



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

April 6, 2023 – 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 March 16, 2023 Regular Meeting

**ITEM #1 PUBLIC HEARING – ODYSSEY CLUB TOWNHOMES 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.

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

March 16, 2023

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on March 16, 2023.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for March 16, 2023 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
Steve Sepessy

Absent Plan Commissioners:

Angela Gatto
Ken Shaw
Kurt Truxal

Village Officials and Staff:

Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners:

none

Members of the Public:

none

COMMUNICATIONS – none

APPROVAL OF THE MINUTES - Minutes of the February 16, 2023 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to approve the February 16, 2023 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 16, 2023 REGULAR MEETING

ITEM #1: PUBLIC MEETING – ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2022.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Steve Sepessy

Absent Plan Commissioners:

Angela Gatto
Ken Shaw
Kurt Truxal

Village Officials and Staff:

Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners:

none

Members of the Public:

none

CHAIRMAN GRAY introduced Item #1.

Lori Kosmatka, Associate Planner, presented the staff report. She asked if the Commissioners had any questions.

COMMISSIONER SEPESSY asked if the presentation was filed, saved, and stored.

Lori Kosmatka said the map is adopted via resolution.

COMMISSIONER SEPESSY pointed out a typo in the slide presentation.

CHAIRMAN GRAY and Staff confirmed the item with a typo in the slide presentation was correct in the staff report (7901-7951 171st Street).

CHAIRMAN GRAY asked if there were any additional comments. There were none. He noted the updates and corrections look good.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 16, 2023 REGULAR MEETING

**ITEM #2: WORKSHOP/DISCUSSION – TEXT AMENDMENT – FENCE
REGULATION CHANGES**

Discuss existing and proposed fence regulations to the Zoning Ordinance.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Steve Sepessy

Absent Plan Commissioners:

Angela Gatto
Ken Shaw
Kurt Truxal

Village Officials and Staff:

Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners:

none

Members of the Public:

none

CHAIRMAN GRAY introduced Item #2, which was a workshop/discussion item.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY highlighted the number of variation requests that have come before the Plan Commission. He added that nonconforming fences cannot be replaced in the same location due to code provisions. He said that in many cases, the new fences would be preferable to older, less aesthetic, and potentially less safe fences. He said property owners are reticent to replace older fences because new fences would shrink the size of the property's back yard.

CHAIRMAN GRAY called on COMMISSIONER HAMILTON for comment.

COMMISSIONER HAMILTON said historical properties in Tinley Park have nonconforming fences. He referred to these properties as showcase locations, but the fences violate Village rules.

CHAIRMAN GRAY said he is okay with the height restriction.

COMMISSIONER MANI said he has issues with the fence regulations because of the impacts to historic properties. He said that he receives requests from members of the public to ask where fences can be allowed. He highlighted a previous fence variation request that aimed to replace a decrepit fence. He said the current rule to replace the fence in eight-foot panels once per year makes it infeasible to replace a fence.

Michael O. Whalen clarified that the repair/replacement provision is not intended for general replacement of fences, but rather to allow some amount of reconstruction when damage occurs to a fence.

CHAIRMAN GRAY said the report and the chart contained in the report were helpful for the discussion. He said that he liked the concept of designating specific streets to allow front yard fences in more historic parts of Tinley based on neighborhood character. He said it may be more challenging to do by neighborhood.

Michael O. Whalen said its always hard to draw a line.

CHAIRMAN GRAY referenced a location where a conforming fence and a nonconforming fence abutted one another and said the gap does not look good. He said it's a fine balance or equilibrium to find.

COMMISSIONER MARAK highlighted two locations where fences were required to be installed in locations that appeared visually strange. He said that those instances were ludicrous. He said he also liked the option of designating specific neighborhoods for where certain types of fences would be allowed, as was previously done in a specific PUD to allow construction of sunrooms on houses. He agreed that it is challenging to define "what's a neighborhood" however he added that definitions and rules could be written into a PUD. He added that we're looking for conformity and cohesiveness.

CHAIRMAN GRAY again highlighted the issue with creating a gap between compliant and non-conforming fences. He referred to the staff report, mentioning that Evanston, Plainfield and Lemont allow front-yard fences in certain areas. He also recalled, as raised by COMMISSIONER MARAK, the sunroom example and how that was handled administratively. CHAIRMAN GRAY added that the potential solution of requiring landscaping along fence lines would not be appropriate because it does not get to the essence of the issue, which is to get the fence right, rather than force property owners to maintain landscaping.

CHAIRMAN GRAY asked about the possibility of four foot open style fences in front yards.

Michael O. Whalen explained that regulatory changes to allow front yard fences are not being considered at this time. If a four foot fence is deemed appropriate, then we could consider it. He added that decorative fences are allowed in front yards. Lori Kosmatka added that decorative fences are permitted to be up to two feet tall and that there are different rules in the Legacy District.

Michael Whalen said these regulations would not be easy to apply to other blocks. He reminded the Commission that hedges are not considered fences, and are currently allowed.

CHAIRMAN GRAY said for many people hedges aren't an option because kids and pets can go through.

CHAIRMAN GRAY asked for additional comments. He referred back to the presentation which asked three specific questions (fence height, distance from property line, and style [open or privacy]). The first question he addressed was the fence height question. He confirmed that the proposed six foot height limit was reasonable. He said it does not need to be increased.

Michael O. Whalen noted that height limit currently applies for all fences and asked if it should also apply to secondary front yard fences, which must be open style.

CHAIRMAN GRAY asked if the open-style requirement for secondary front yards was a sight-line concern.

Michael O. Whalen said that the open-style provision was more of an aesthetic concern, because fences so far from the street don't really create a sight-line issue.

CHAIRMAN GRAY asked for additional comment.

COMMISSIONER MANI referred to the building code's definition of railing which has restrictions on the distance of rails so as to avoid persons' heads from getting stuck. He said there should be a similar restriction for fences in residential areas

Michael O. Whalen said that would restrict many different types of fences.

COMMISSIONER MANI further discussed sight lines and said that should be specific.

Michael O. Whalen said the proposed ten foot distance from the property line addresses the sight line issue.

COMMISSIONER MANI reiterated his point that he prefers the sight lines be prescriptive.

CHAIRMAN GRAY said he understood COMMISSIONER MANI's point. He added that there are a variety of unique situations where sight lines could be an issue and there was a balance without being prescriptive.

COMMISSIONER MANI requested the photos he sent staff be shown on the screen. He said the fences were non-conforming and asked whether the fences detracted from the community character. He said nonconforming fences are a detriment to property owners because nonconforming fences cannot be replaced and new secondary front yard fences cannot be installed. He asked the Commission their opinions on the aesthetics of the fences. He highlighted one fence that was a rusted chain link fence and other code provisions would require better maintenance of the fences.

COMMISSIONER MANI said that one of his examples had a secondary front yard fence that appeared to be approximately ten feet from the sidewalk.

Michael O. Whalen said that the proposed regulations would likely allow that fence in that location.

COMMISSIONER MANI said the fence regulations in general are too restrictive.

CHAIRMAN GRAY raised the issue of pets getting through fences. He said that he would not want his pets to get through fences.

COMMISSIONER SEPESSY said that, in his neighborhood, predator animals like coyotes need to be kept out of backyards to protect pets and people.

COMMISSIONER GASKILL said foxes and coyotes climb the fences in his neighborhood.

CHAIRMAN GRAY said he's heard coyotes in downtown Tinley.

COMMISSIONER SEPESSY said his neighbor used to have children in the backyard all the time and now the kids are not outside without supervision.

COMMISSIONER MANI said he knows many property owners that would like to install fences in secondary front yards.

CHAIRMAN GRAY asked Michael O. Whalen to put the main questions back up for discussion.

Lori Kosmatka said fence heights reductions might be desired in front yards.

Michael O. Whalen said that six foot fences are allowed in back yards and asked whether we want to consider varying this height in secondary front yards.

CHAIRMAN GRAY said he agrees with COMMISSIONER SEPESSY that privacy fences be allowed in secondary front yards. CHAIRMAN GRAY said he was concerned of aesthetics for neighbors.

Lori Kosmatka stated the difference between open style or closed style and that for yards with pools, specific fence designs are required.

Michael O. Whalen referred to a graphic that showed a scenario where a corner lot's rear yard abuts a neighbor's front yard. He said the current policy of requiring open style fences in administratively approved scenarios is to minimize views.

Lori Kosmatka highlighted the difference between the current policy of ten feet into the setback and the proposed policy of ten feet into from the property line. Michael O. Whalen said the proposed change would substantially increase the size of fenced-in yard space for many properties in Tinley, except for corner lots with very large footprint houses.

CHAIRMAN GRAY asked whether the Commission had any issues with the ten-foot from lot line proposed rule. None took issue.

Lori Kosmatka asked about the height limit and the privacy vs. open issue.

CHAIRMAN GRAY said he agreed with COMMISSIONER GASKILL that the open vs. closed issue should be up to the property owners. He said the six-foot height is reasonable.

Michael O. Whalen highlighted that fence sightlines verification occurs at the permitting phase.

CHAIRMAN GRAY said that seemed reasonable.

COMMISSIONER MARAK said that its possible fences will be installed in a different location than the approved location on their permits.

CHAIRMAN GRAY said that fences installed in dangerous locations would have to be removed.

COMMISSIONER SEPESSY said permits can be modified when issues occur when people are transparent about issues.

CHAIRMAN GRAY said some people prefer to ask for forgiveness instead of permission.

Michael O. Whalen asked if the Commission was comfortable with the ten-foot from the lot line rule.

CHAIRMAN GRAY said that he was.

COMMISSIONER MANI asked if fences on lot lines were horrifying.

COMMISSIONER GASKILL said closed fences on the property lines could create a hazard for visibility.

COMMISSIONER SEPESSY agreed.

COMMISSIONER MARAK said he agreed with the proposed ten-foot rule. COMMISSIONER HAMILTON agreed.

Michael O. Whalen said that he reviewed six variances and determined that the propose ten-foot rule would have eliminated the need for two of the variances. He added that reduction in the number of variances is the goal of the proposed changes.

COMMISSIONER SEPESSY said there's benefit to the residents to expedite getting fences.

Lori Kosmatka said that the proposed rules would also be easier for the public to understand.

COMMISSIONER MARAK said that some of the remaining four variances that applied for might

have been okay with the proposed rule and decided not to apply for a variance.

Michael O. Whalen said that some variance requests may be asking for such substantial deviations from standards so they have room to negotiate, so variance requests of that nature may be reduced as well.

CHAIRMAN GRAY asked if Staff has reached out or will reach out to applicants whose variances have been denied. He recommended doing so.

Michael O. Whalen confirmed the Commission was okay with the proposed height limit of six feet, the proposed location of ten feet from the lot line, and asked about the open style vs. closed style.

COMMISSIONER SEPESSY said he thought fences that abut neighbor's front yards should be required to be open style.

COMMISSIONER GASKILL disagreed and said either style should be allowed.

COMMISSIONER SEPESSY said that there's an aesthetic concern.

COMMISSIONER MARAK asked what the current rules are.

Michael O. Whalen explained the current policy allowing an administrative variance to allow a five-foot open style fence ten feet from the front setback. Lori Kosmatka added that chain link is not allowed.

CHAIRMAN GRAY says the closed fence might bother neighbors.

COMMISSIONER MANI asked if there's ever been a situation where a neighbor has come to a variance hearing to oppose their neighbors fence variation.

CHAIRMAN GRAY said yes.

COMMISSIONER MANI said usually the neighbors are on board.

COMMISSIONER MARAK said that one case might have been more about other neighbor issues than about the fence variation.

CHAIRMAN GRAY said that its more common for neighbors to come to support their neighbors fence variation request.

CHAIRMAN GRAY asked if the discussion answered Michael O. Whalen's question.

Michael O. Whalen said that it did not. He asked if the Commission wanted to only allow open-style fences which may then result in variance requests for privacy style fences.

COMMISSIONER MARAK said that a variance request to allow a closed privacy fence would not

meet any of the criteria for granting a variance. He said we should be more flexible. He added that he didn't care if its open or closed as long as its not chain-link.

COMMISSIONER GASKILL agreed.

CHAIRMAN GRAY said that allowing privacy fences makes sense because most residents would not be installing a privacy fence along part of their lot line and an open fence along the third side.

COMMISSIONER MARAK agreed with CHAIRMAN GRAY.

COMMISSIONER GASKILL said only allowing open style fences eliminates a resident's privacy, which is often the purpose of a fence in the first place.

CHAIRMAN GRAY said it should depend on the residents' preference.

COMMISSIONER MANI agreed but mentioned the fence post spacing again.

Michael O. Whalen said that the post/rail spacing applies to commercial railings, not fences.

COMMISSIONER GASKILL agreed about the concerns about heads getting stuck in fences.

Michael O. Whalen said that at least one community required 80% open fences, but that that limits the types of fences that could be installed. He added that he would check with the Building Official to see if fence permits consider the width of slat/post gaps. He added that the 50% rule is probably appropriate so that picket style fences could be allowed. Lori Kosmatka said the Zoning Administrator reviews fences and pool enclosures and that there are specific parameters. Michael O. Whalen added that changing the 50% rule does not need to be memorialized in the Zoning Ordinance.

Michael O. Whalen asked if there were any material choices the Commission would like to see prohibited other than chain link fences.

COMMISSIONER SEPESSY asked if wrought iron fences with finials would be allowed. Michael O. Whalen said the language is broad enough that standard finials would be permitted as determined at the permitting phase, but that a sharpened spike would not be allowed.

COMMISSIONER MANI said this would be regulating design.

COMMISSIONER GASKILL said sharp points are a safety issue.

COMMISSIONER MANI said fence finials (referring to sharpened finials) would only be dangerous if someone fell onto one from above.

COMMISSIONER GASKILL said they're also dangerous for someone hopping a fence.

Michael O. Whalen said that it would be very difficult to regulate the degree of sharpness. He said

that generally something that would cut your finger if you touched it would not be allowed but the standard Chicago style wrought iron fence with finials would be allowed.

CHAIRMAN GRAY summarized the material choice to no chain link and everything else would be determined at permitting phase.

COMMISSIONER SEPESY said he's seen fences that are made from pallets.

Lori Kosmatka said she saw an image of a fence made of skis.

CHAIRMAN GRAY asked if there were any other items needed from staff.

Michael O. Whalen said the answered questions were enough to bring forward an ordinance to cut down on the number of variations. He added that, based on the discussion, that a broader fence discussion is probably needed in the future, but that that would likely be most appropriate after the Comprehensive Plan and Zoning Ordinance are rewritten/significantly modified.

CHAIRMAN GRAY asked staff to track the number of variations and requests from the public.

CHAIRMAN GRAY said the meeting could proceed to the Good of the Order.

Good of the Order

Lori Kosmatka said the posting for the Planning Manager has occurred and that the application window is closing soon.

She said that the Odyssey HOA issues will be back before the Commission on April 6th.

She said nothing new has really changed:

- Ascend cannabis opening soon and inspections will occur in April,
- Loyola construction is moving fast,
- Chipotle is in the permitting phase, and
- Marriott is in the permitting phase.

Receive Comments from the Public

None were present.

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MARAK made a motion to adjourn the Meeting. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned at 8:13 p.m.

Petitioner

Anthony DeAngelis,
Inter-Continental Real
Estate & Development

Property Location

Olympus Dr. & Apollo Ct.

PINs

31-07-408-001-0000 to
31-07-408-029-0000
and
31-07-409-001-0000 to
31-07-409-004-0000

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

Daniel Ritter, AICP
C.D. Director

PLAN COMMISSION STAFF REPORT

April 6, 2023 – Public Hearing

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

Olympus Drive & Apollo Court / Odyssey Club Phase 7



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 the 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.

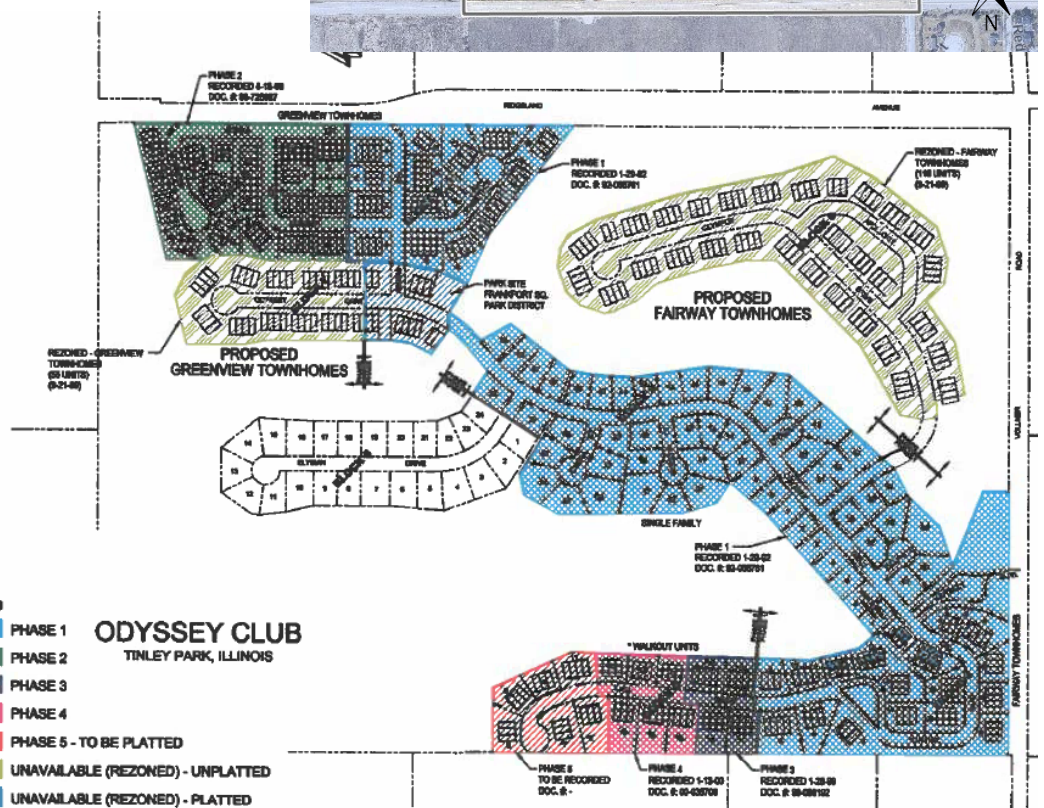
This request was previously heard at Plan Commission November 17, 2022 followed by Village Board where it was remanded back to the Plan Commission on January 17, 2023 while the Petitioner worked on addressing concerns with the association and covenants. The Petitioner has now provided resolution to the concerns in compliance with village code requirements and acceptable to the Village Attorney. No changes from the previously submitted drawings related to the request.

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.

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.



Previously Submitted Phasing Map of Odyssey Club, March 2002

Previous Consideration and New Covenants/Association Information

The currently requested proposal was previously heard at the Plan Commission November 17, 2022, where it received Site Plan/Architectural approval and recommendation for the Village Board to approve the Special Use for a Substantial Deviation to the PUD. The request was initially discussed at the Village Board meeting December 6, 2022. At Village Board, staff and the Village Attorney noted there were some unresolved issues related to the underlying covenants and the Homeowner's Association (HOA). The request was remanded back to Plan Commission while Staff, the Village Attorney, and the Petitioner's team could address the concerns.

Upon review of the current recorded documents, PUD requirements, and other requirements it was determined that an association needs to be automatically established through recorded documents if any lot in the development was sold. Additionally, while the proposed Phase 7 development cannot be required to be in the umbrella association, a cost sharing agreement was needed with the umbrella association for any shared costs. The Petitioner has proposed to record a "Declaration of Conditional Sales Restriction" and a cost-sharing agreement with the Odyssey Club Umbrella Association. The declaration document is provided as well as a sample of a cost-sharing agreement that is still being discussed and finalized with the Umbrella Association.

To avoid any confusion in the future, Staff proposes a condition that prior to occupancy of Phase 7, a cost-sharing agreement must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner. Additionally, both the declaration and cost sharing documents must be recorded to separate the parcels prior to any temporary or permanent occupancies may be granted.

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.



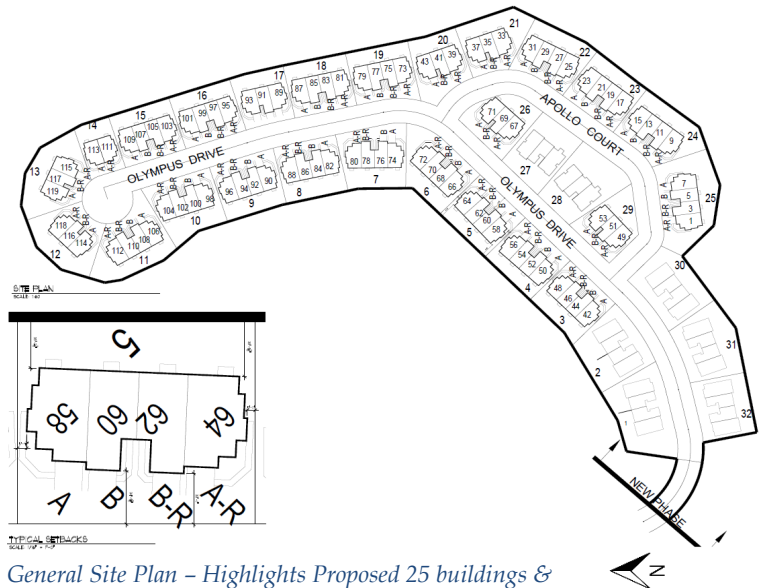
SPECIAL USE APPROVAL NEEDED

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.

