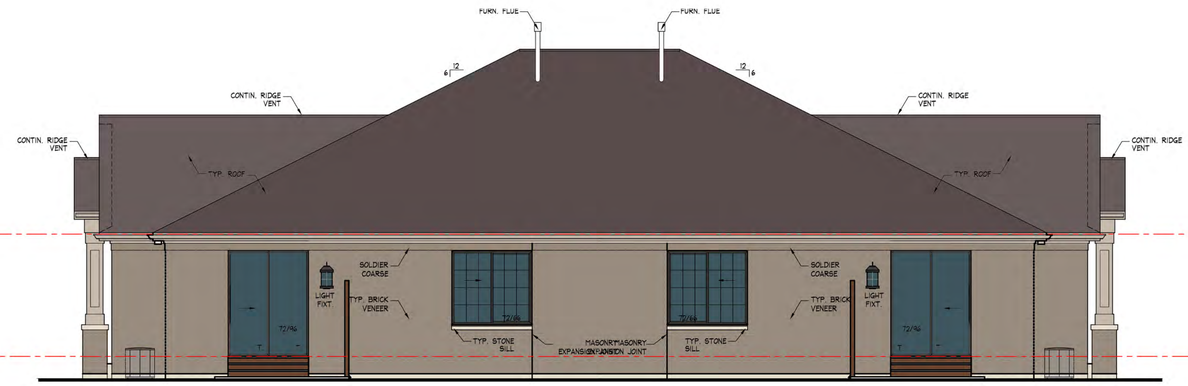

REAR ELEVATION

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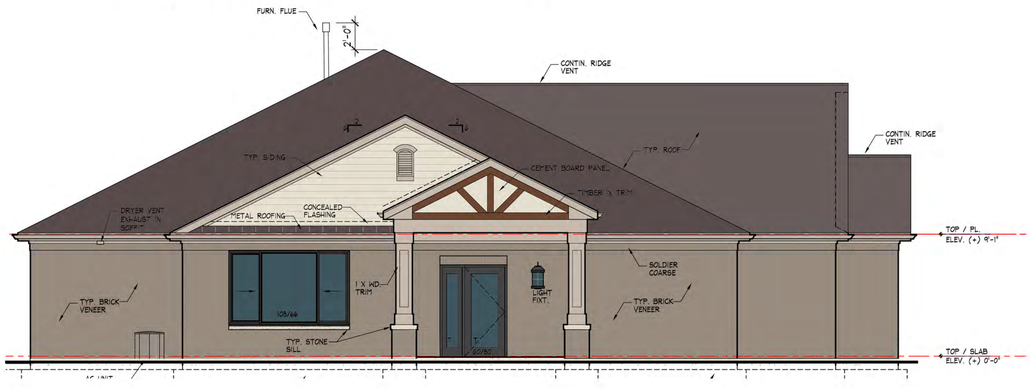

SIDE ELEVATION (LEFT)

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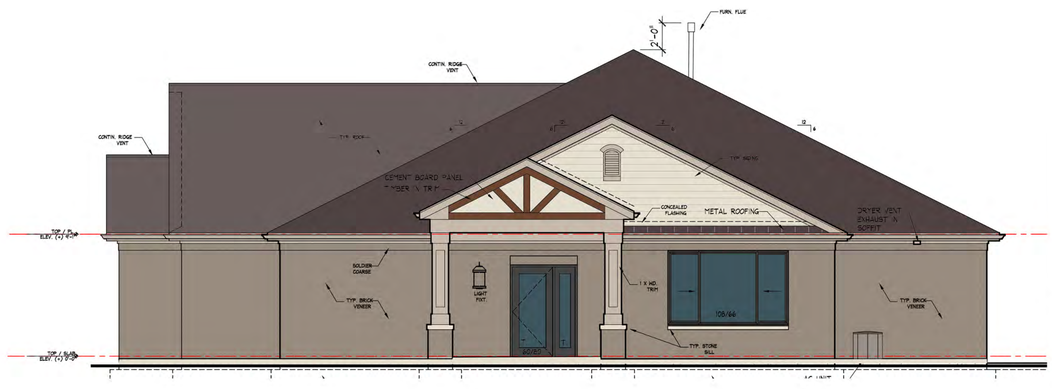


SIDE ELEVATION (RIGHT)

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

2-UNIT WITH SLAB

REVISIONS:

NO.	