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.



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

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.



LANDSCAPING

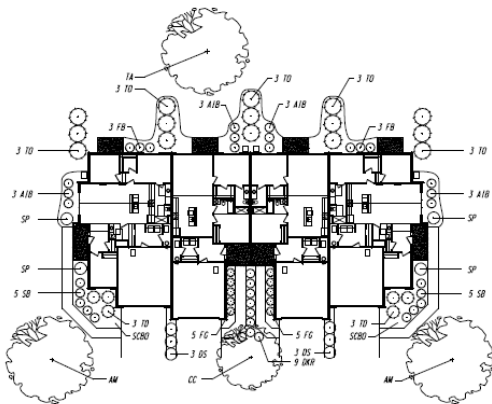
The proposed landscaping is consistent with the existing landscaping installed for the townhomes already completed.

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

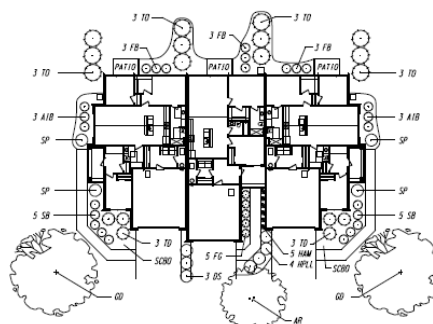


Existing trees at front 55-59 Olympus (L), evergreens at rear 61-65 Olympus (R)

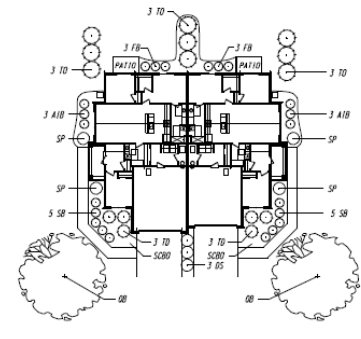
feet of frontage. Staff is supportive of a waiver as most of the proposed trees will be located in the front yards near the street. The species include State Street Miyabe Maple, American Hornbeam, Redmond Linden, Red Maple, Kentucky Coffeetree, and Swamp White Oak. Evergreens (Dense Yew and Techny Arborvitae) and shrubs are also provided to soften the building foundations, entries, and provide partitioning between units.



TYPICAL FOUR UNIT TOWNHOMES



TYPICAL THREE UNIT TOWNHOMES



TYPICAL TWO UNIT TOWNHOMES

Proposed Landscape Plan for each unit type

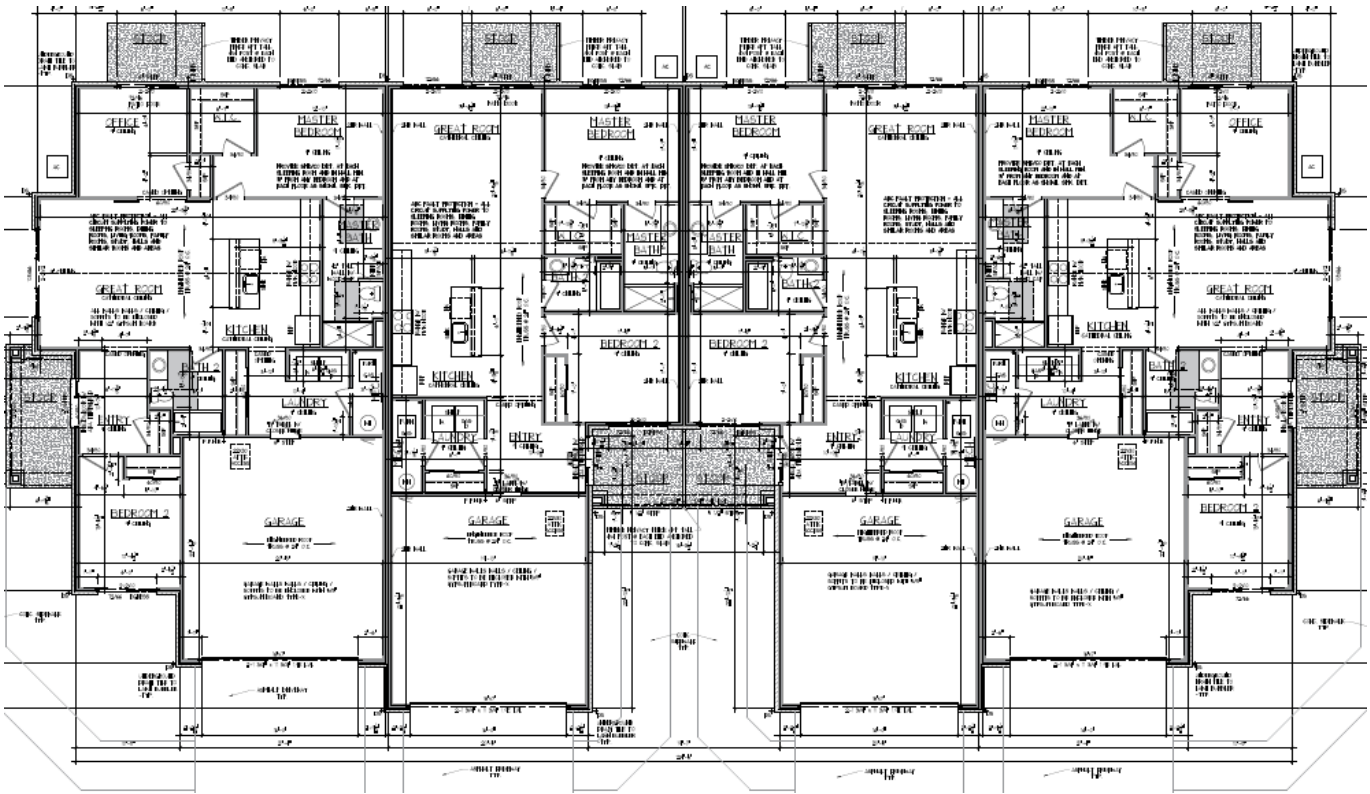
ARCHITECTURE

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



FRONT ELEVATION



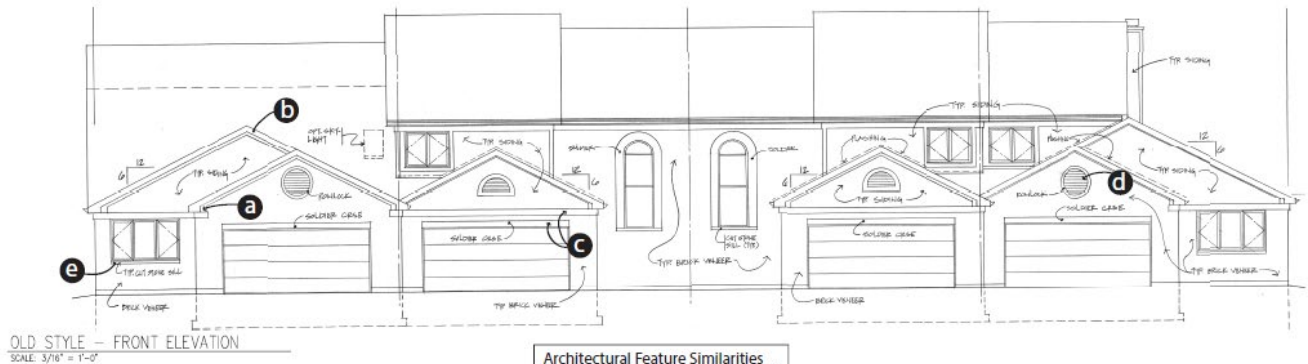
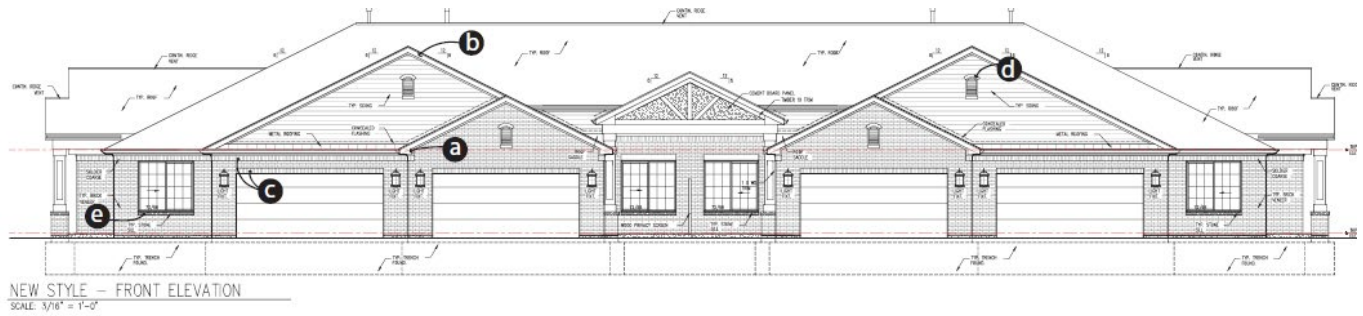
REAR ELEVATION



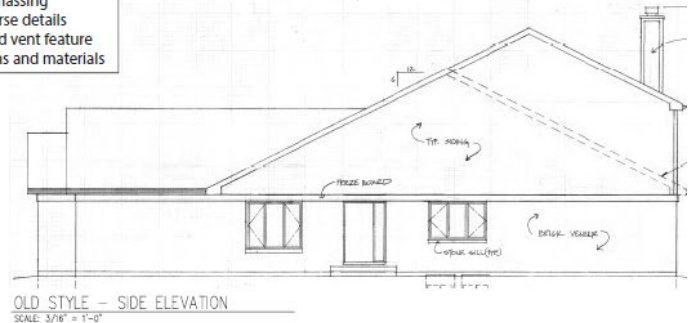
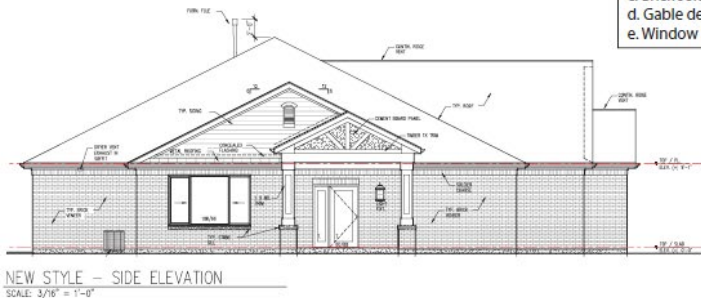
SIDE ELEVATION (LEFT)

SIDE ELEVATION (RIGHT)

Proposed Color Renderings- 4 Unit Type



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



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

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 detail in shingle variety and cedar trim



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.

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 or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial

buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

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

Site Design

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

STANDARDS FOR A SPECIAL USE

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.***

MOTIONS 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 April 6, 2023 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.*
- 3. Prior to occupancy of any new units in Phase 7, a cost-sharing agreement must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner.*
- 4. Prior to occupancy of any new units in Phase 7, a document (Declaration of Conditional Sales Restriction) must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner that states if any lots are sold separately, then specific attached covenants will be triggered.*

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 in the April 6, 2023 Staff Report, 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
	Plan Commission Meeting Minutes November 17, 2022	Staff	11/17/2022
	Sample/Draft of Cost-Sharing Agreement	Applicant	Recd: 2/16/23
	Declaration of Conditional Sales Restriction – Final Draft	Applicant	Recd: 3/30/23

CEC = Civil & Environmental Consultants, Inc.

Roake = Roake and Associates, Inc.

TM = Tech Metra Ltd.

WE = Westwood Environmental LLC

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 17, 2022 REGULAR MEETING

**ITEM #2 PUBLIC HEARING – ODYSSEY CLUB TOWNHOMES 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.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Terry Hamilton

Village Officials and Staff: Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Patricia Halikias, Intercontinental Real Estate &
Development Corporation
Anthony DeAngelis, Intercontinental Real Estate &
Development Corporation

Members of the Public: Andrew Macleod
Dr. Damon Arnold
Kathryn Surge

CHAIRMAN GRAY introduced Item #2. He entertained a motion to open the public hearing.

COMMISSIONER GASKILL made a motion to open the public hearing. Second was made by COMMISSIONER GATTO. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY confirmed that he received certification of public legal notice being posted. He added that anyone wishing to speak on the case could do so but only after staff presents the

report.

Lori Kosmatka, Associate Planner presented the Staff Report.

CHAIRMAN GRAY asked the petitioner if they have anything to add. Noting none he asks the commission.

COMMISSIONER GASKILL noted he has no questions and is satisfied with the changes.

COMMISSIONER TRUXAL noted that the plat has not changed and it appears that there is only one way in and out of this new section. If that is the case he is concerned about EMS vehicles, but other than that the designs, materials, and density look acceptable to him.

COMMISSIONER MARAK stated he has nothing to add.

COMMISSIONER TIBBETTS commented that he thinks the change is consistent with market demand and architecturally is sufficient.

COMMISSIONER GATTO noted that she agrees with COMMISSIONER TIBBETTS and that it is a much-needed addition to the market in the Village.

COMMISSIONER MANI agreed with the rest of the commissioners.

COMMISSIONER SHAW asked if there is something driving the rationale behind the different lengths of homes with and without basements. He also asked if those will be spec homes.

CHAIRMAN GRAY swore in Anthony DeAngelis of Intercontinental Real Estate

Anthony DeAngelis, the Petitioner, stated it is mainly being driven by engineering. The determination was made through their engineer surveying the as-built existing conditions including the topography, roads, and utilities. In addition to this, the plan was determined by the intent to develop a plan that offered the least amount of disturbance to the existing landscape and is still in compliance with the grades for driveways and also maximize the number of units with basements. The first 26 units built all have basements. 51 more will have basements, and 40 will have slab. A total of 66% will have basements. He confirmed these are spec homes. He noted the site plan shows the A and B units with configuration of each building on each lot, and identifying which will have basements.

COMMISSIONER SHAW stated that he appreciates that it is updated architecture and noted that existing owners may perceive the development to be a drag on property values however, the use of high-quality materials and delivering a market need will improve that. He commented that though he appreciates the front elevation and mix of gables, he thinks that the rear elevation appears to be a sea of shingles and there should be alternative materials or faux gables to break up that look.

Anthony DeAngelis stated it is important to keep in mind that there are only four buildings that back up to another. The rest are surrounded by the golf course so it should not present a problem.

COMMISSIONER SHAW agrees that it will only backup to the golf course but there is a certain image of the neighborhood. The homeowners may feel that the rear elevation takes away from the neighborhood. He continued by suggesting that the developer could utilize alternative materials such as faux gables to mitigate some of the issues. He clarifies that he is not conditioning approval on this item, but it is a concern of his. He ended by commenting that overall, he is okay with the project excluding the rear elevations then mentions that on the existing ones he has a similar issue with the excessive siding.

Anthony DeAngelis responded that he and his team feel that the proposed front elevations are an improvement from the existing citing that was an explicit intention when preparing the plans. He continues by stating that they are not opposed to looking into remedying the rear elevations on the 4-unit buildings.

COMMISSIONER SHAW noted that the Petitioner is correct. It is only on the 4-unit buildings that the excessive shingling is an issue.

Anthony DeAngelis responded that he feels that this will not be an issue in the other units. He notes that there are cathedral ceilings in the ranch models so they want to make sure they do not limit the design by modifying the existing design.

COMMISSIONER SHAW responded that there is still the possibility to use alternative materials while maintain the integrity of the design.

CHAIRMAN GRAY asked if there were no changes to the plat or lot lines then what took so long to begin Phase 7.

Anthony DeAngelis responded that there are several factors that went into that and they have been working with the village to come up with a plan for the area. He mentioned that they had 12 existing foundations intended to be models that had sat due to the financial crisis that occurred in 2008. The project gained interest once they reassessed market conditions and lifestyle changes that occurred. Additionally, there was a justification to invest the necessary capital due to the heightened activity in the leasing market. Anthony suggests that the development team is very confident in its ability to get this project completed in two phases with 44 units in the first phase and 47 in the second phase for a total investment of about \$40 million dollars completing the subdivision and the remaining improvements.

CHAIRMAN GRAY asked if they are looking at a two-year time-table.

Anthony DeAngelis responded yes, a 24-month time table beginning in the upcoming spring. He feels that the aggressive timeline will be beneficial for everyone to complete this project.

CHAIRMAN GRAY commented that he agrees that changing with the time is important for development.

Anthony DeAngelis noted that they are also offering a comprehensive package with the amenities of being a private gated golf course community and these homes as they will be equipped with digital equipment systems such as Ring doorbell systems and smart thermostats.

CHAIRMAN GRAY stated that he agrees that the need for this project is there and feels open item one is reasonable. In regards to open item two he has no issues to that and then agrees with the landscape waiver for the trees.

Anthony DeAngelis stated that he believes they will exceed the fifty feet landscape requirement once the project is finished.

CHAIRMAN GRAY noted he had no outstanding issues. Then asks if there is anything else the petitioner would like to add. Hearing none the chair asks the commission if there is anything else to be added.

CHAIRMAN SHAW requested that an informal poll since he was the only petitioner that brought up an issue with the roof on the 4-unit rear elevation.

COMMISSIONER MARAK comments that when comparing the two units he has no noted concerns about the rear facades due to the vaulted ceilings.

Anthony DeAngelis commented that the rear elevations on the existing units are similar with the exception of the vaulted ceilings in the new units.

COMMISSIONER SHAW noted that if it is only his opinion then they can move on.

CHAIRMAN GRAY requested for an informal poll to be taken regarding the issue of the materials used on the rear elevations.

The following Commissioners did not think it was an issue:

COMMISSIONER GASKILL
COMMISSIONER MARAK
COMMISSIONER GATTO
COMMISSIONER MANI
CHAIRMAN GRAY

The following Commissioners did think the proposed rear additions were an issue:

COMMISSIONER TRUXAL
COMMISSIONER TIBBETTS
COMMISSIONER SHAW

COMMISSIONER GATTO noted that she feels there could be some modification to the 4-unit building.

COMMISSIONER MANI noted that if you put gable on some of the properties it will make it an atypical unit suggesting that if it will be added it will need to be added to be consistent.

CHAIRMAN GRAY asked if the public had anything to add for this item. He swore in Andrew Macleod, member of the Fairway Townhome Association.

Andrew Macleod spoke about confusion with what association this townhome will be part of and cited other issues with the establishment of prior developments that have come in. In addition to this, there were noted concerns about the enforcement of HOA covenants.

Anthony DeAngelis informed Andrew Macleod that there were provisions in place for the new development and that anything further would need to be discussed at a later date.

Jarell Blakey, Management Analyst, informed Andrew Macleod that the Village does not enforce private covenants for HOAs and that they could exchange contact information to discuss the matter further.

CHAIRMAN GRAY requested that we move past this issue as the HOA designation is not part of the request before the Plan Commission.

Andrew Macleod noted that he has a concern with the construction traffic and asked how the developer will mitigate risks.

CHAIRMAN GRAY swore in Dr. Damon Arnold.

Dr. Damon Arnold, noted concerns with construction traffic, infrastructure, and property taxes. He went on to comment that if the homes are targeted for retirees there is no way to guarantee that retirees will be the ones to purchase these homes.

COMMISSIONER GASKILL clarified that the development is being built with seniors and empty nesters in mind but it was not said that only retirees will occupy the units.

Dr. Damon Arnold responded that the impression he was given was it was intended to be a retirement community.

COMMISSIONER SHAW commented that he was not under the impression that it was a retirement community.

Dr. Damon Arnold raised a concern that the one-story home will negatively affect property values.

COMMISSIONER GATTO noted that currently that is not the case.

Dr. Damon Arnold asked about how the single-story development will affect taxes.

COMMISSIONER GATTO clarified that the homes are only slightly smaller.

Dr. Damon Arnold noted that it was said that there will be a smaller footprint on the newer development.

Anthony DeAngelis, commented that it will only be slightly smaller.

COMMISSIONER SHAW asked Lori Kosmatka, Associate Planner, to show the exact figure for square footage on the presentation.

Jarell Blakey, Management Analyst, informed Dr. Damon Arnold that the subdivision maintains a maintenance deposit and surety bond to cover any infrastructure repairs needed.

Dr. Damon Arnold asked if it covers damage to the home.

Jarell Blakey, Management Analyst, informed him that it covers public infrastructure ending in the public easement.

Dr. Damon Arnold asked how this will affect their property taxes.

COMMISSIONER GATTO responded that property taxes are assessed based on square footage of your home.

Jarell Blakey, Management Analyst, informed that the Village does not assess property taxes so we cannot make an accurate projection of the affect of the taxes and can only refer him to the other agency.

Dr. Damon Arnold made a statement about the rear elevations not being appealing appearing as one long roof with no aesthetic appeal. He noted he golfs and will be looking at them as well. He noted concerns with open access to the community due to lower costs.

Lori Kosmatka, Associate Planner, commented that the configuration of the unit is not changing. 25 of the lots are vacant, and 17 of them remain as 4-unit type, 7 of them as 3-unit type and 1 as 2-unit type.

Dr. Damon Arnold stated that he is looking to obtain a clearer picture regarding the development.

Lori Kosmatka, Associate Planner, responded that unit density would not be coming down, but floor area ratio would be slightly adjusted as in respect to lot size is what's changing.

Dr. Damon Arnold asked to be clear the only change that is happening is going from a two story to a one-story townhome.

Lori Kosmatka, Associate Planner, responded yes, previous approvals had different model types but the only change being requested is the move from two-stories to one.

Dr. Damon Arnold noted a concern with the construction traffic.

Lori Kosmatka, Associate Planner, informed Dr. Damon Arnold that as the project goes through the permit process, there will be a process in place to mitigate nuisances. Additionally, the phasing of the project will attempt to mitigate nuisances as well.

Jarell Blakey, Management Analyst, informed Dr. Damon Arnold that there is a preconstruction meeting that where the building official will address any concerns and inspectors will be on-site daily.

Dr. Damon Arnold asked if the golf course operations would be interrupted.

Jarell Blakey, Management Analyst, responded no.

Anthony DeAngelis informed the Petitioner that the benefit in phasing the project will mitigate risk. Also, this phase is self-contained so there should be minimal disturbances.

CHAIRMAN GRAY swore in Kathryn Surge.

Kathryn Surge asked if these will primarily be rentals.

Lori Kosmatka, Associate Planner, responded that the Village does not regulate ownership of residential units.

Kathryn Surge noted concerns with some units not having basements. Also, a concern with the rear elevation on the four-unit building.

CHAIRMAN GRAY asked if anyone else from the public wished to speak on the item. Hearing none, he asked the Commissioners if they had anything to add. Hearing none, he entertained a motion to close the public hearing.

COMMISSIONER TRUXAL made a motion to close the public hearing. Second by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote. Noting no opposition, the motion was declared carried.

Lori Kosmatka, Associate Planner, presented the standards.

Motion 1 – Special Use for a Substantial Deviation to the Planned Unit Development

COMMISSIONER GASKILL made 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 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.

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.*

The motion was seconded by COMMISSIONER TRUXAL.

COMMISSIONER SHAW clarified that the Plan Commission was a recommending body meaning that they are not approving or denying anything. It just makes a recommendation to the

Village Board and they make the final decision. As far as the association issues, staff will have to confer with village attorneys.

CHAIRMAN GRAY requests a roll call vote. Commissioners present and responding in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
COMMISSIONER GRAY

Hearing no opposition, the motion was declared carried.

Motion 2 – Site Plan/Architectural Approval

COMMISSIONER TRUXAL made 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.*

The motion was seconded by COMMISSIONER GATTO.

CHAIRMAN GRAY requested a roll call vote. Commissioners present and responding in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
COMMISSIONER GRAY

Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY informed the Petitioner this item will go the Village Board on December 6th, 2022.



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☒ 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-Mail Address: adeangelis@icred.com Phone Number: 630-560-8018

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. & Development

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: adeangelis@icred.com Phone Number: 630-560-8018



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): 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 by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): Aristotle Halikias

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Anthony DeAngelis

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!



- REFERENCE**
- 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.
 - PROPOSED BUILDINGS PROVIDED TO CEC BY TECH METRA LTD. ON JUNE 14, 2022; FILE NAME "ODYSSEY TOWNHOMES SITE PLAN_14JUNE2022.DWG".
 - 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.

SCALE IN FEET
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| --- | EXISTING EASEMENT |
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| ☆ | 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 |

EXISTING CONDITIONS

DATE:	AUGUST 16, 2022	DRAWN BY:	MEO
DWG SCALE:	1" = 40'	CHECKED BY:	ARG
PROJECT NO:	323-052		
APPROVED BY:	*HAND SIGNATURE ON FILE		*JGC

DRAWING NO.:

C100

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



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

REVISION RECORD

NO.	DATE	DESCRIPTION




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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LEGEND

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-----ST-----	EXISTING STORM SEWER LINE
②	EXISTING STORM INLET/MANHOLE
-----W-----	EXISTING WATER LINE
⊗	EXISTING WATER BOX
⦿	EXISTING FIRE HYDRANT
-----SAN-----	EXISTING SANITARY SEWER LINE
Ⓢ	EXISTING SANITARY MANHOLE

SCALE IN FEET



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EXISTING CONDITIONS

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

DRAWING NO.:

C101

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



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

REVISION RECORD	DESCRIPTION
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DESCRIPTION

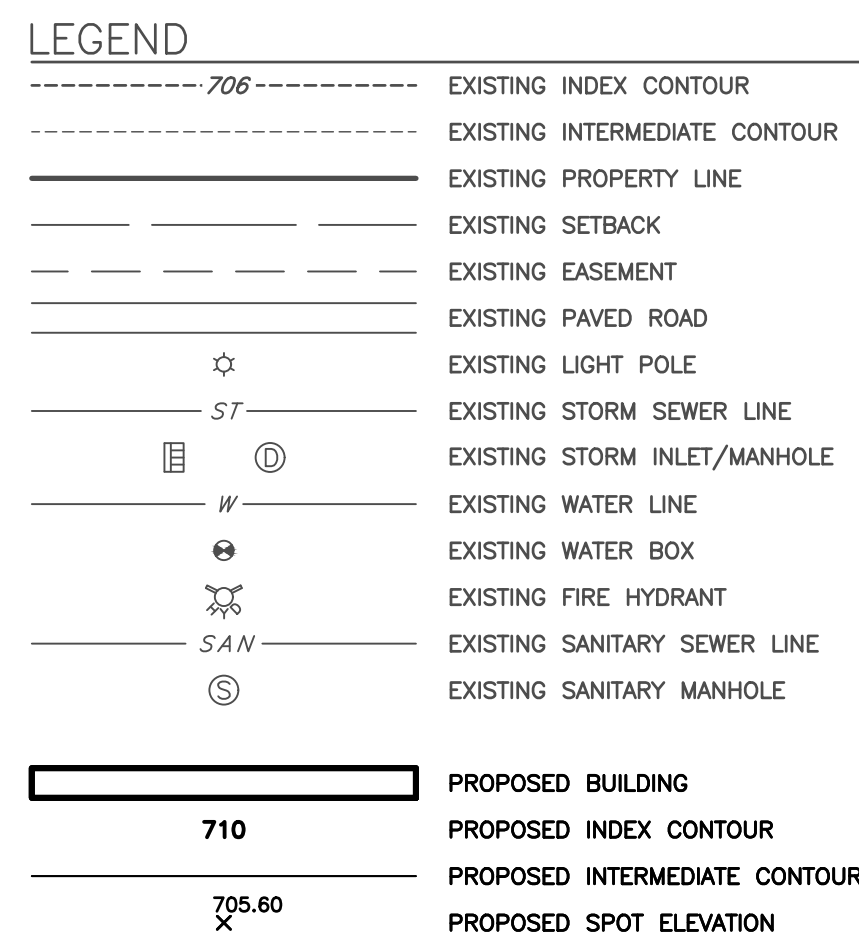
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2. PROPOSED BUILDINGS PROVIDED TO CEC BY TECH METRA LTD. ON JUNE 14, 2022; FILE NAME "ODYSSEY TOWNHOMES SITE_PLAN_14JUNE2022.DWG".
3. REFER TO ROAKE & ASSOCIATES, INC. AS-BUILT DRAWINGS DATED JULY 30, 2007 FOR SANITARY SEWER, STORM SEWER, WATERMAIN, STREET LIGHTING AND SERVICE LOCATIONS, AND ELEVATIONS.

REVISION RECORD	DESCRIPTION
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NO	DATE
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Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 • Naperville, IL 60563
630-963-6026 • 877-963-6026

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

SITE LAYOUT

DRAWING NO.:

C200

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		

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- REFERENCE**
- 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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LEGEND

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	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
	PROPOSED BUILDING
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SPOT ELEVATION



REVISION RECORD	
NO.	DATE

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 & APOLLO COURT
TINLEY PARK, ILLINOIS

SITE LAYOUT	
DATE:	AUGUST 16, 2022
DWG SCALE:	1" = 40'
PROJECT NO.:	323-052
APPROVED BY:	*HAND SIGNATURE ON FILE
MEC:	ARG
ARG:	*JGC

C201

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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

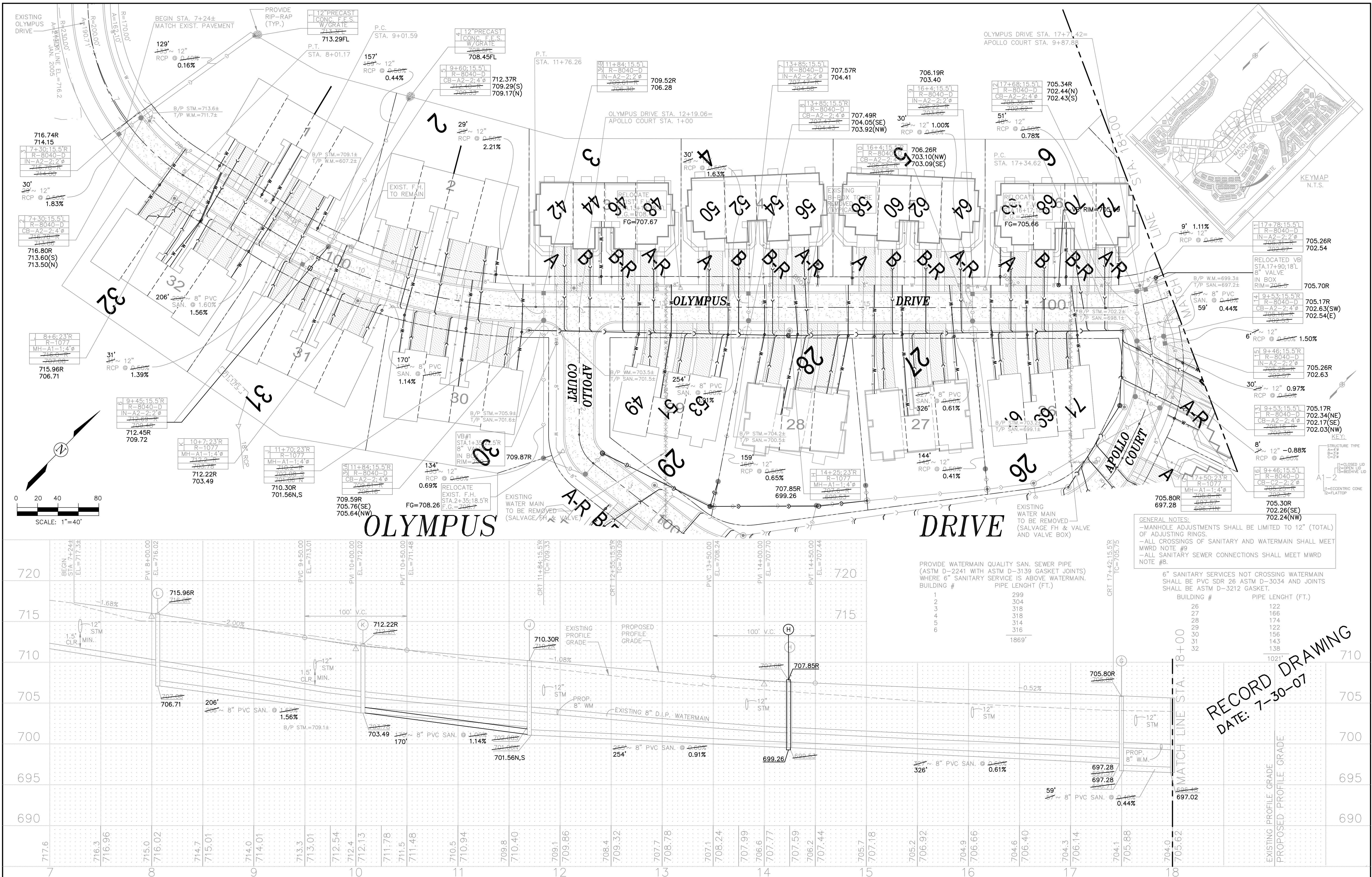
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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
SCALE: 1"=40' HORIZ. 1"=5' VERT. DATE: 7-30-07 JOB NO.: 493.010

SHEET NO.
6 OF **14**



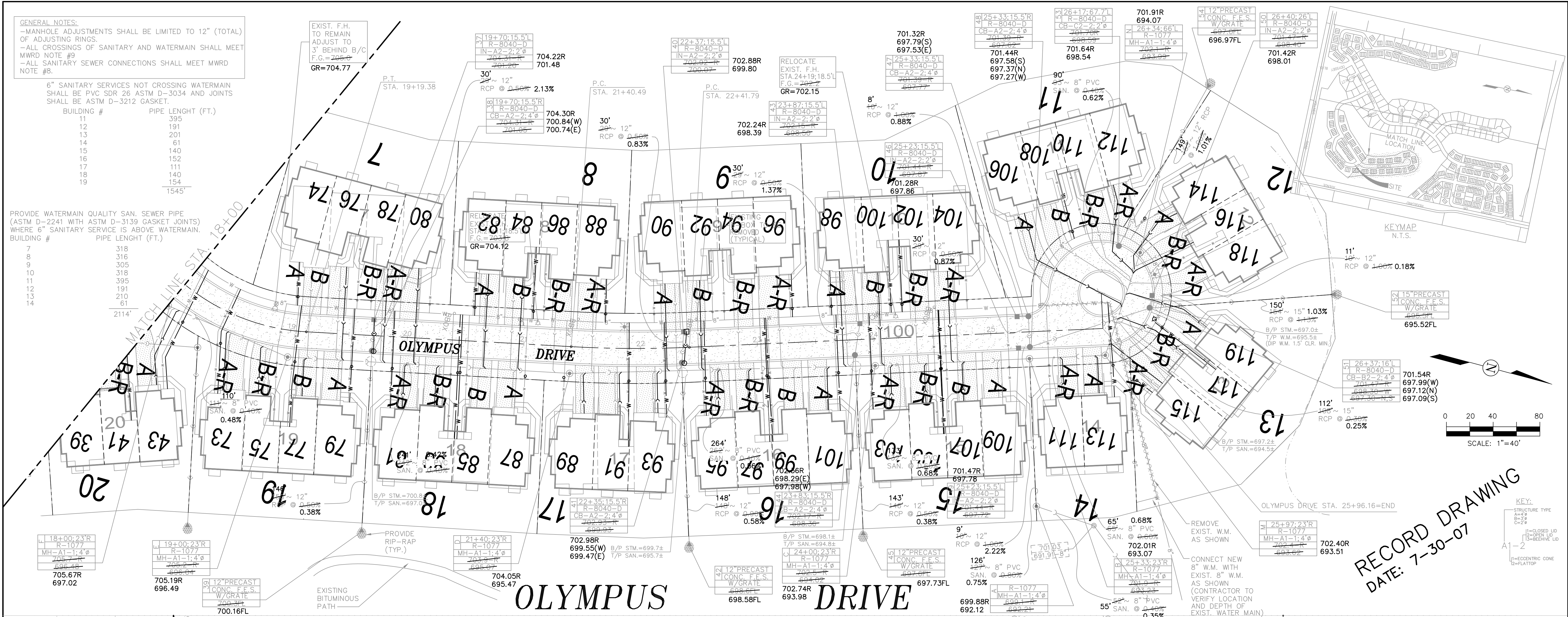
GENERAL NOTES:
-MANHOLE ADJUSTMENTS SHALL BE LIMITED TO 12" (TOTAL) OF ADJUSTING RINGS.
-ALL CROSSINGS OF SANITARY AND WATERMAIN SHALL MEET MWRD NOTE #9
-ALL SANITARY SEWER CONNECTIONS SHALL MEET MWRD NOTE #8.

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'

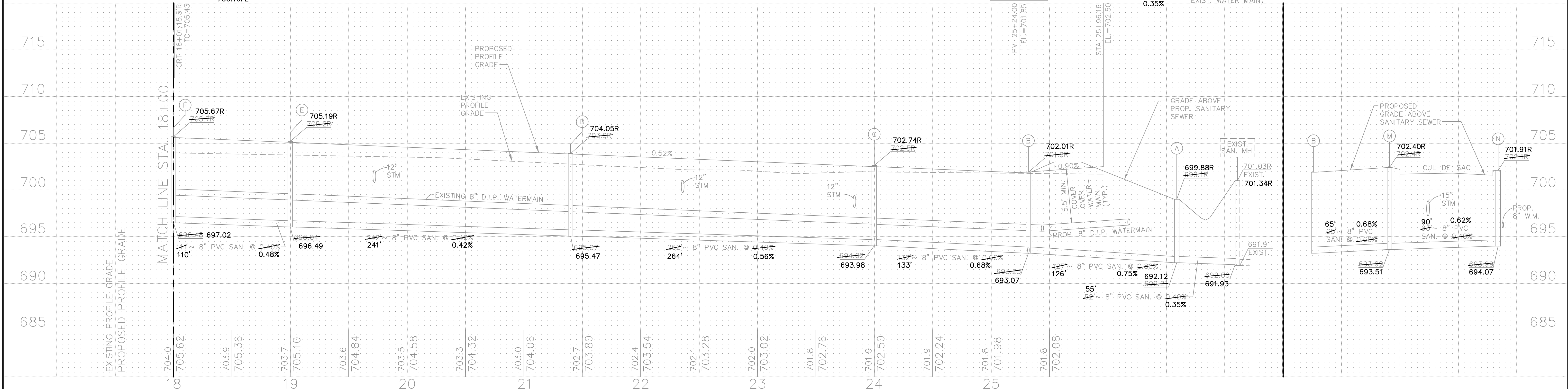
PROVIDE WATERMAIN QUALITY SAN. SEWER PIPE (ASTM D-2241 WITH ASTM D-3139 GASKET JOINTS) WHERE 6" SANITARY SERVICE IS ABOVE WATERMAIN.

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



RECORD DRAWING
DATE: 7-30-07

KEY:
STRUCTURE TYPE
A=6'x6'
B=3'x3'
C=2'x2'
1=CLOSED LID
2=OPEN LID
3=BEEHIVE LID
A1-2
11=ECCENTRIC CONE
12=FLATTOP



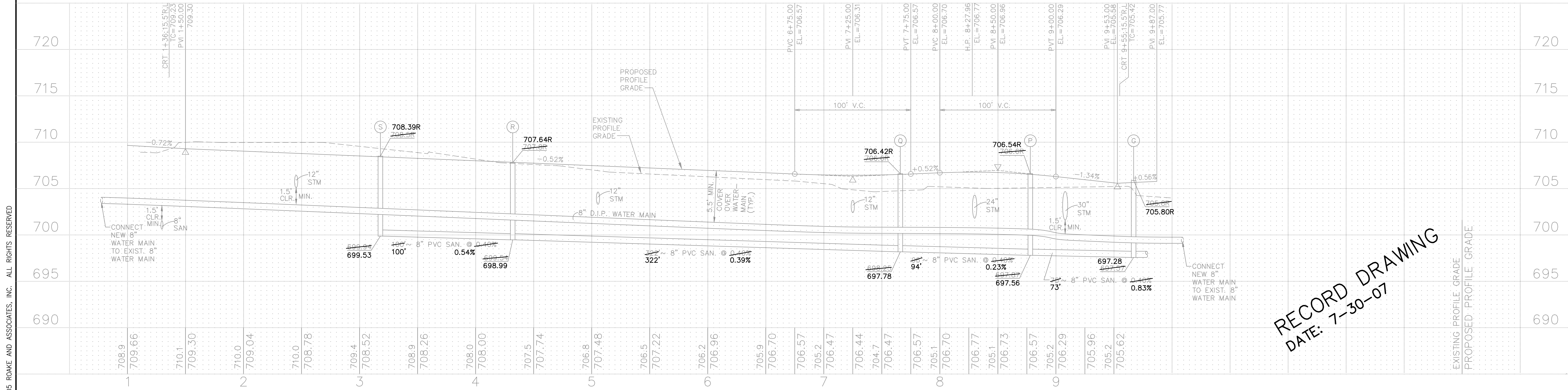
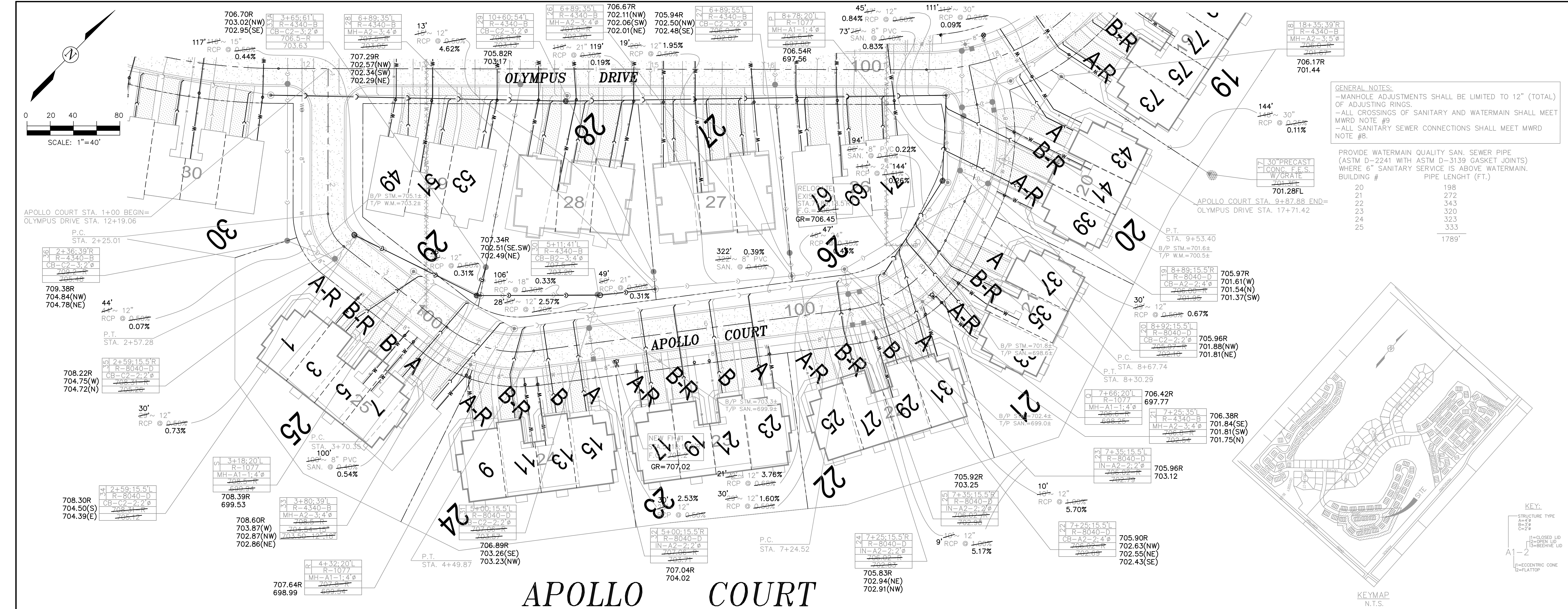
ROAKE AND ASSOCIATES, INC.