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN

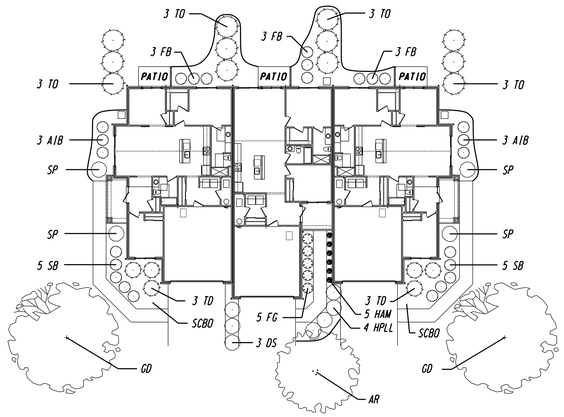
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

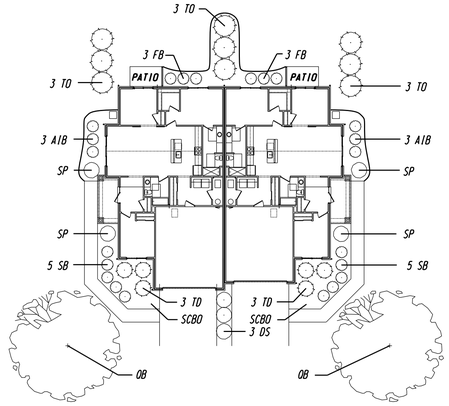
DATE: 1-24-2022

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

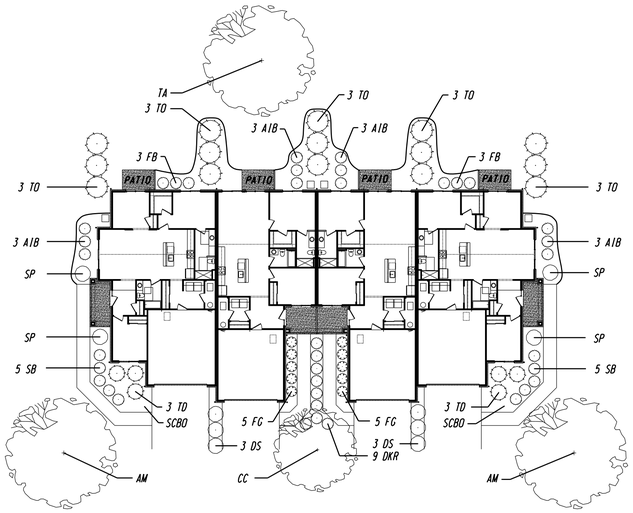
SHEET: A3.0C



TYPICAL THREE UNIT TOWNHOMES



TYPICAL TWO UNIT TOWNHOMES



TYPICAL FOUR UNIT TOWNHOMES

GENERAL NOTES

- ALL PLANT MATERIAL SHALL BE NORTHERN ILLINOIS NURSERY GROWN TO ASSURE CLIMATIC AND SOIL SIMILARITY. ALL MATERIAL SHALL BE BALLED AND BURLAP PER AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. PERENNIAL AND GROUND COVER SHALL BE CONTAINER GROWN.
- ALL BEDS SHALL RECEIVE 3-4" OF FINELY SHREDDED HARDWOOD MULCH GROUND COVER BEDS SHALL BE TREATED WITH TRFLAN PRE-EMERGENT HERBICIDE, ALL OTHER BEDS SHALL RECEIVE RONSTAR Sg OR SIMILAR PRE-EMERGENT HERBICIDE FOR WEED CONTROL. ALL TREES SHALL RECEIVE 6" OF FINELY SHREDDED HARDWOOD MULCH. ALL LANDSCAPE SPOILS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- OWNER SHALL PROVIDE SUFFICIENT WATER FOR THE CONTRACTOR TO MAINTAIN THE PLANT MATERIAL, SEED AND SOD AREAS. CONTRACTOR SHALL WATER SOD UNTIL THE TURF HAS BECOME ADEQUATELY ESTABLISHED CONTRACTOR SHALL WARRANTEE ALL MATERIAL AND LABOR FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE OF ALL WORK. OWNER TO PROVIDE ALL SUPPLEMENTAL WATERING AND PROPER CARE AND MAINTENANCE OF ALL MATERIAL AFTER CONTRACTOR'S INITIAL CARE
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON-SITE. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO INSURE PROPER DRAINAGE. ALL ROOT BALLS OF TREES SHALL BE ELEVATED ABOVE FINISHED GRADE. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY EROSION CONTROL FOR SOIL AREAS DUE TO SLOPE CONDITIONS. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL STRUCTURES, FENCES, DITCH CHECKS, AND INLET PROTECTORS UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED .
- EXCAVATED MATERIALS IN EXCESS OR THOSE NOT REQUIRED OR UNSUITABLE FOR RE-USE SHALL BE DISPOSED OF OFF SITE AT CONTRACTORS EXPENSE. CONTRACTOR SHALL REMOVE ALL DEBRIS DAILY AND MAINTAIN THE SITE IN A NEAT AND SAFE CONDITION.