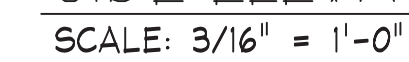
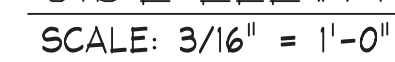
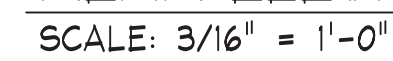
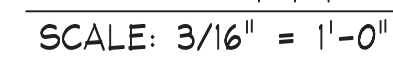
CONSULTING ENGINEERS LAND SURVEYORS PLANNERS
1887 HIGH GROVE LN NAPERVILLE, IL 60540
(630) 355-8232 FAX (630) 355-3267

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

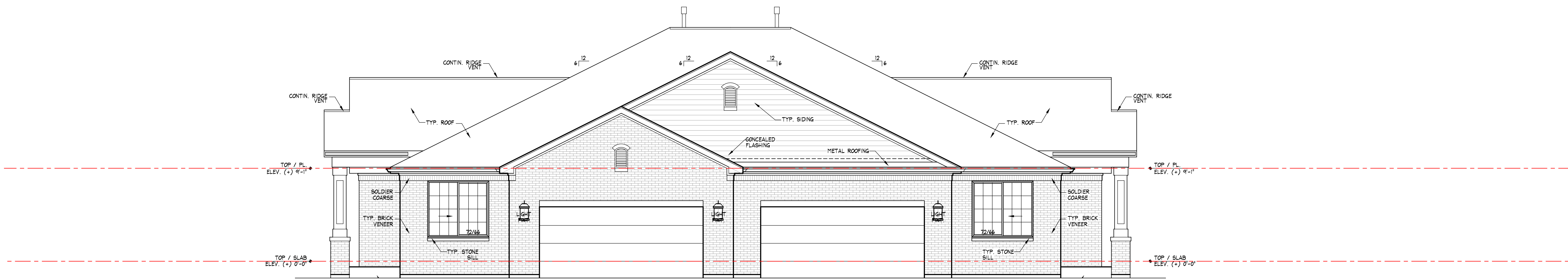
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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	F.LD. BK./PG.: 187/18	SHEET NO. 14
SCALE: NONE	DATE: 7-30-07	JOB NO.: 493.010	OF 14

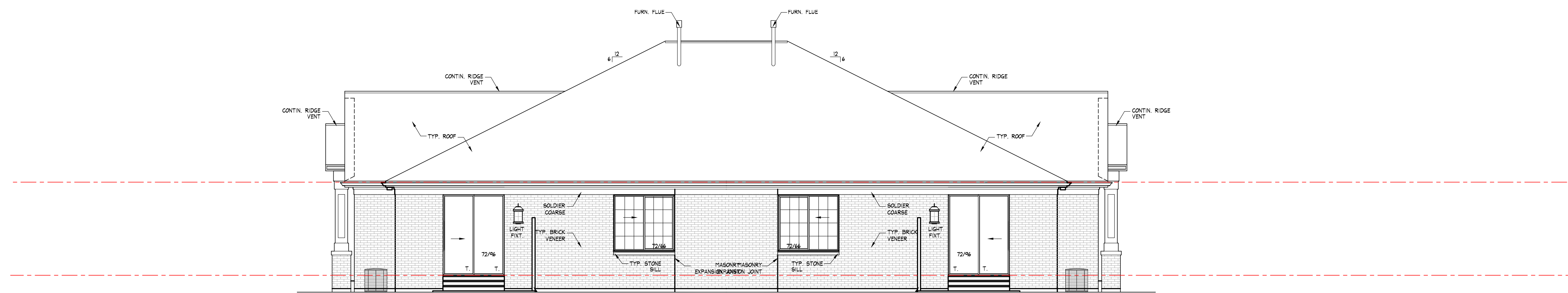




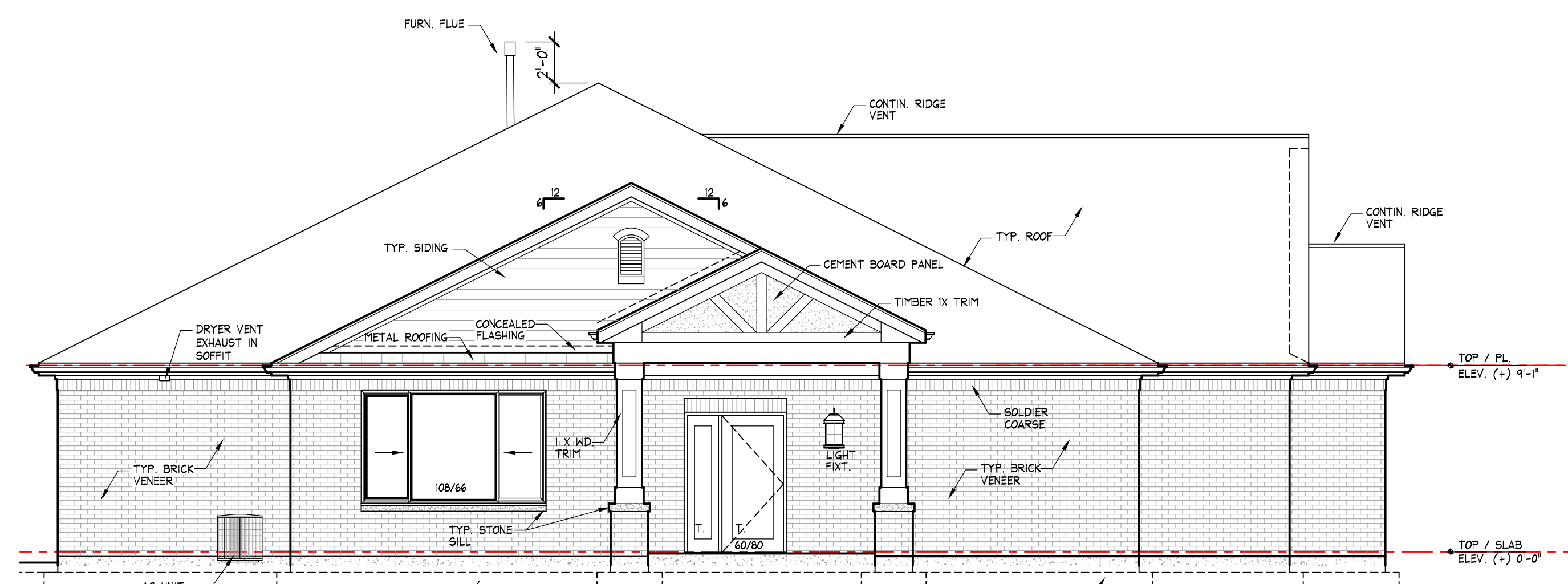
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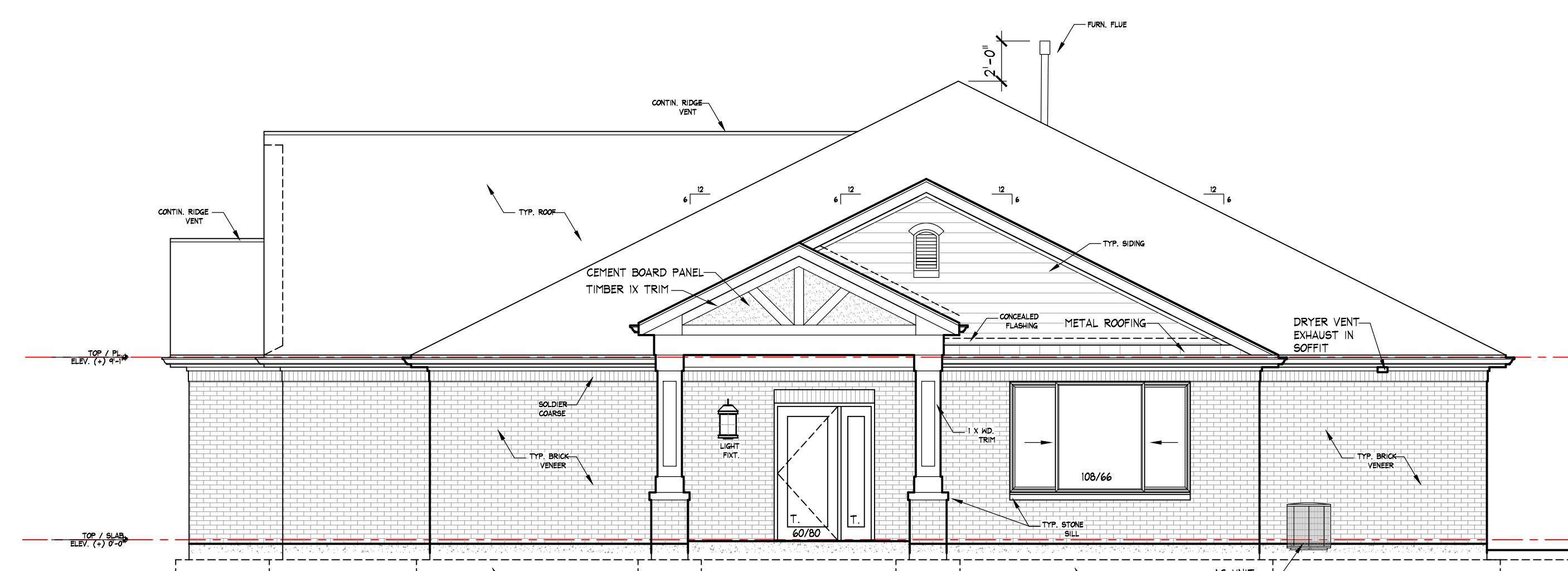
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REAR ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (LEFT)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (RIGHT)
SCALE: 3/16" = 1'-0"

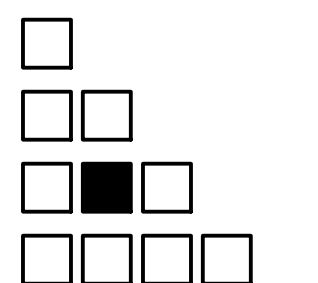
2-UNIT WITH SLAB

REVISIONS:

NO.

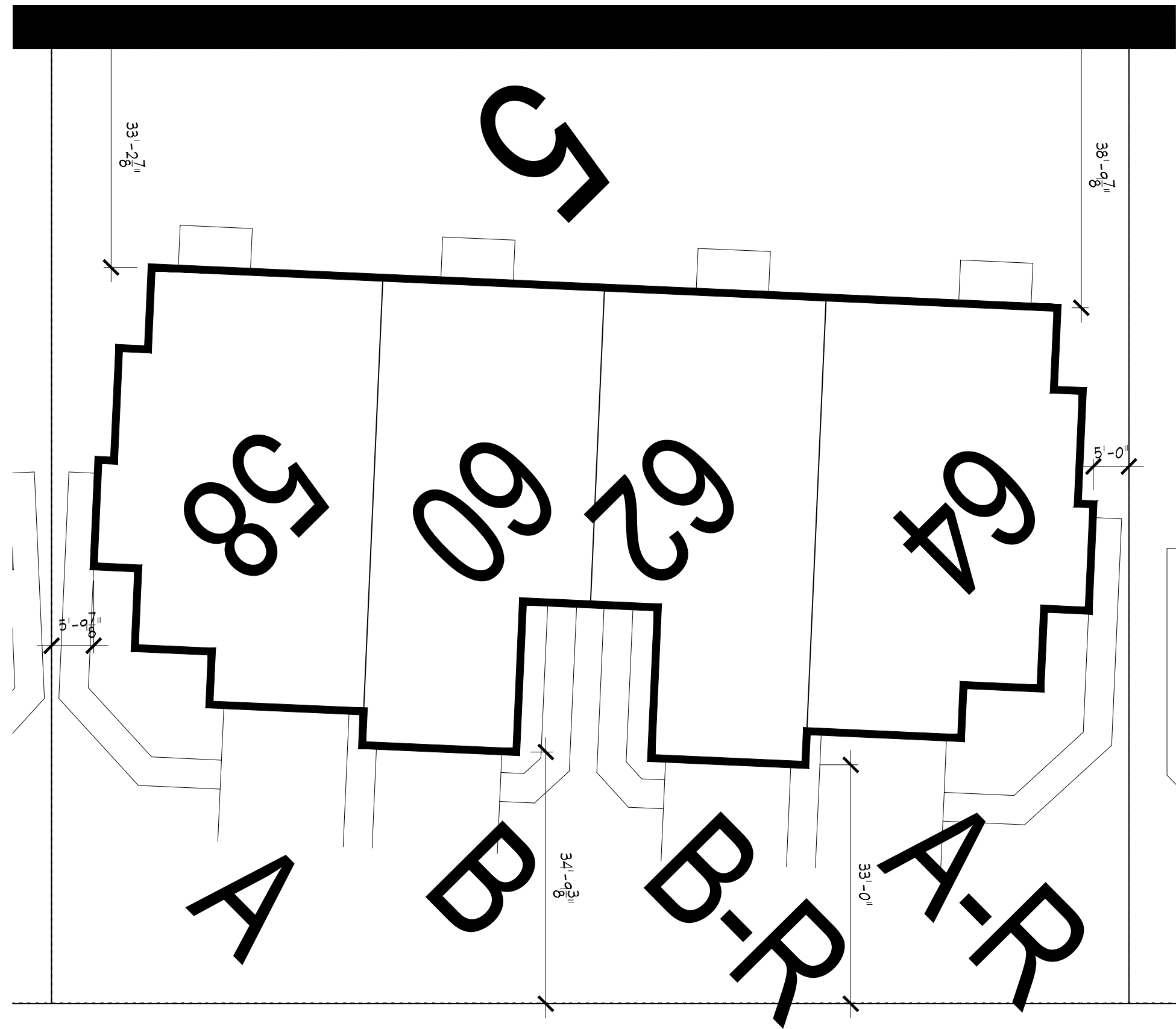
ODYSSEY CLUB
PHASE #7 - RANCH TOWNHOMES
TINLEY PARK, ILLINOIS

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



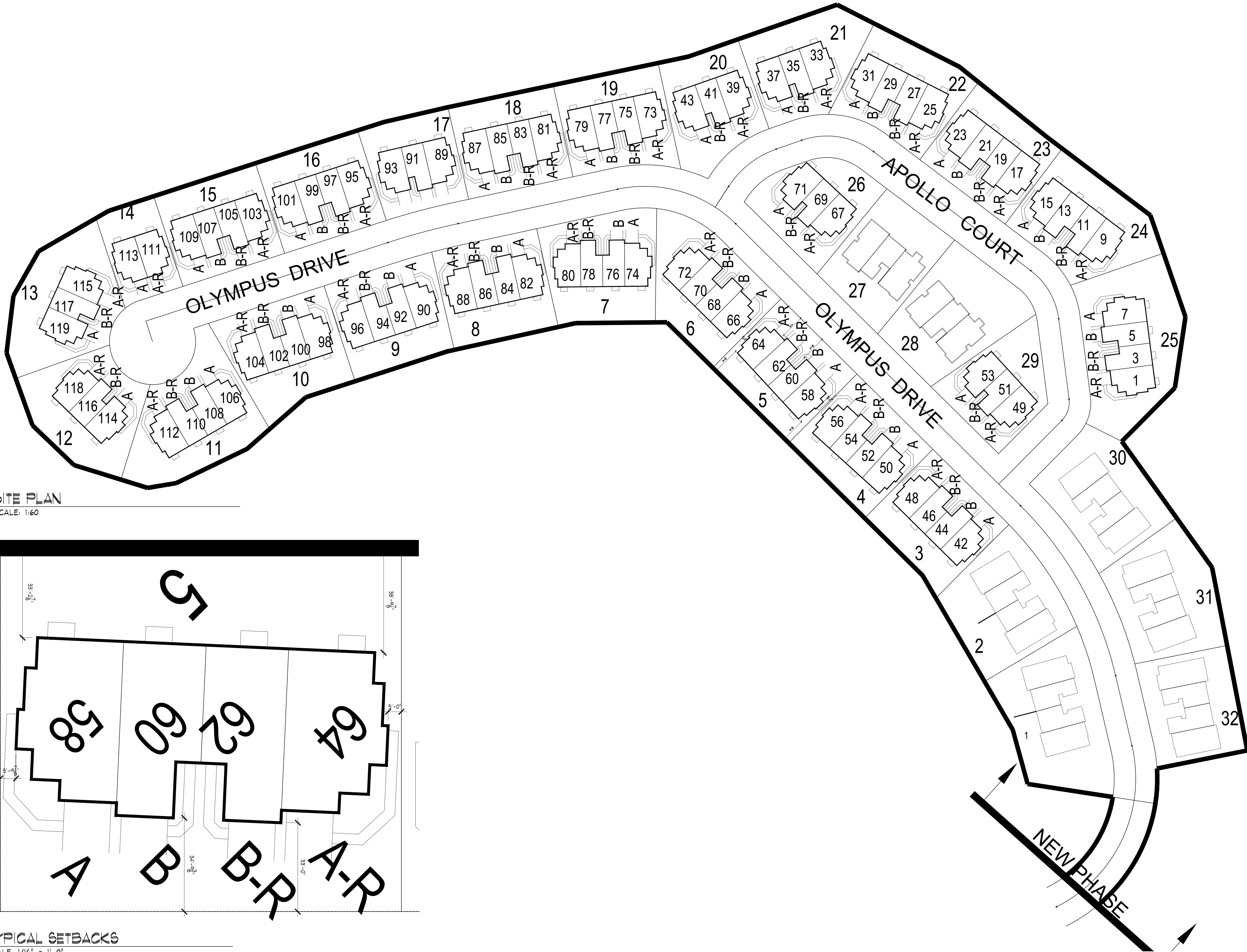
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SHEET:

A3.0C



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

SITE PLAN
SCALE: 1:60



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

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

TECH METRA LTD

ARCHITECTURE ☐ ENGINEERING ☐ CONSTRUCTION ☐ MANAGEMENT ☐ INTERIOR DESIGN

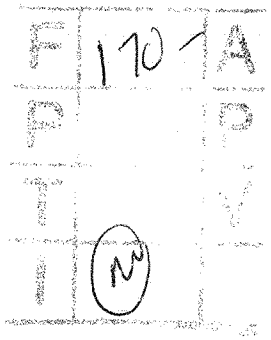
15750 SOUTH HARLEM AVENUE ☐ ORLAND PARK, ILLINOIS 60462 ☐ (708)429-0039

ODYSSEY CLUB PHASE 7 A PLANNED UNIT DEVELOPMENT

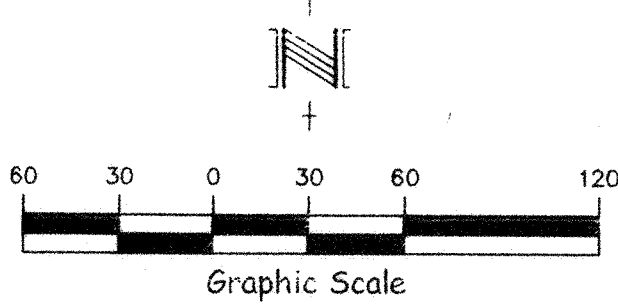
BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP
35 NORTH, RANGE 13 EAST, 10TH PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

MAIL TO
RECORDER'S BOX 324 (10/11/03)