- SOIL TESTS SHALL BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR BOTH SOIL AMENDMENTS AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A GOVERNMENT LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY, COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR IS RESPOSIBLE FOR MATERIAL COST AND APPLICATION OF TESTING LABORATORY'S RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN EQUIPMENT AND LABOR RATE SCHEDULE. THIS LIST SHALL INCLUDE COST OF TOPSOIL AND LANDSCAPE DEBRIS/SPOILS REMOVAL WITH SQUARE FOOT COST FOR TURF RESTORATION (SOD AND SEED). LANDSCAPE CONTRACTOR SHALL RESTORE ALL TURF AREAS DAMAGED DUE TO CONSTRUCTION ON AND OFF SITE AT THE AGREED RATES TO RESTORE TO EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL AND MUNICIPAL CODES AND REQUIREMENTS. CONTRATOR SHALL SECURE ALL REQUIRED PERMITS AS NECESSARY TO COMPLETE THE SCOPE OF THE JOB.

PLANT LIST
TWO UNIT LANDSCAPING

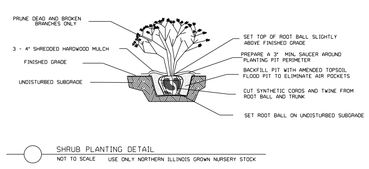
KEY	NAME	BOTANICAL/COMMON	SIZE	QUANTITY
OB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	2
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24"	6
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	4'	9
AIB	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY ARONIA	24"	6
DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH-HONEYSUCKLE	24"	3
FB	FORSYTHIA VIRIDISSIMA BRONXENSIS	BRONX FORSYTHIA	18"	6
SB	SPIREA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	24"	10
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36"	4
SCBO	SEASONAL COLOR BY OWNER			

PLANT LIST
THREE UNIT LANDSCAPING

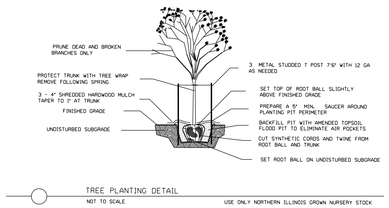
KEY	NAME	BOTANICAL/COMMON	SIZE	QUANTITY
AR	ACER RUBRUM 'FRANK JR'	REDPOINTE RED MAPLE	2.5"	1
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	2
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24"	6
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	4'	12
AIB	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY ARONIA	24"	6
DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH-HONEYSUCKLE	24"	3
FB	FORSYTHIA VIRIDISSIMA BRONXENSIS	BRONX FORSYTHIA	18"	9
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"	5
HPLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	18"	4
SB	SPIREA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	24"	10
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36"	4
SCBO	SEASONAL COLOR BY OWNER			

PLANT LIST
FOUR UNIT LANDSCAPING

KEY	NAME	BOTANICAL/COMMON	SIZE	QUANTITY
AM	ACER MIYABEI 'MORTON'	STATE STREET MIYABE MAPLE	2.5"	2
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	1
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2.5"	1
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24"	6
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	4'	15
AIB	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY ARONIA	24"	12
DKR	DIERVILLA KODIAK RED	KODIAK RED DIERVILLA	24"	9
DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH-HONEYSUCKLE	24"	6
FB	FORSYTHIA VIRIDISSIMA BRONXENSIS	BRONX FORSYTHIA	18"	6
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"	10
SB	SPIREA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	24"	10
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36"	4
SCBO	SEASONAL COLOR BY OWNER			



SHRUB PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK



TREE PLANTING DETAIL
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK

NORTH

VARIES BY UNIT

CRAIG A HERNAN
157-000419
REGISTERED LANDSCAPE ARCHITECT
EXP. 08/31/23
STATE OF ILLINOIS

REVISIONS

DESCRIPTION	DATE

XXX
XXX
XXXXX

XXX

WESTWOOD ENVIRONMENTAL LLC
WESTWOOD ENVIRONMENTAL LLC
1901 ARBOR AVENUE
WEST CHICAGO, ILLINOIS 60185
PHONE:(630) 231-6090

ODYSSEY CLUB TOWNHOMES

INTER-CONTINENTAL REAL ESTATE
2221 CAMDEN COURT SUITE 200
OAK BROOK, ILLINOIS 60532

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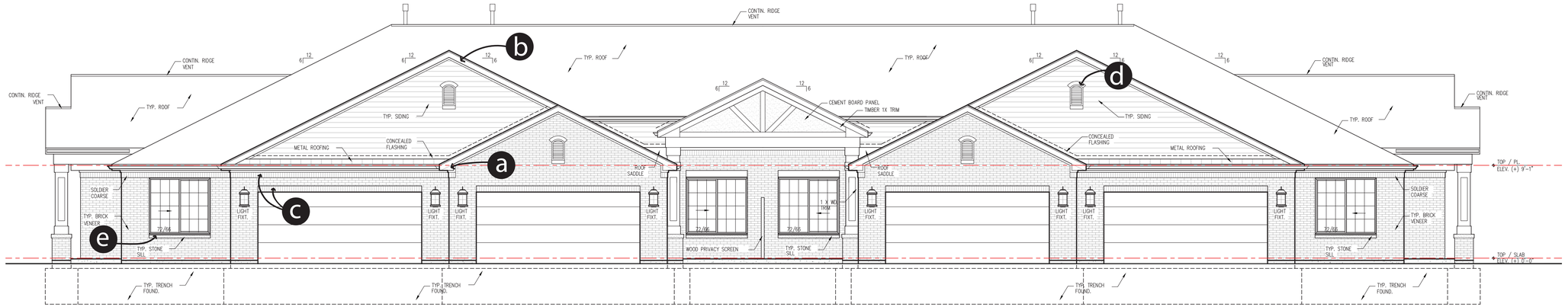
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY WESTWOOD LANDSCAPE CONTRACTORS

PROJECT NO.: 2022 - 09
DATE : 06/01/2022
SCALE : 1" = 20'
FILE : ODYSSEY PRE-LAN.DGN
BASE FILE :
REF FILE :
REF FILE #CRED CELL