0534018081
2-P



RECORDING FEE 170
DATE 12/6 COPIES 4
OK BY N. Miller

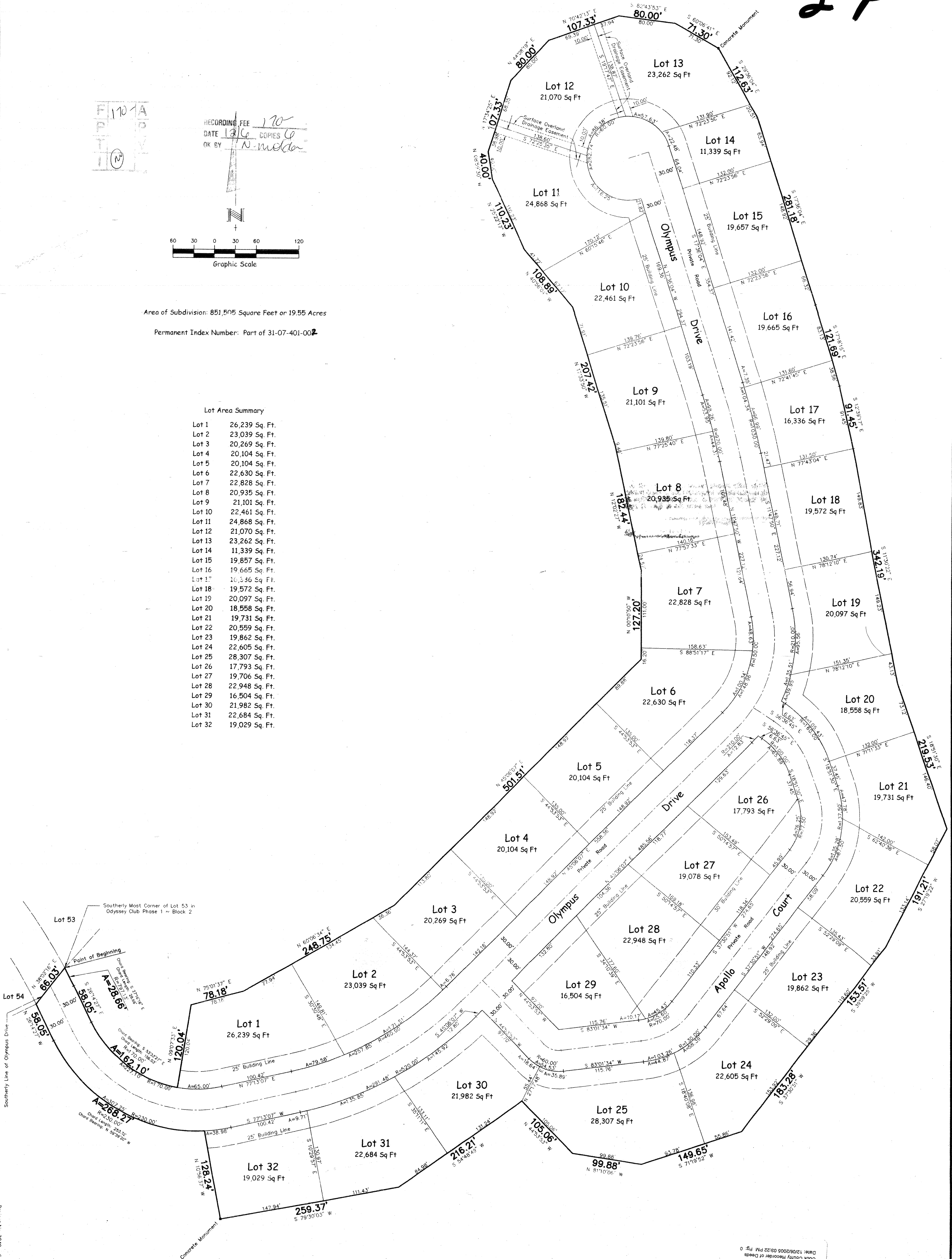


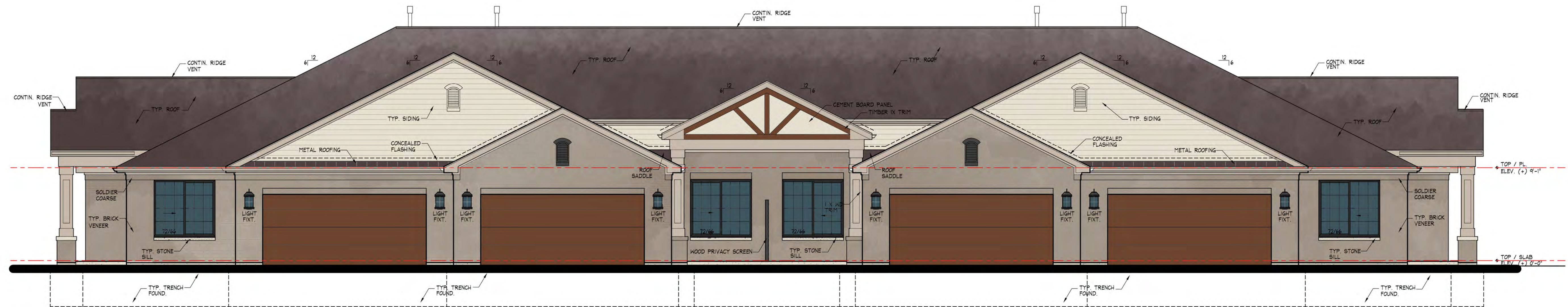
Area of Subdivision: 851,505 Square Feet or 19.55 Acres

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

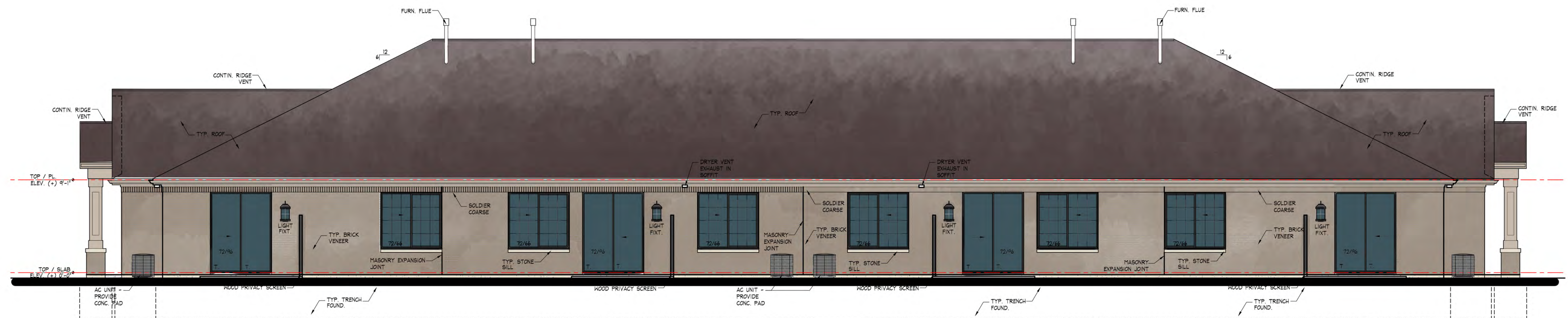
Lot Area Summary

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	19,078 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.

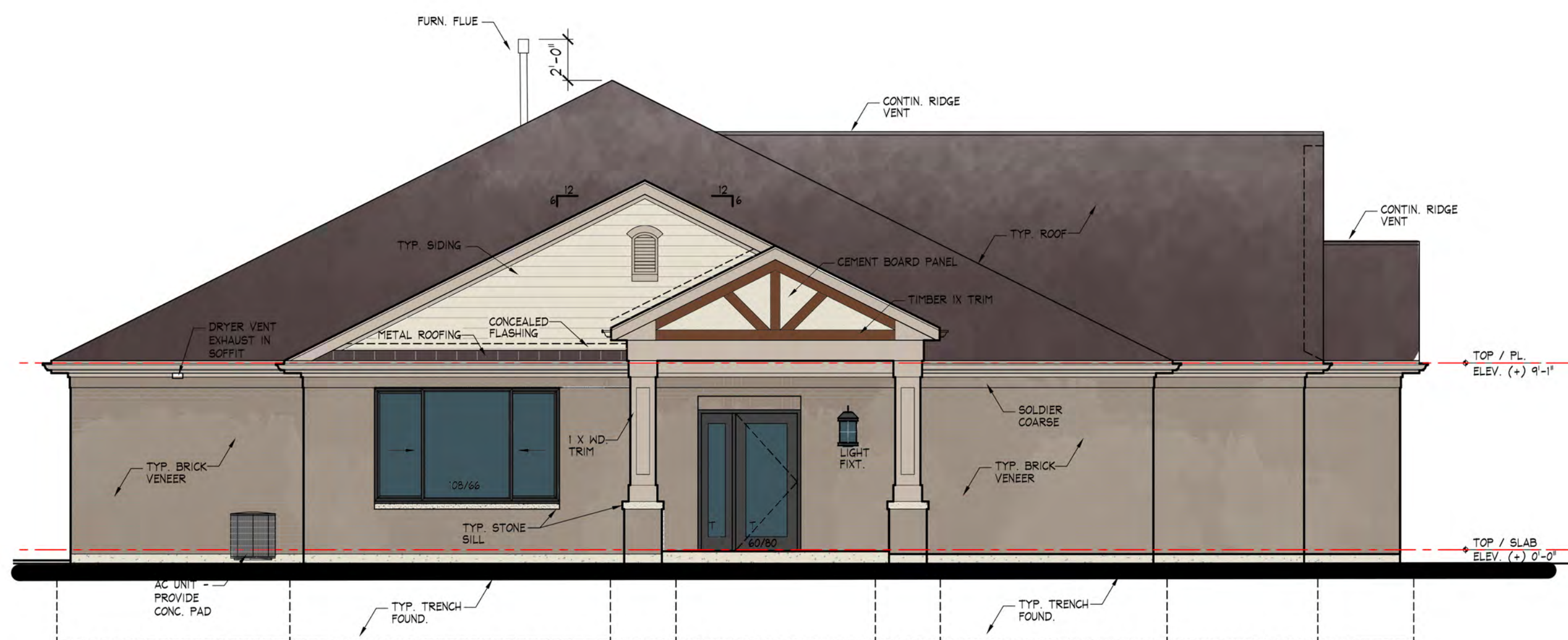




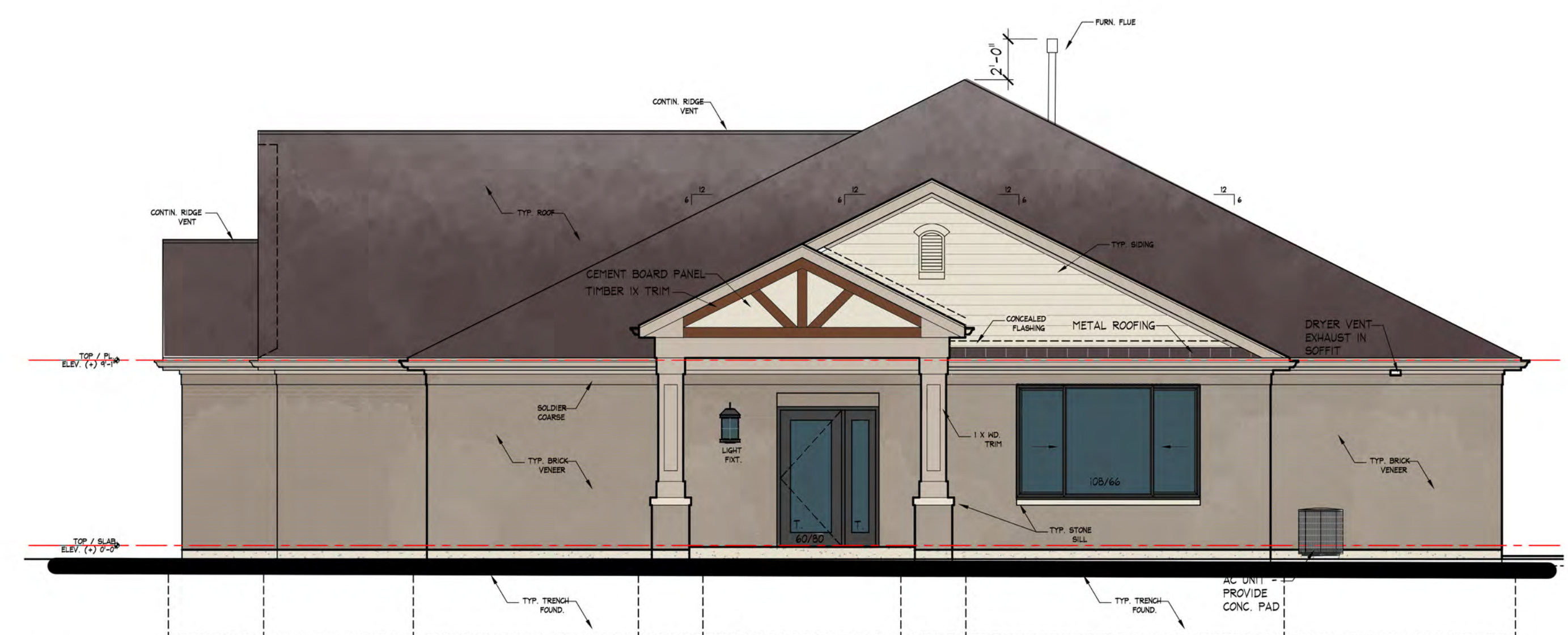
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REAR ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (LEFT)
SCALE: 3/16" = 1'-0"



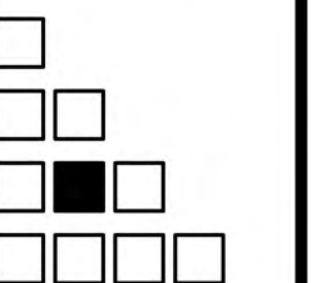
SIDE ELEVATION (RIGHT)
SCALE: 3/16" = 1'-0"

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



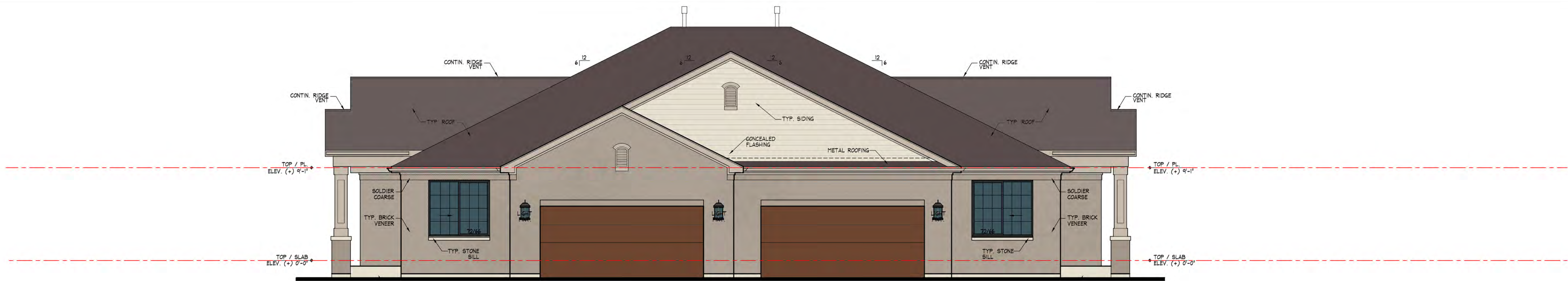
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DATE: 9-8-2021

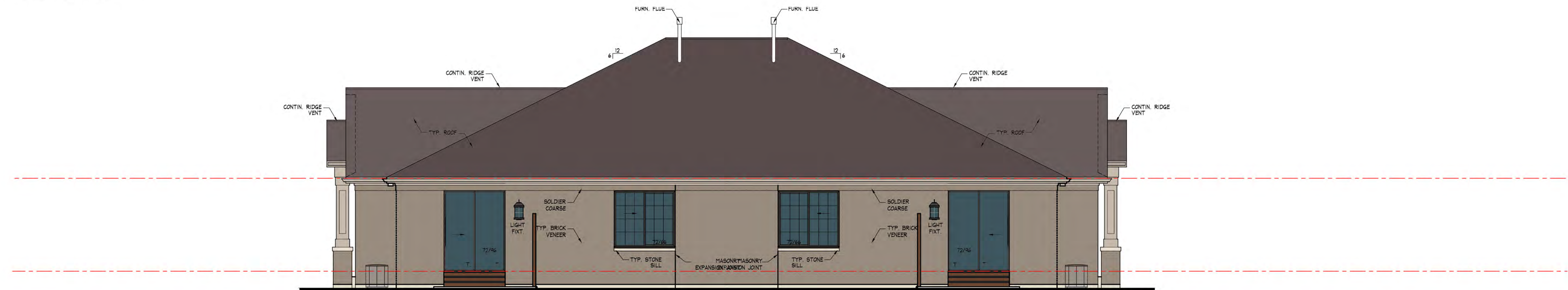
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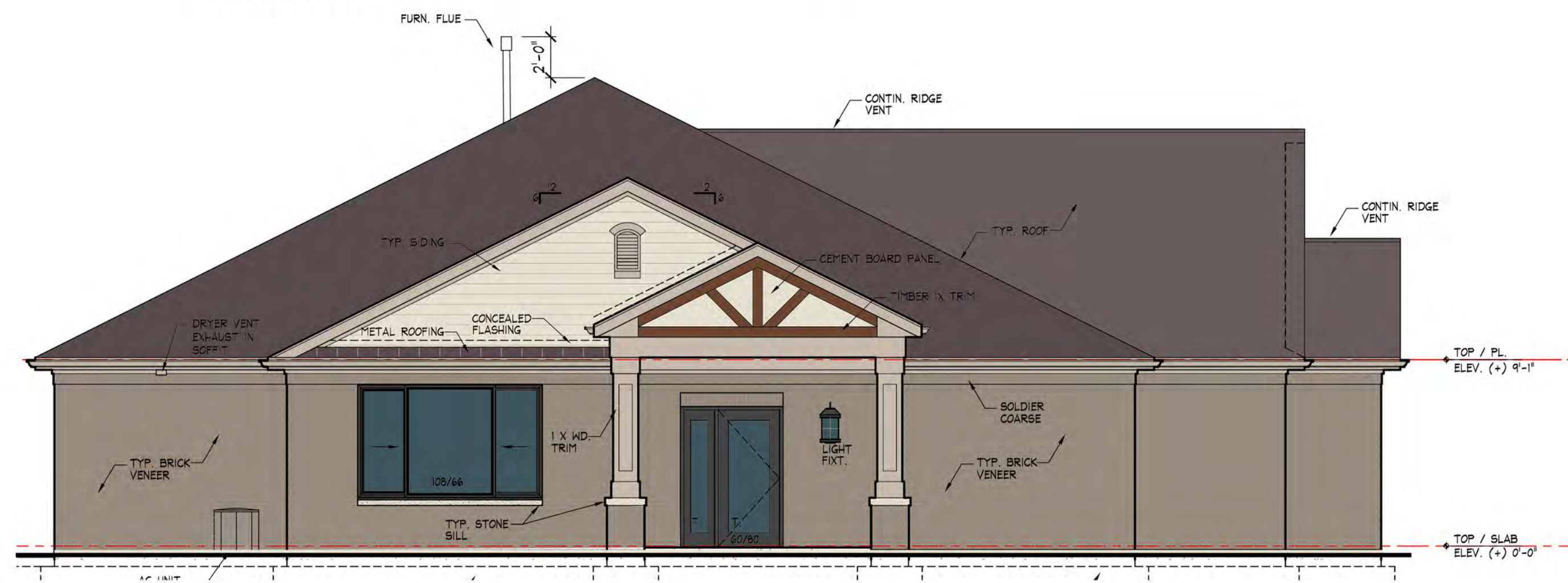
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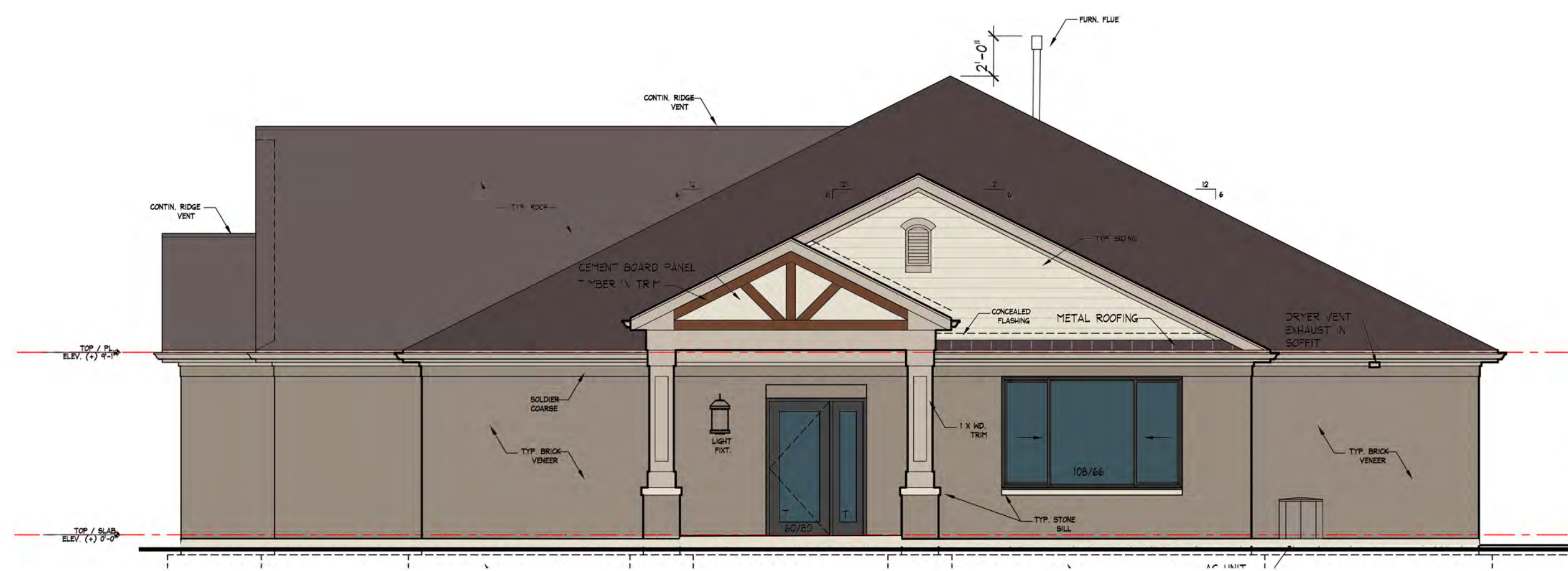
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REAR ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (LEFT)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (RIGHT)
SCALE: 3/16" = 1'-0"