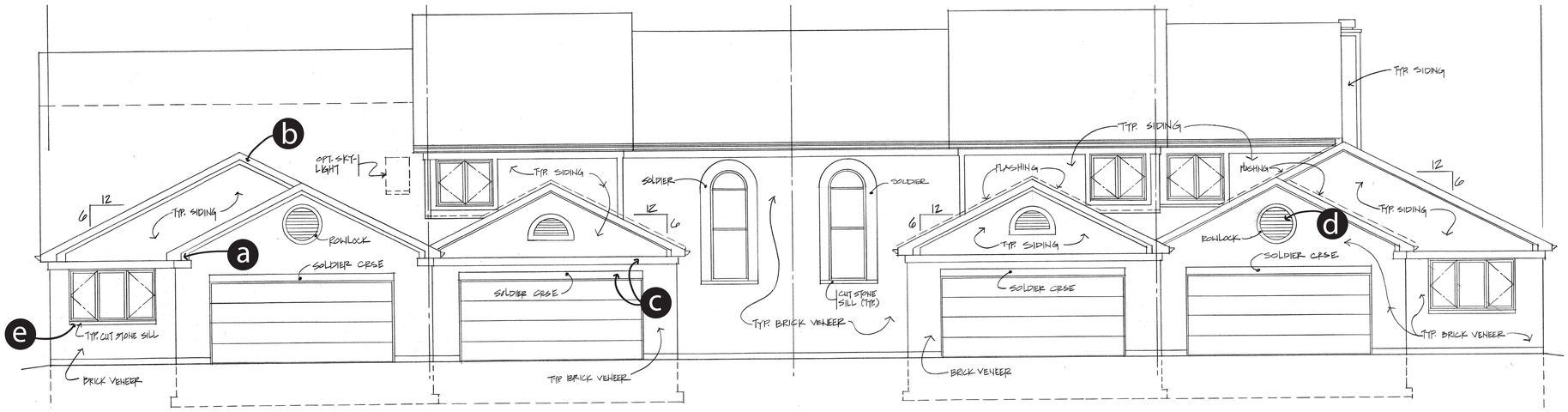
SHEET

L 1



NEW STYLE – FRONT ELEVATION

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

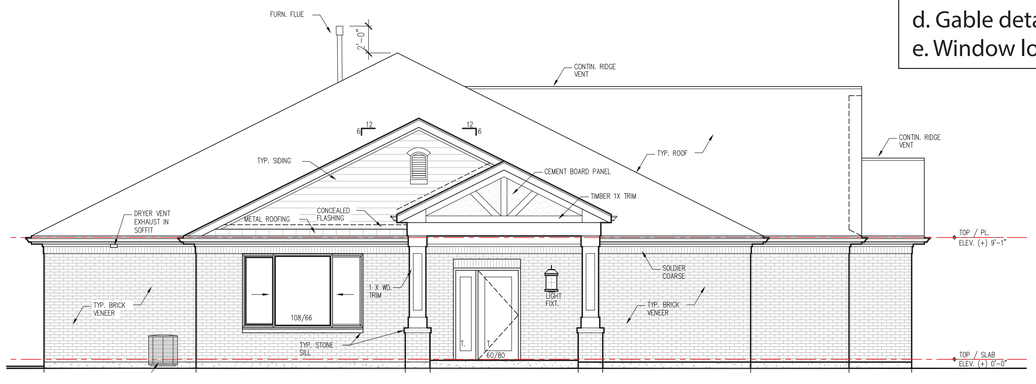


OLD STYLE – FRONT ELEVATION

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

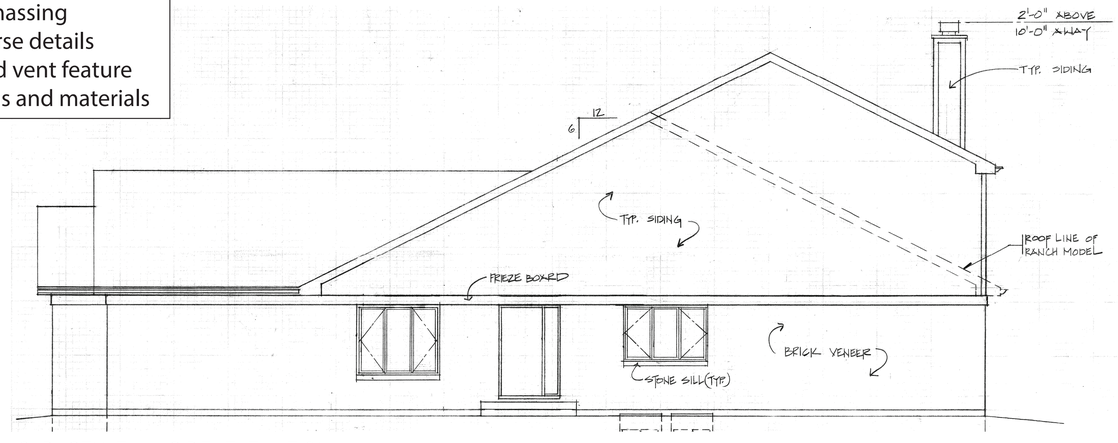
Architectural Feature Similarities

a. Frieze and fascia board details
b. Roof pitch and massing
c. Brick soldier course details
d. Gable details and vent feature
e. Window locations and materials



NEW STYLE – SIDE ELEVATION

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



OLD STYLE – SIDE ELEVATION

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

REVISIONS:

NO.		
01	2-18-2022	Plan Revisions

ODYSSEY CLUB

PHASE #7 - RANCH TOWNHOMES

TINLEY PARK, ILLINOIS

TECH METRA LTD
ARCHITECTURE ☐ ENGINEERING ☐ CONTRUCTION MANAGEMENT ☐ INTERIOR DESIGN
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

JOB: 012021

DATE: 9-8-2021

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

SHEET: A3.4

Odyssey Club Townhomes – Phase 7

Unit Sizes – Above Grade
(calculations include garage floor area)

Proposed:

Unit A (1-Story Ranch End Unit)
Total 1,926 sq. ft. (404 sq. ft. less than previously approved Jamestown model)

Unit B (1-Story Ranch Interior Unit)
Total 1,695 sq. ft. (635 sq. ft. less than previously approved Jamestown model)

Existing/Previously Approved:

Greenbrier (2-Story)
Total 2,353 sq. ft.(1st floor 1,683 sq. ft. w/ garage + 2nd floor 670 sq. ft.)

Innsbrook (2-Story)
Total 2,723 sq. ft. (1st floor 1,683 sq. ft. w/ garage + 2nd floor 1,040 sq. ft.)

Fairmont (2-Story)
Total 2,601 sq. ft. (1st floor 2,211 sq. ft. w/ garage, 2nd floor 390 sq. ft.)

Jamestown (1-Story)
Total 2,330 sq. ft.