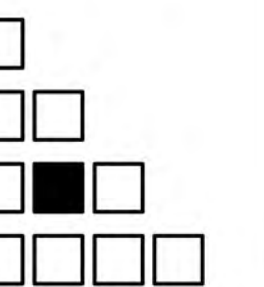
2-UNIT WITH SLAB

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: 3/16" = 1'-0"

SHEET:

A3.0C



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) *

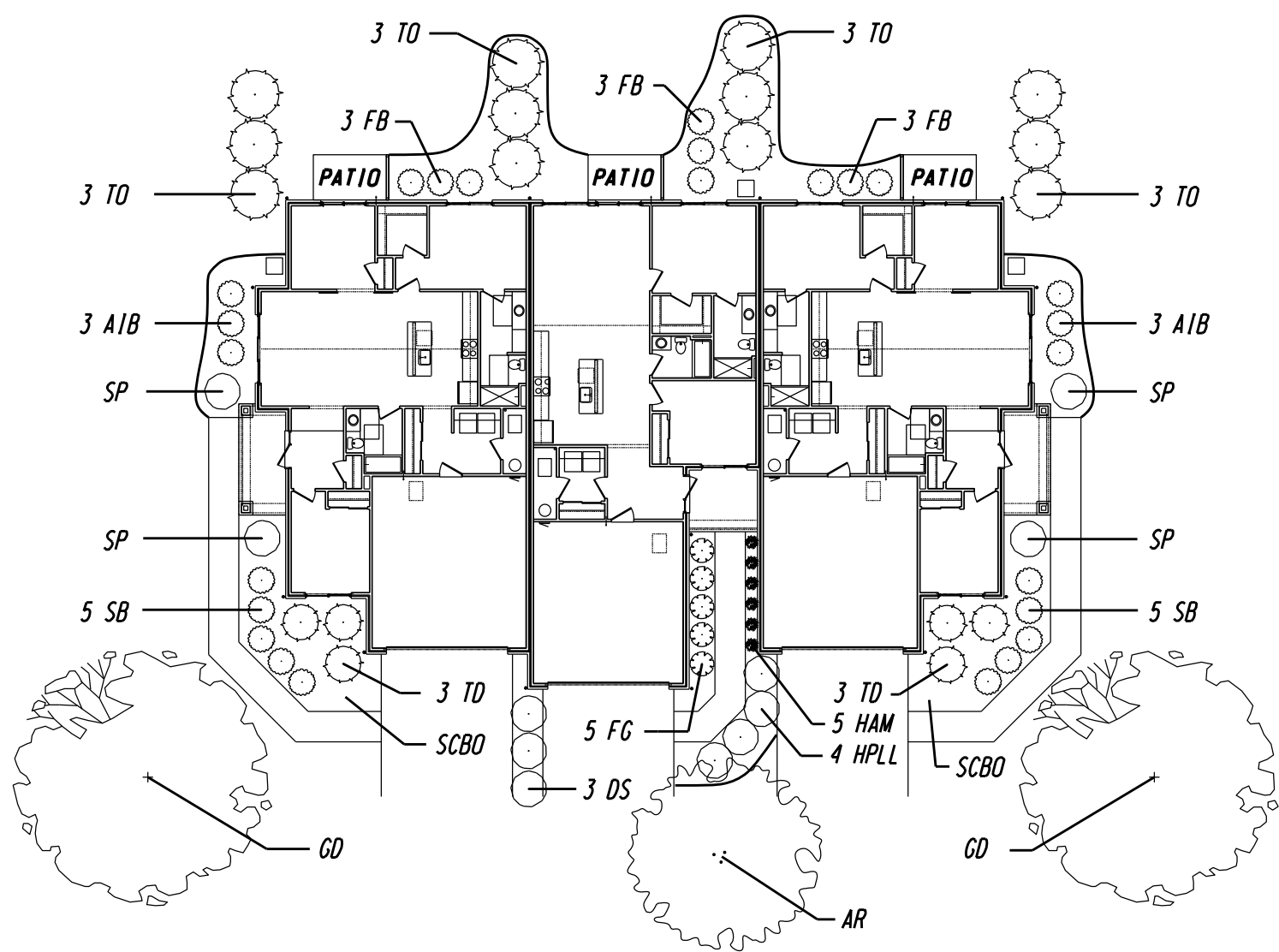
Meridian Brick – Swan Creek (color)

Exterior Siding- Sandy Tan (color)

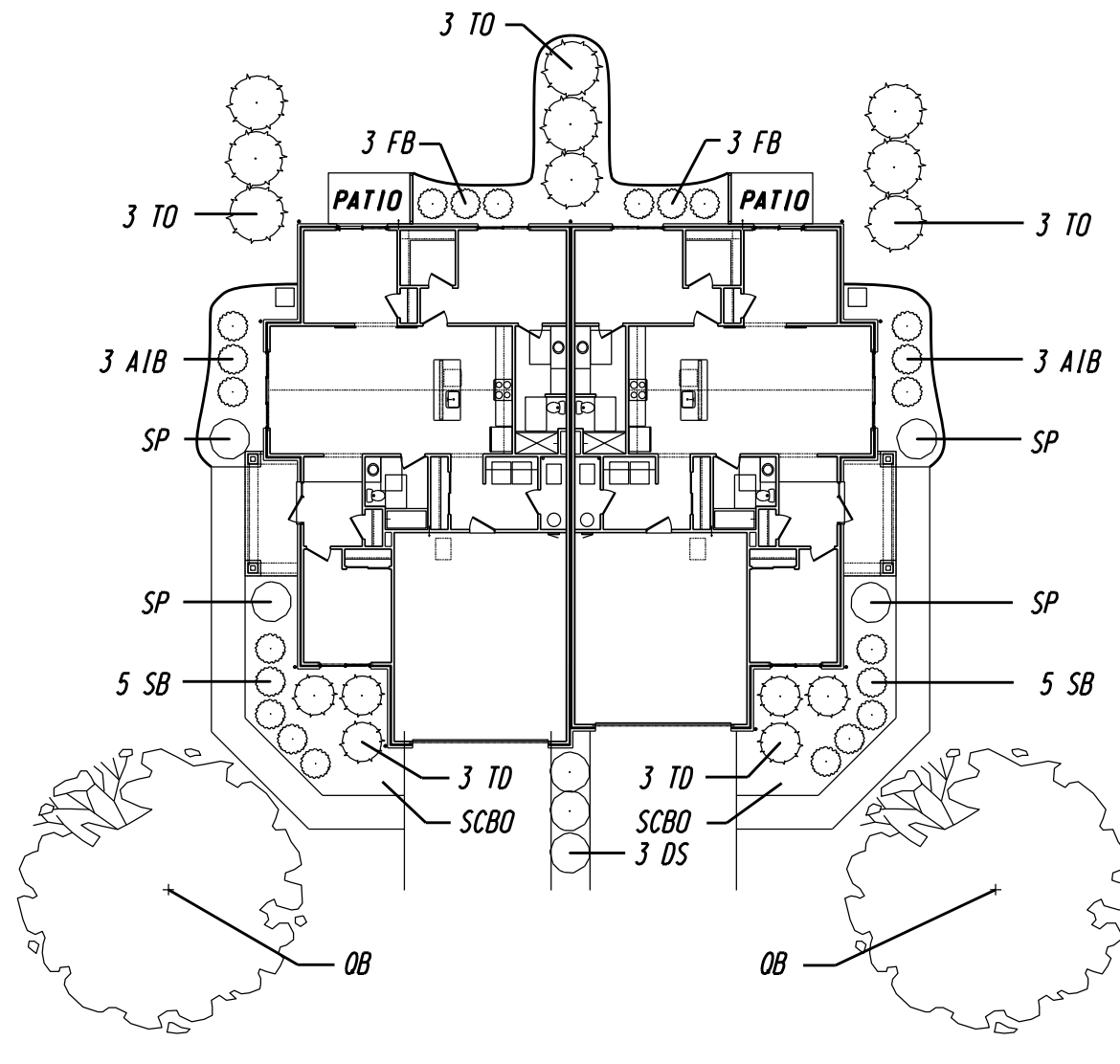
Aluminum Soffit, Fascia, Gutters – Sandy Tan (color)

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

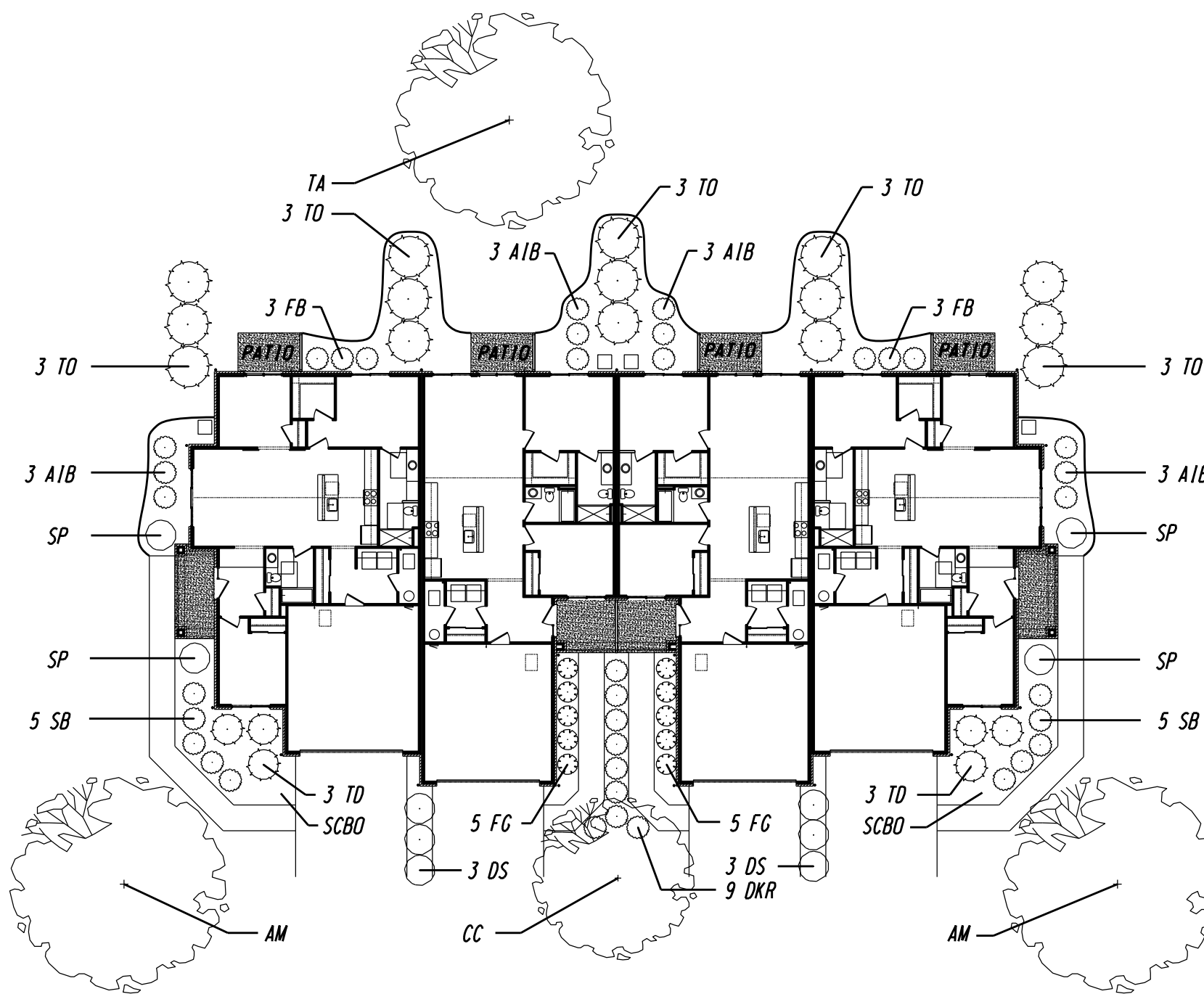
*These same exterior material combinations and the associated color palettes will be used for the new ranch townhomes, also.



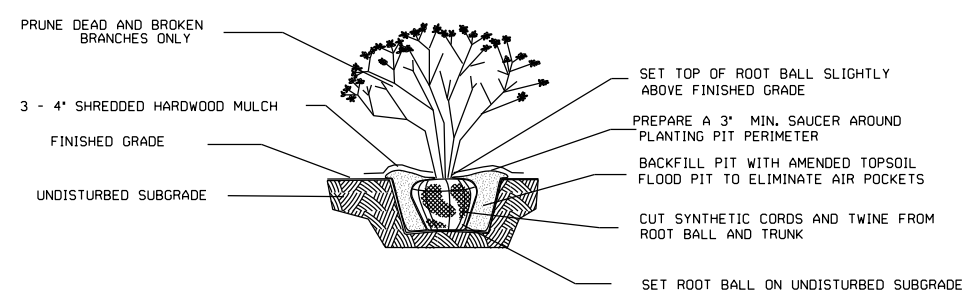
TYPICAL THREE UNIT TOWNHOMES



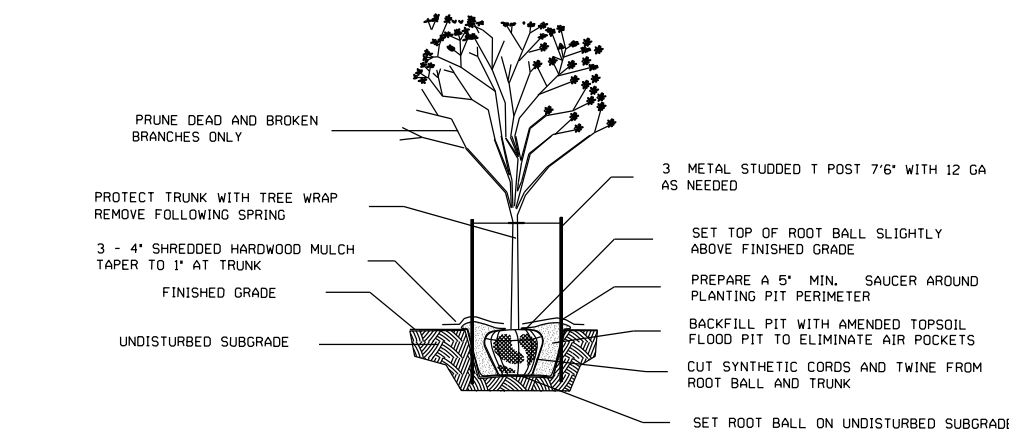
TYPICAL TWO UNIT TOWNHOMES



TYPICAL FOUR UNIT TOWNHOMES



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

PLANT LIST
TWO UNIT LANDSCAPING

KEY	NAME	BOTANICAL/COMMON	SIZE	QUANTITY
OB	QUERCUS BICOLOR SWAMP WHITE OAK		2.5'	2
TO	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
GO	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE		2.5'	2
TO	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
TO	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			

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 TRIFLUR PRE-EMERGENT HERBICIDE, ALL OTHER BEDS SHALL RECEIVE RONSTAR 5g 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 RESPONSIBLE 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. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS NECESSARY TO COMPLETE THE SCOPE OF THE JOB.

REVISIONS	DESCRIPTION	DATE

XXX
XXX
XXXX
XXX

WESTWOOD
ENVIRONMENTAL
LLC
WESTWOOD ENVIRONMENTAL LLC
1601 ARBOR AVENUE
WEST CHICAGO, ILLINOIS 60655
PHONE: (630) 231-6090

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



VARIES BY UNIT

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

COPYRIGHT: 2022
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'

BASE FILE:

REF FILE:

REF FILE: HCRD CELL

SHEET

L 1

Prepared by and after recording
return to:
Timothy S. Breems, Sr.
Ruff Breems LLP
8102 W. 119th Street, Suite 150
Palos Park, IL 60464



2304115035D

Doc# 2304115035 Fee \$99.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2023 02:09 PM PG: 1 OF 25

QUIT CLAIM DEED
DIVISION OF CERTAIN ODYSSEY CLUB PHASE 7 LOTS

THIS QUIT CLAIM DEED is made as of this 1st day of February, 2023 between Golfview Tinley Park LLC, an Illinois limited liability company, having an address at 2221 Camden Court, Suite 200, Oak Brook, IL 60523 ("Grantor"), and Golfview Tinley Park LLC, an Illinois limited liability company, having an address at 2221 Camden Court, Suite 200, Oak Brook, IL 60523 ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby CONVEY and QUIT CLAIM unto Grantee all those tracts or parcels described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said properties (collectively the "Properties");

TO HAVE AND TO HOLD the Properties unto Grantee forever in fee simple. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

Golfview Tinley Park LLC,
an Illinois limited liability company,

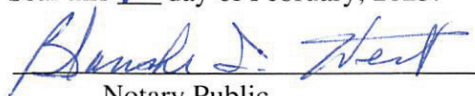
By: 
Name: Patricia Halikias
Title: Manager

STATE OF ILLINOIS)

COUNTY OF )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Patricia Halikias as Manager of Golfview Tinley Park LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1 day of February, 2023.


Notary Public

My Commission Expires: 8-4-2023

THIS TRANSACTION IS EXEMPT
FROM REAL ESTATE TRANSFER TAX
UNDER 35 ILCS 200/31-45(e)

DATE: February 1, 2023


Signature of Buyer, Seller or Representative

MAIL SUBSEQUENT TAX BILLS TO:

Golfview Tinley Park LLC
2221 Camden Court, Suite 200
Oak Brook, IL 60523

BLANCHE I WEST
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 4, 2023

EXHIBIT A
LEGAL DESCRIPTIONS OF PROPERTIES

LOT 1 DIVISION PARCELS – SURVEY OF LOT 1 DIVIDING INTO FOUR PARCELS
ATTACHED HERETO AS EXHIBIT B FOR CLARIFICATION

Parcel 1:

THAT PART OF LOT 1 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF 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.

31-07-408-001-0000

PIN: 31-07-408-030-0000

Address: 26 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 28 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 30 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 32 Olympus Drive, Tinley Park, IL

**LOT 2 DIVISION PARCELS – SURVEY OF LOT 2 DIVIDING INTO FOUR PARCELS
ATTACHED HERETO AS EXHIBIT C FOR CLARIFICATION**

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.

PIN: 31-07-408-030-0000

Address: 34 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 36 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 38 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 40 Olympus Drive, Tinley Park, IL

**LOT 27 DIVISION PARCELS – SURVEY OF LOT 27 DIVIDING INTO THREE
PARCELS ATTACHED HERETO AS EXHIBIT D FOR CLARIFICATION**

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.'

PIN: 31-07-408-030-0000

Address: 61 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 63 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 65 Olympus Drive, Tinley Park, IL

LOT 28 DIVISION PARCELS – SURVEY OF LOT 28 DIVIDING INTO THREE PARCELS ATTACHED HERETO AS EXHIBIT E FOR CLARIFICATION

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.

PIN: 31-07-408-030-0000

Address: 55 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 57 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000

Address: 59 Olympus Drive, Tinley Park, IL

**LOT 30 DIVISION PARCELS – SURVEY OF LOT 30 DIVIDING INTO FOUR PARCELS
ATTACHED HERETO AS EXHIBIT F FOR CLARIFICATION**

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.

PIN: 31-07-408-030-0000
Address: 41 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000
Address: 43 Olympus Drive, Tinley Park, IL

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.

PIN: 31-07-408-030-0000
Address: 45 Olympus Drive, Tinley Park, IL

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°45'49" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 27.19 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-408-030-0000
Address: 47 Olympus Drive, Tinley Park, IL

**LOT 31 DIVISION PARCELS – SURVEY OF LOT 31 DIVIDING INTO FOUR PARCELS
ATTACHED HERETO AS EXHIBIT G FOR CLARIFICATION**

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°45'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 66.74 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.

PIN: 31-07-408-030-0000

Address: 33 Olympus Drive, Tinley Park, IL

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°45'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 68.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54°45'49" 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 55°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.

PIN: 31-07-408-030-0000

Address: 35 Olympus Drive, Tinley Park, IL

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°49'49" 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.

PIN: 31-07-408-030-0000

Address: 37 Olympus Drive, Tinley Park, IL

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°49'49" 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.

PIN: 31-07-408-030-0000

Address: 39 Olympus Drive, Tinley Park, IL

**LOT 32 DIVISION PARCELS – SURVEY OF LOT 32 DIVIDING INTO FOUR PARCELS
ATTACHED HERETO AS EXHIBIT H FOR CLARIFICATION**

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, CONTINUING ALONG THE 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 POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-408-030-0000

Address: 25 Olympus Drive, Tinley Park, IL

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°3'07" 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 OINT OF BGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-408-030-0000

Address: 27 Olympus Drive, Tinley Park, IL

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 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 POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-408-030-0000

Address: 29 Olympus Drive, Tinley Park, IL

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 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 LINE 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 POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-408-030-0000

Address: 31 Olympus Drive, Tinley Park, IL

EXHIBIT B

Area Survey Company
16144 S Bell Road
Homewood, Illinois 60491

PLAT OF SURVEY

Phone: (708) 349-7364
Fax: (708) 645-0548
E-mail: areasurvey@gmail.com

PARCEL 1

OF:

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 33 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 85.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 47°33'48" 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 33 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 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 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 16.65 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 36.95 FEET; THENCE NORTH 14°16'15" WEST 126.10 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3

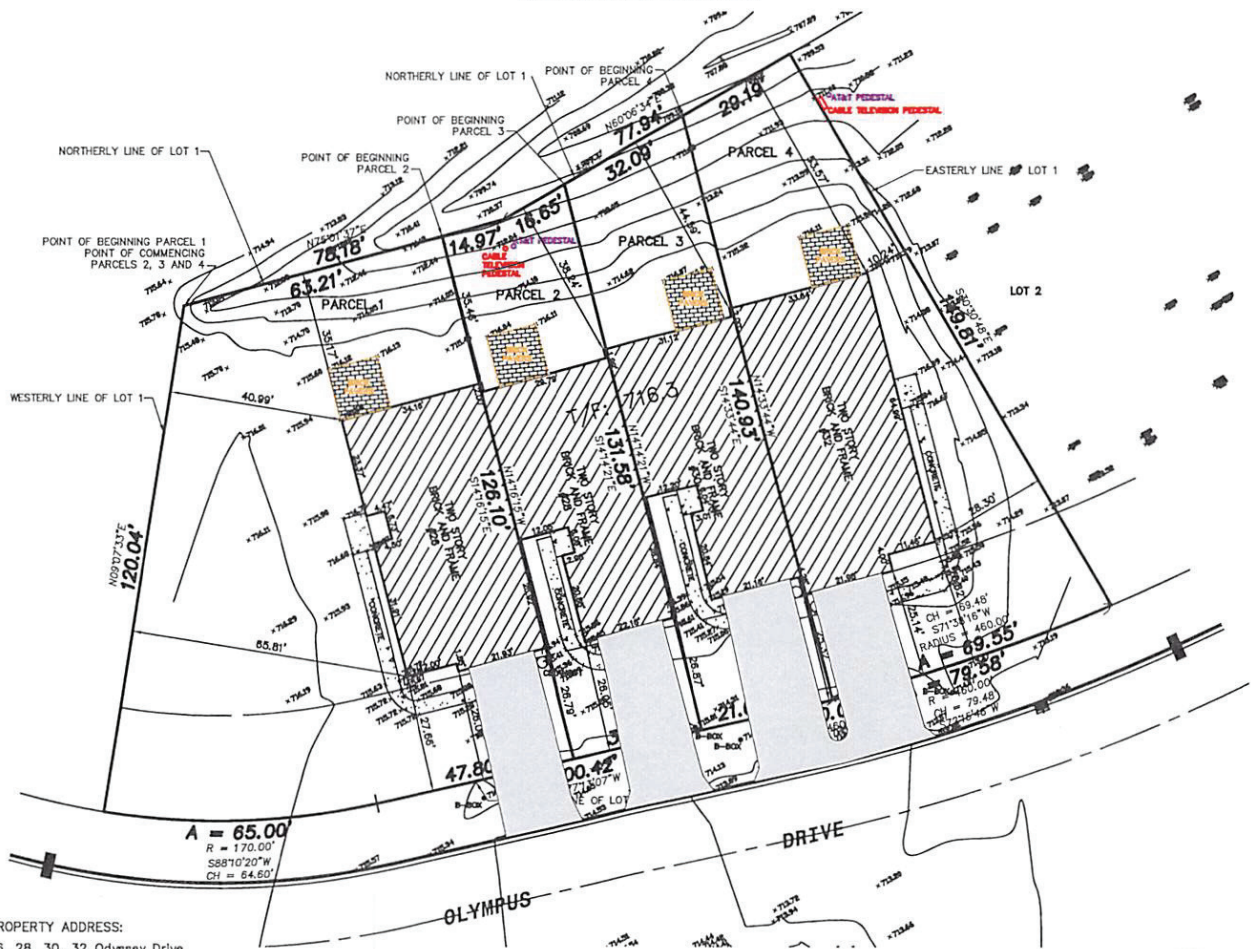
THAT PART OF LOT 1 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 75°01'37" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 78.18 FEET TO AN ANGLE POINT; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 16.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 32.09 FEET; THENCE SOUTH 14°16'15" EAST 126.10 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 78°35'36" 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 21.87 FEET; THENCE NORTH 14°16'15" 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 33 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 48.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°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 32°30'48" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 148.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 BEING A CURVE CONCAVE NORTH, HAVING A RADIUS OF 460.00 FEET, A CHORD THAT BEARS SOUTH 71°30'14" WEST, 69.48 FEET, AN ARC LENGTH OF 69.55 FEET; THENCE NORTH 14°16'15" 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: 4,287 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 ELECTRICITY, CABLE TELEVISION AND GAS SERVICE WHICH EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE.

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

Kevin Chaffin



License Expiration
11-30-2022

EXHIBIT C

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

PARCEL 1

OF:

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 80°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 84°15'55" WEST, 48.81 FEET, AN ARC LENGTH OF 48.84 FEET TO THE SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 30°00'48" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 148.81 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: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 41.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°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 80°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.

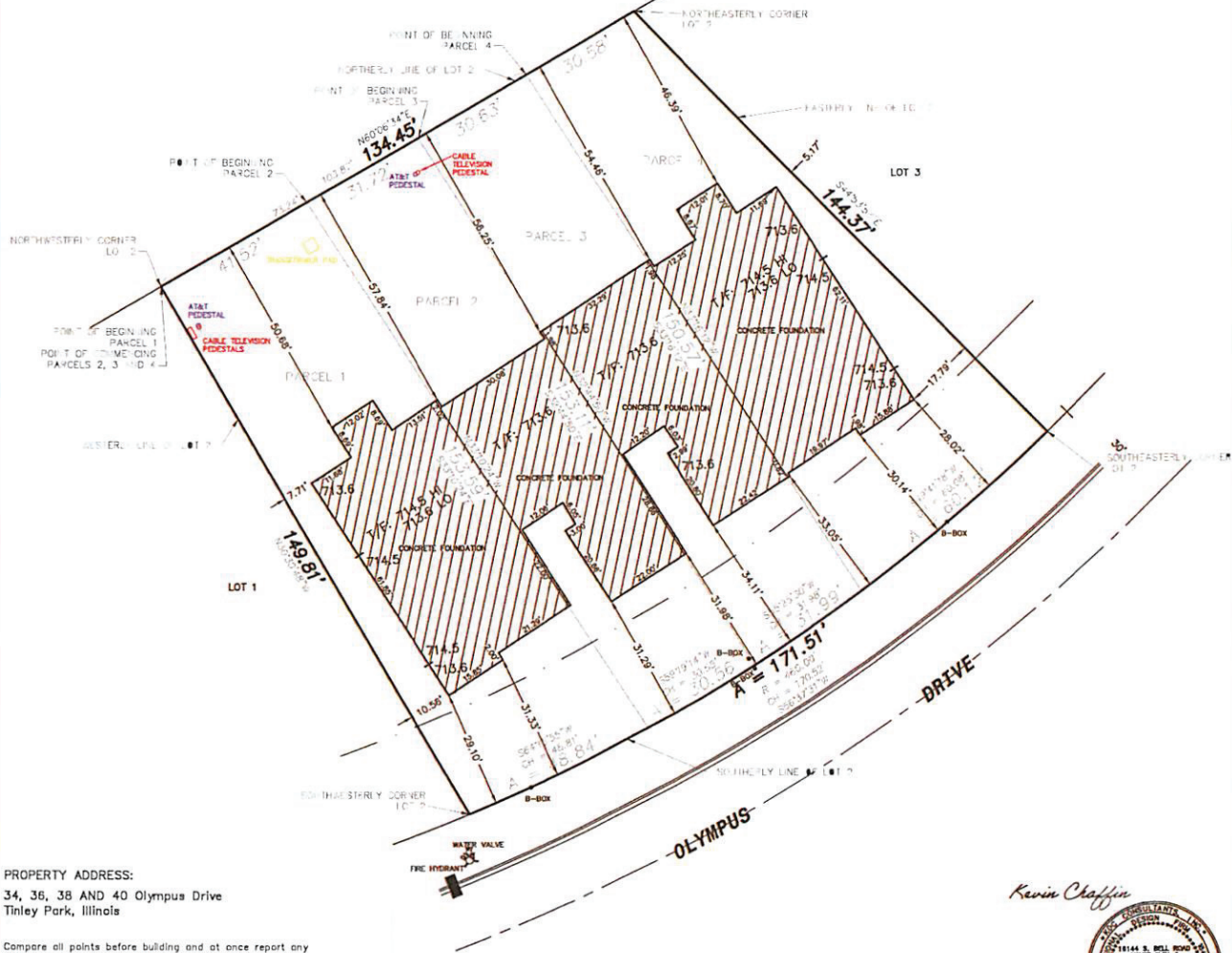
PARCEL 3

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: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 73.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 30.63 FEET; THENCE SOUTH 33°18'12" 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 50°25'30" WEST, 31.96 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: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 103.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°06'34" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 30.56 FEET TO THE NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 44°53'57" 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 48°41'18" WEST, 60.08 FEET, AN ARC LENGTH OF 60.12 FEET; THENCE NORTH 33°18'12" 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.

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

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



EXHIBIT D

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

TOPOGRAPHICAL SURVEY

OF:

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

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 44.08 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

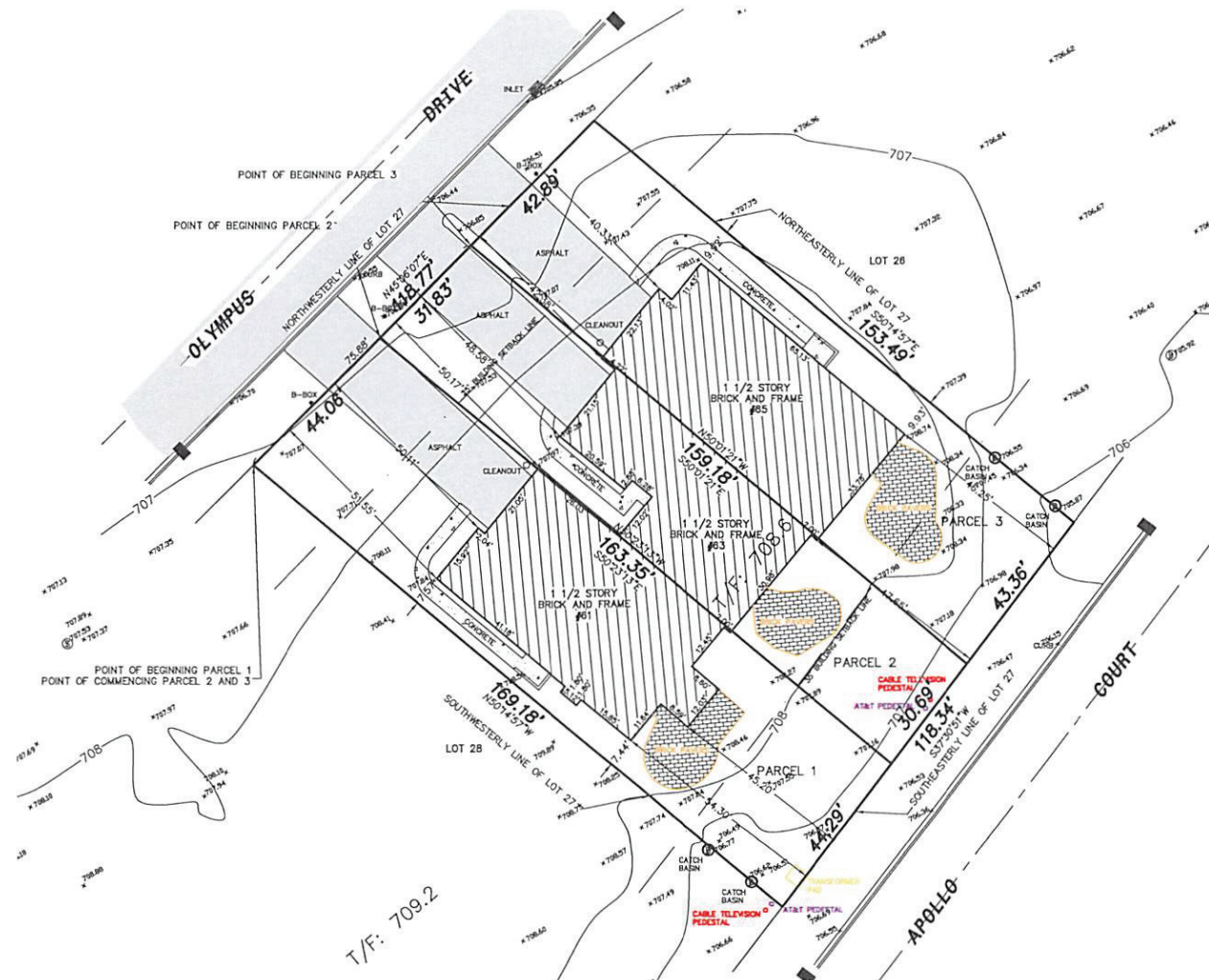
THAT PART OF LOT 27 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF SAID LOT 27; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 27, A DISTANCE OF 75.08 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 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 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: 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 75.08 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°14'57" WEST 159.18 FEET 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 plot.

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

Ordered By: ICD Development

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.

Project: 21-10-180 Lot 27

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

Kevin Chaffin



LICENSE EXPIRATION
11-30-2028

EXHIBIT E

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

TOPOGRAPHICAL SURVEY

Phone: (708) 249-7364
Fax: (708) 645-0546
E-mail: areasurvey@gmail.com

PARCEL 1

OF:

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 17.28 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 58°06'20" WEST, 44.83 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.

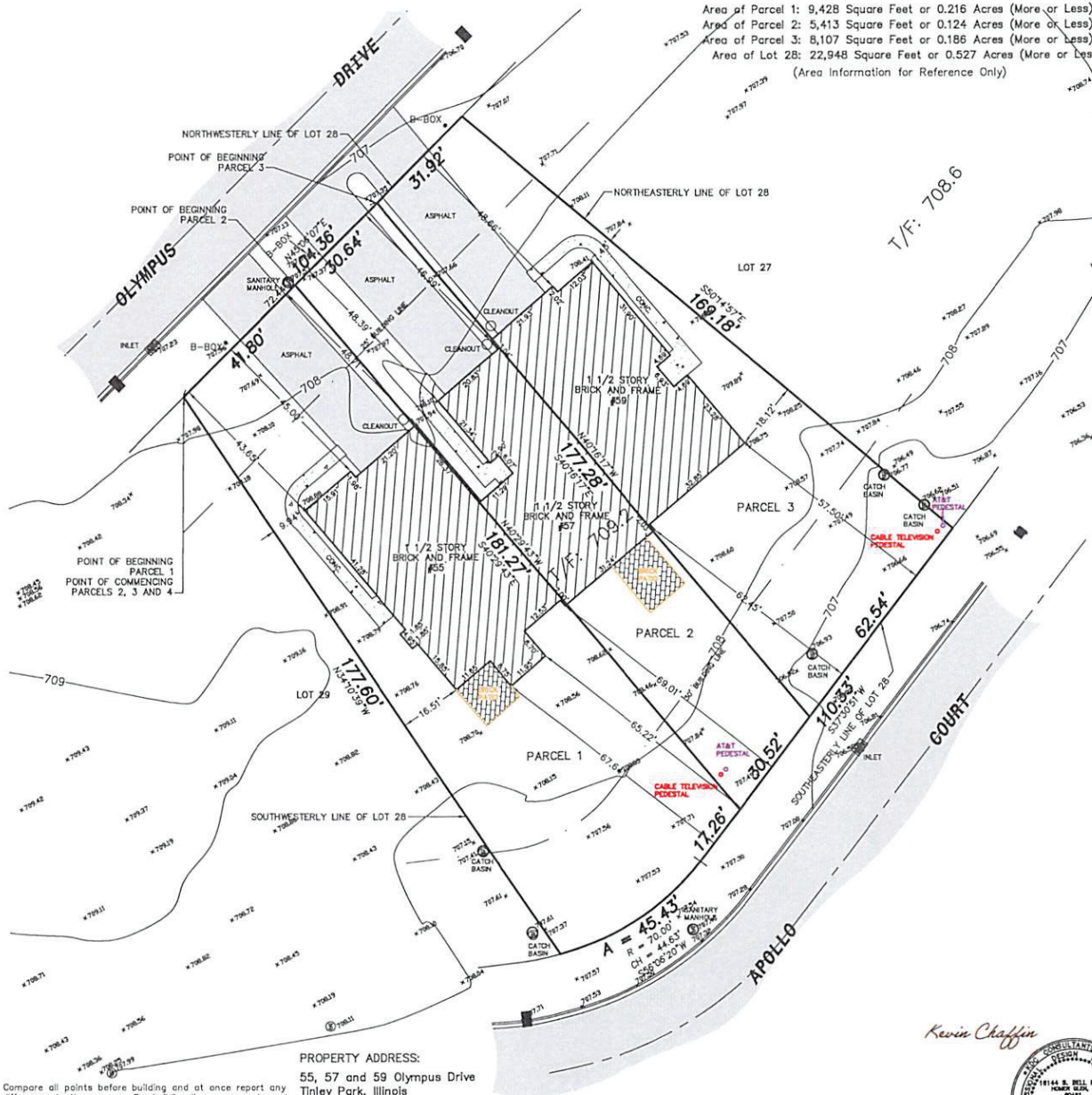
PARCEL 2

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: 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 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°29'43" 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: 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 72.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°06'07" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 28, A DISTANCE OF 31.92 FEET TO THE NORTHEASTLY 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)



PROPERTY ADDRESS:
55, 57 and 59 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 plot.

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

Ordered By: ICD Development

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.

Project: 21-10-180 Lot 28

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

Kevin Chaffin

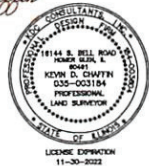


EXHIBIT F

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

PLAT OF SURVEY

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

PARCEL 1:

OF:

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 33°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 NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD THAT BEARS NORTH 50°02'27" EAST 37.01 FEET, AN ARC LENGTH OF 37.01 FEET, THENCE SOUTH 37°10'49" 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: BEGINNING 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 NORTHEASTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD THAT BEARS NORTH 50°02'27" 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.

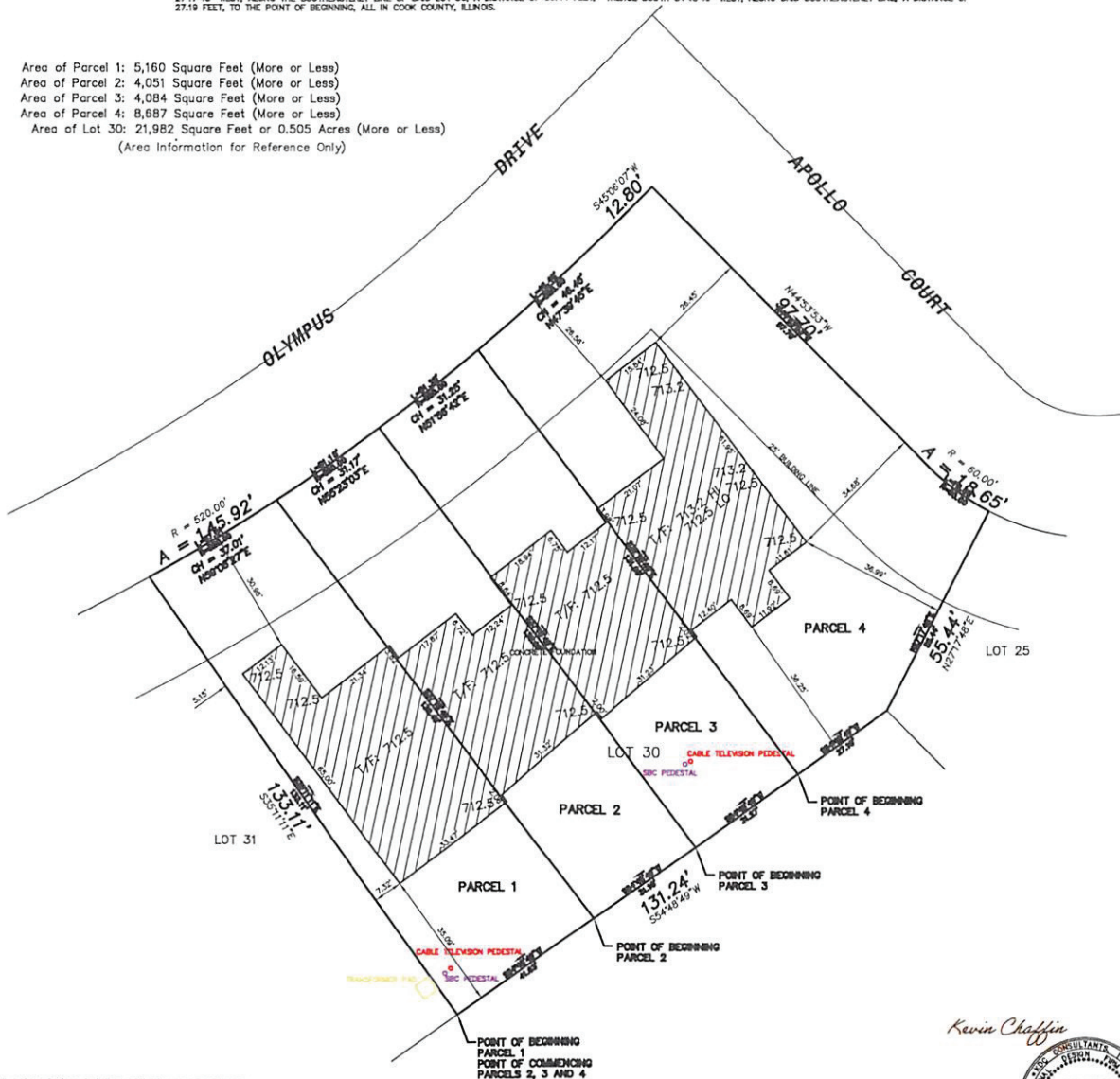
PARCEL 3:

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: BEGINNING 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 131.86 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 NORTHEASTERLY, 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 131.86 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: BEGINNING 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 131.86 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 NORTHEASTERLY, 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 131.86 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.