ODYSSEY CLUB - PHASE 7

Townhome Building Footprint/FAR Comparison

Lot	Lot Area (sf)	Building Footprint			Building Area (Above Grade)				
		Original (sf)	New (sf)	Difference (sf)	Original Gross (sf)	Original FAR	New Gross (sf)	New FAR	Difference FAR
1	26,239	7,718	EXISTING BLDG	NO CHANGE	9,737	0.37	EXISTING BLDG	NO CHANGE	NO CHANGE
2	23,039	7,718	EXISTING BLDG	NO CHANGE	9,737	0.42	EXISTING BLDG	NO CHANGE	NO CHANGE
3	20,269	7,718	7,392	(325)	10,006	0.49	7,392	0.36	(0.13)
4	20,104	7,718	7,392	(325)	10,006	0.50	7,392	0.37	(0.13)
5	20,104	7,718	7,392	(325)	10,006	0.50	7,392	0.37	(0.13)
6	22,630	7,718	7,392	(325)	10,006	0.44	7,392	0.33	(0.12)
7	22,828	7,718	7,392	(325)	10,006	0.44	7,392	0.32	(0.11)
8	20,935	7,718	7,392	(325)	10,006	0.48	7,392	0.35	(0.12)
9	21,101	7,718	7,392	(325)	10,006	0.47	7,392	0.35	(0.12)
10	22,461	7,718	7,392	(325)	10,006	0.45	7,392	0.33	(0.12)
11	24,868	7,718	7,392	(325)	10,006	0.40	7,392	0.30	(0.11)
12	21,070	6,254	5,628	(627)	6,047	0.29	5,628	0.27	(0.02)
13	23,262	6,254	5,628	(627)	6,047	0.26	5,628	0.24	(0.02)
14	11,339	4,462	3,869	(593)	4,031	0.36	3,869	0.34	(0.01)
15	19,657	7,718	7,392	(325)	10,006	0.51	7,392	0.38	(0.13)
16	19,665	7,718	7,392	(325)	10,006	0.51	7,392	0.38	(0.13)
17	16,336	6,254	5,628	(627)	6,047	0.37	5,628	0.34	(0.03)
18	19,572	7,718	7,392	(325)	10,006	0.51	7,392	0.38	(0.13)
19	20,097	7,718	7,392	(325)	10,006	0.50	7,392	0.37	(0.13)
20	18,558	6,254	5,628	(627)	6,047	0.33	5,628	0.30	(0.02)
21	19,731	6,254	5,628	(627)	6,047	0.31	5,628	0.29	(0.02)
22	20,559	7,718	7,392	(325)	10,006	0.49	7,392	0.36	(0.13)
23	19,862	7,718	7,392	(325)	10,006	0.50	7,392	0.37	(0.13)
24	22,605	7,718	7,392	(325)	10,006	0.44	7,392	0.33	(0.12)
25	28,336	7,718	7,392	(325)	10,006	0.35	7,392	0.26	(0.09)
26	17,793	6,254	5,628	(627)	6,047	0.34	5,628	0.32	(0.02)
27	19,078	6,254	EXISTING BLDG	NO CHANGE	6,047	0.32	EXISTING BLDG	NO CHANGE	NO CHANGE
28	22,948	6,254	EXISTING BLDG	NO CHANGE	6,527	0.28	EXISTING BLDG	NO CHANGE	NO CHANGE
29	16,504	6,254	5,628	(627)	6,047	0.37	5,628	0.34	(0.03)
30	21,977	7,718	EXISTING BLDG	NO CHANGE	10,006	0.46	EXISTING BLDG	NO CHANGE	NO CHANGE
31	22,616	7,718	EXISTING BLDG	NO CHANGE	10,006	0.44	EXISTING BLDG	NO CHANGE	NO CHANGE
32	19,097	7,718	EXISTING BLDG	NO CHANGE	10,006	0.52	EXISTING BLDG	NO CHANGE	NO CHANGE

Odyssey Club Development

Phase 7 Townhomes – Exterior Materials & Color Palette

Building 1: Lots 2 & 30 – Existing Fairway Townhomes (under construction) *

General Shale Brick – Smoky Mountain (color)

Exterior Siding- Stone Mountain Clay (color)

Aluminum Soffit, Fascia, Gutters – Norwegian Wood (color)

Owens Corning Asphalt Shingles – Duration Series – Teak (color)

Building 2: Lot 31 – Existing Fairway Townhomes (under construction) *

Meridian Brick – Swan Creek (color)

Exterior Siding- Sandy Tan (color)

Aluminum Soffit, Fascia, Gutters – Sandy Tan (color)

Owens Corning Asphalt Shingles – Duration Series – Driftwood (color)

*These same exterior material combinations and the associated color palettes will be used for the new ranch townhomes, also.

2221 Camden Court, Suite 200, Oak Brook, Illinois 60523 tel 630.560.8000 fax 630.560.8001 www.icred.com
CHICAGO / TORONTO / ATHENS

Village of Tinley Park

Memo

Date: November 17, 2022

To: Plan Commission

From: Daniel Ritter, AICP
Interim Community Development Director

Subject: Continuation of Item 3 - Gas N Wash

Item 3 on the meeting agenda for a workshop/public hearing for Gas N Wash at 18301 LaGrange Road has been requested for a continuation by the Petitioner. They continue to work through coordinating final staff review comments and update plans. Continuation is requested to the December 1, 2022 Plan Commission meeting.