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: 8,887 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)



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

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

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



License Expiration
11-30-2023

EXHIBIT G

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

PLAT OF SURVEY

Phone: (708) 349-7364
Fax: (708) 645-0549
E-mail: areasurvey@gmail.com

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, 30.18 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: 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 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 68°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

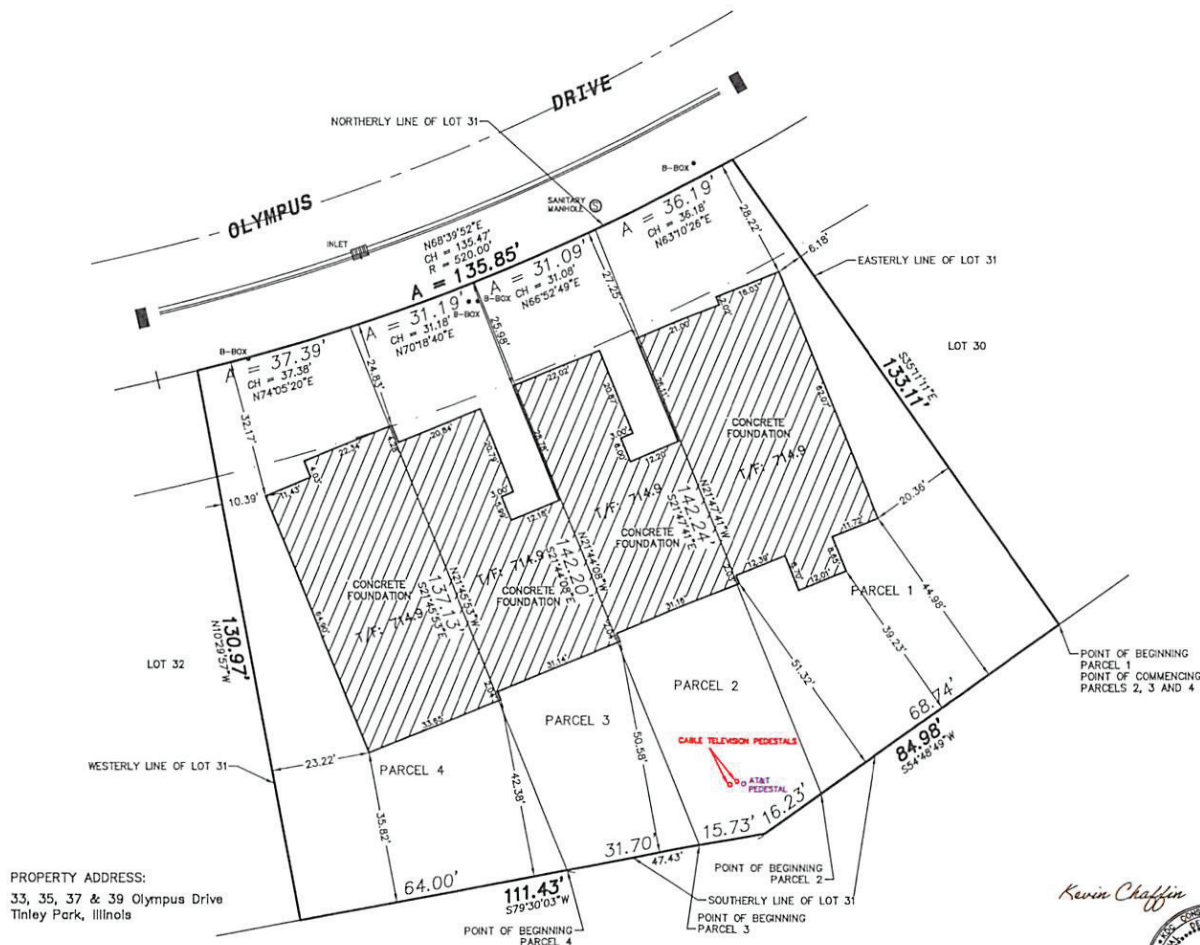
THAT PART OF LOT 31 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 31; THENCE SOUTH 54°48'49" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 68.98 FEET TO A BEND POINT; THENCE SOUTH 79°30'03" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 84.00 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 31.18 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: 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 64.98 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 84.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE NORTH 10°23'57" 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°02'20" EAST, 37.38 FEET, AN ARC LENGTH OF 37.38 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

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.

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

Ordered By: ICD Development

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.

Project: 21-10-180 Lot 31 Townhome

Dated: June 14, 2022

Kevin Chaffin



LICENSE EXPIRATION
11-30-2023

EXHIBIT H

Area Survey Company
16144 S Bell Road
Homewood, 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 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 SOUTHEAST 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 78°41'01" EAST 8.71 FEET, AN ARC DISTANCE OF 8.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE SOUTH 10°22'57" EAST, ALONG THE EASTERLY LINE OF SAID LOT 32, A DISTANCE OF 130.97 FEET, 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: BEGINNING AT THE SOUTHEAST 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°02'51" 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 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: BEGINNING AT THE SOUTHEAST 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 31.00 FEET; THENCE NORTH 11°02'51" WEST 128.66 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°02'51" EAST 127.91 FEET, 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: BEGINNING AT THE SOUTHEAST 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 SOUTHWEST CORNER OF SAID LOT 32; THENCE NORTH 10°56'33" WEST, ALONG THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 128.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE NORTHEAST ALONG THE NORTH LINE OF SAID LOT 32 BEING A CURVE CONCAVE NORTHEAST 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, 3.78 FEET; THENCE SOUTH 11°02'51" EAST 128.66 FEET 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)

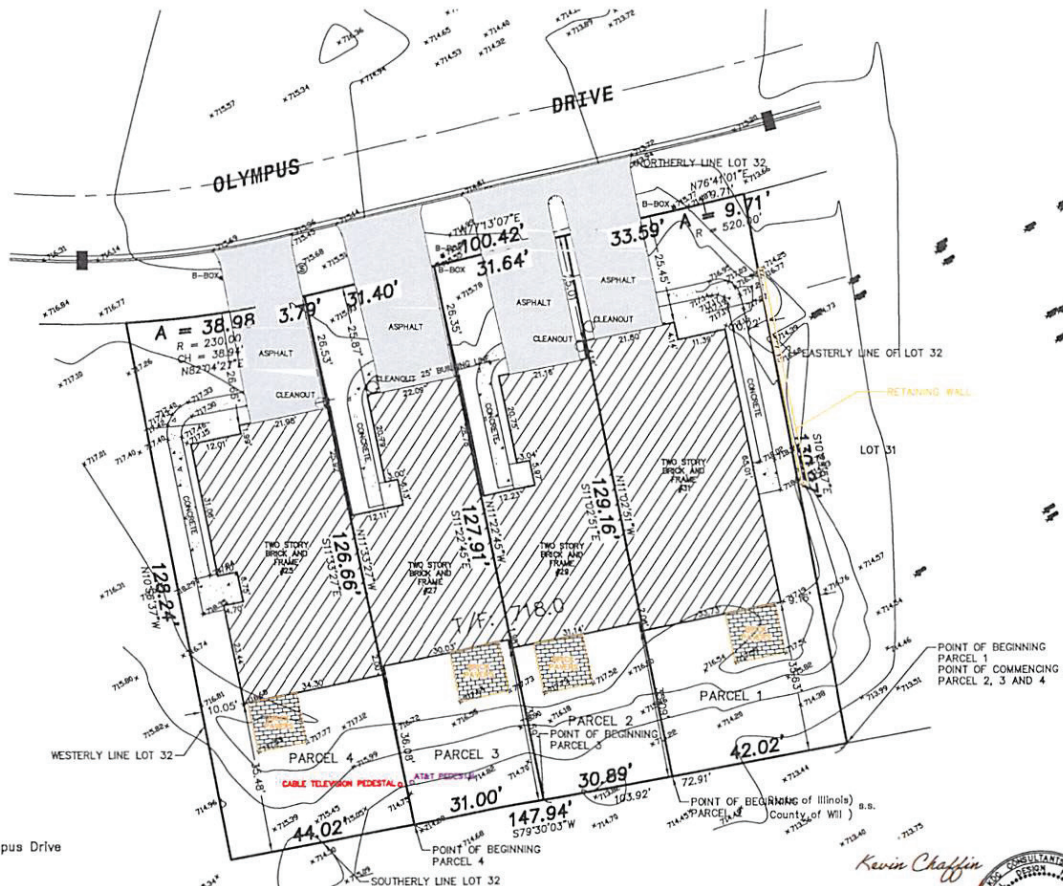
Area of Parcel 2: 4,018 Square Feet or 0.092 Acres (More or Less)

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

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.

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



PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Tim Breems Sr., Attorney for Golfview Tinley Park LLC, being duly sworn on oath, states that he resides at 13091 Timber Court, Palos Heights, IL 60463. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Tim Breems Sr.
Tim Breems Sr.

SUBSCRIBED and SWORN to before me

this 8th day of February, 2023.
Donna Platt



REAL ESTATE TRANSFER TAX

10-Feb-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-07-408-001-0000

20230201648674

1-263-957-840

This instrument prepared by
and should be returned to:

Timothy S. Breems, Sr.
Ruff Breems LLP
8102 W. 119th Street
Suite 150
Palos Park, IL 60464

ABOVE SPACE FOR RECORDER'S USE ONLY

PIN: 31-07-408-030-0000

DECLARATION OF CONDITIONAL TOWNHOME UNIT SALES RESTRICTION

This Declaration of Conditional Townhome Unit Sales Restriction is made this ____ day of _____, 2023 by Golfview Tinley Park LLC, an Illinois limited liability company (“Declarant”), as assignee of Chicago Title Land Trust Company, successor trustee to Northstar Trust Company, not personally, but solely as Trustee (being the successor Trustee to Republic Bank of Chicago, which was successor Trustee to Cole Taylor Bank, which was successor Trustee to Manufacturers Bank, formerly known as Steel City Bank of Chicago, formerly known as Steel City National Bank of Chicago) under trust numbers 3231 and 3251 (collectively “Assignor”).

RECITALS

A. Declarant is the record title holder of certain real property in the Village of Tinley Park (the “Municipality”), Cook County, Illinois, which is legally described on Exhibit “A” attached hereto (the “Subject Premises”). Pursuant to that certain Umbrella Declaration of Covenants, Conditions and Restrictions for The Odyssey Club recorded with the Recorder of Deeds of Cook County, Illinois, with Amendment attached thereto, all recorded on December 2, 1992 as Document No. 92-901950, as amended by that Second Amendment recorded on February 2, 1993 as Document No. 93-149961, and as amended by that Third Amendment recorded on August 16, 2021 as Document No. 2122857034 (as amended, the “Odyssey Declaration”), the Subject Premises are a portion of a larger residential planned unit development project commonly known as The Odyssey Club (the “Development”) consisting of a development of single-family attached townhome residences known as The Fairway Townhomes, a development of single-family attached townhome residences known as The Greenview Townhomes, a development of single-family detached residences known as Estate Homes, and the Subject Premises, which are referenced in the Odyssey Declaration as Future Development Area.

B. Declarant is developing and improving the lots in the Subject Premises (the “Declarant Development”) with buildings containing single family attached townhome dwelling units, with each dwelling unit sharing a perimeter wall with at least one of the other dwelling units, and each lot divided into two (2) or more tracts, one for each dwelling unit, with a driveway and portion of the land on the lot (the “Townhomes Dwelling Unit Parcels”).

C. Declarant has petitioned the Village of Tinley Park, Illinois, a municipal corporation (the “Village”), for an amendment to the zoning ordinance which classified the Subject Premises as a part of the planned unit Development under the R-5 Low Density Resident District of the Tinley Park Zoning Ordinance to permit the Declarant Development (the “PUD Amendment”). The Village has conditioned the approval of the PUD Amendment upon the recordation of this Declaration with the Recorder of Cook County, Illinois.

D. The Declarant hereby declares that the Subject Premises shall be subject to this Declaration and shall be held, transferred, conveyed and occupied subject to this Declaration and the following restriction, which is for the purpose of protecting the value and desirability of, shall run with the Subject Premises submitted hereto and be binding on and inure to the benefit of any owner thereof.

NOW, THEREFORE, the Declarant hereby declares as follows:

1. SUBJECT PREMISES SUBJECT TO DECLARATION. Declarant expressly intends to and by recording this Declaration does hereby, subject the Subject Premises to the provisions of this Declaration.

2. TOWNHOME UNIT CONDITIONAL SALES RESTRICTION. Declarant shall not sell and convey fee simple title to any persons of any of the individual Townhome Dwelling Unit Parcels for purposes of single family occupancy of the subject Individual Townhome Dwelling Unit Parcels prior to executing and recording with the Recorder of Cook County, Illinois a Declaration for Golfview Townhomes at The Odyssey Club Phase 7 (the “Townhome Declaration”), which Townhome Declaration is substantially in the form and content of that certain Declaration for Golfview Townhomes at The Odyssey Club Phase 7 attached as an Exhibit to the PUD Amendment and subjecting such sale and conveyance to the terms and conditions of the Townhome Declaration (the “Townhome Unit Conditional Sales Restriction”); provided, however, that the foregoing Townhome Unit Conditional Sales Restriction shall not apply to any sale and conveyance of the entire Subject Premises to a purchaser so long as the purchaser continues to own the entire Subject Property for residential rental purposes and does not occupy any part of the Subject Premises for purchaser’s personal residential purposes.

3. DURATION. The Conditional Sale Restriction shall be appurtenant to and shall run with and bind the land, provided that upon the recording of the Townhome Declaration with the Recorder of Cook County, Illinois, the Conditional Sale Restriction shall be released and this Declaration shall be revoked in its entirety.

IN WITNESS WHEREOF, Declarant has executed this Declaration on and as of the date first set forth above.

DECLARANT:

Golfview Tinley Park LLC,
an Illinois limited liability company,

By: _____

Name: _____

Title: Manager

STATE OF ILLINOIS)

)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named _____ as Manager of Golfview Tinley Park LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2023.

Notary Public

My Commission Expires: _____

EXHIBIT A
The Subject Premises

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 IN ODYSSEY CLUB PHASE 7, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 6, 2005 AS DOCUMENT NUMBER 0534018081, AND THE PRIVATE ROADS COMMONLY KNOWN AS OLYMPUS DRIVE AND APOLLO COURT AS SHOWN ON THE PLAT OF THE SUBDIVISION OF THE ABOVE DESCRIBED ODYSSEY CLUB PHASE 7.

PIN: 31-07-408-030-0000

ADDRESS: Odyssey Club Phase 7, Vollmer Road, West of Ridgeland Avenue, Tinley Park, IL

THE ODYSSEY CLUB GATED ENTRYWAY COST SHARING AGREEMENT

This The Odyssey Club Gated Entryway Cost Sharing Agreement (the “**Agreement**”) is made as of the ___ day of February, 2023, by and between Odyssey Club Umbrella Association, an Illinois not for profit corporation (the “**Umbrella Association**”), and Golfview Tinley Park LLC, an Illinois limited liability company (“**Golfview Tinley Park**”).

RECITALS

A. Pursuant to that certain Umbrella Declaration of Covenants, Conditions and Restrictions for The Odyssey Club recorded with the Recorder of Deeds of Cook County, Illinois, with Amendment attached thereto, all recorded on December 2, 1992 as Document No. 92-901950, as amended by that Second Amendment recorded on February 2, 1993 as Document No. 93-149961, and as amended by that Third Amendment recorded on August 16, 2021 as Document No. 2122857034 (as amended, the “**Umbrella Declaration**”), the Umbrella Association is responsible for the maintenance of, and collecting and disbursing the assessments and charges for certain Common Areas, including a Gated Entryway at Vollmer Road, Tinley Park, IL with electronic gates and fob access (the “**Gated Entryway**”), for three (3) phased residential developments described in the Umbrella Declaration, consisting of a development of single-family attached townhome residences known as The Fairway Townhomes, a development of single-family attached townhome residences known as The Greenview Townhomes, and a development of single-family detached residences known as Estate Homes, within a larger residential planned unit development project known as The Odyssey Club located in the Village of Tinley, County of Cook, State of Illinois, more particularly described in the Umbrella Declaration as the “**Premises**”. Said three (3) residential development properties with in the Premises are collectively described in the Umbrella Declaration as the “**Property**”.

B. Golfview Tinley Park, as successor to the Declarant/Developer under the Umbrella Declaration, is the owner of Odyssey Club Phase 7, consisting of thirty two (32) lots and private streets Olympus Drive and Apollo Court, located in the Premises (“Phase 7”) located within the Property. Golfview Tinley Park is improving with Phase 7 with a rental residential development of single-family attached townhome residences to be known as “Golfview Townhomes” (each a “**Golfview Townhome**”).

C. Although Phase 7 is part of the Premises, and more particularly described as part of the Future Development Area described in the Umbrella Declaration, Phase 7 has not been subjected to the Umbrella Declaration as a part of the Property.

D. Article VIII, Section 6.a. of the Umbrella Declaration provides for the grant of a general non-exclusive easement for reasonable non-exclusive ingress and egress over, across and through the streets within the Premises for the benefit of the Phase 7 property and in favor Golfview Tinley Park as the owner of Phase 7 and for the benefit of the Property and owners of the Property (the “**Shared Ingress and Egress Easements**”).

E. Pursuant to a First Amendment to Annexation (Odyssey Golf Course Development) between the Village of Tinley Park (the “**Village**”) and prior Developer of the Premises dated February 18, 1992 (the “**First Amendment**”), the Village has agreed to maintain (including but not limited to snow plowing, cleaning and repairing) all private streets in the Premises in the same manner as the Village maintains its own public streets under the following terms: a monthly surcharge of \$5.00 is added to the individual water and sewer bills for all users of the Village's system within or on the Premises for a period of ten (10) years from the date of the First Amendment, and thereafter the monthly surcharge shall increase to \$10.00 for the next ten (10) years, and thereafter the monthly surcharge shall increase an additional \$5.00 per month for each subsequent ten (10) year period.

F. To facilitate the proper and convenient operation of the Gated Entryway to ensure the full shared enjoyment of the Shared Ingress and Egress Easements, the Umbrella Association and Golfview Tinley Park desire to enter into this Agreement whereby the cost of maintenance and upkeep of the Gated Entryway will be shared by the Unit Owners within the Property described in the Umbrella Association and Golfview Tinley Park as owner of Phase 7.

Now therefore, in consideration of the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, for themselves, their successors and assigns, agrees as follows:

1. Fob Issuance. The Umbrella Association controls vehicular entry through gates at the Gated Entryway by the issuance of electronic key fobs (the “**Fobs**”) to Unit Owners in exchange for the payment of a standard fee (currently \$25/Fob) (the “**Fob Fee**”). The Umbrella Association agrees to issue to Golfview Tinley Park two (2) Fobs for each of the Golfview Townhomes for which Golfview Tinley Park has obtained from the Village a certificate of occupancy which Golfview Tinley Park may provide to the occupants of each Golfview Townhome in exchange for Golfview Tinley Park’s payment to the Umbrella Association of the standard Fob Fee for each Fob. The Umbrella Association agrees to provide replacement Fobs to Golfview Tinley Park upon payment by Golfview Tinley Park to the Umbrella Association of the standard replacement Fob Fee.

2. Cost Sharing. Golfview Tinley Park shall share all expenses incurred in connection with the use, operation, and maintenance of the Gated Entryway and any improvements or equipment associated therewith as hereafter provided (collectively the “**Shared Costs**”). Such expenses shall include, but not be limited to, maintenance, repair and replacement, and reserves for replacement and deferred maintenance.

2.1 On or before November 15 of each year, Golfview Tinley Park shall deliver to the Umbrella Association a written statement of the current total number of occupied townhome properties in Phase 7 for which Fobs have been issued (the “**Number of Golfview Townhomes**”);

- 2.2 On or before December 1st of each year, the Umbrella Association shall prepare and deliver to Golfview Tinley Park, a budget of anticipated expenditures for the Shared Costs for the next calendar year (the “**Annual Estimate**”);
- 2.3 On or before January 31 of each year, Golfview Tinley Park shall pay to the Umbrella Association a portion of the Shared Costs calculated by the following formula:

Annual Estimate divided by the sum of total Units in the Property PLUS Number of Golfview Townhomes multiplied by the Number of Golfview Townhomes (the “**Golfview Annual Payment Amount**”);

- 2.4 On or before the date of the annual meeting of Unit Owners (described in the Umbrella Declaration) of each calendar year, the Umbrella Association shall supply Golfview Tinley Park with the itemized accounting of the expenses for the preceding calendar year actually incurred and paid for the Shared Costs relative to the Gated Entryway, together with a tabulation of the amounts collected pursuant to estimates provided Unit Owners plus the Golfview Annual Payment Amount, and showing the net amount over or under actual expenditures, plus reserves. If such net amount is over actual expenditures plus reserves in any given year (“**Excess Payment Amount**”), Golfview Townhome Association shall pay to the Umbrella Association on or before January 31 of the subsequent year, the Excess Payment Amount divided by the sum of total Units in the Property PLUS Number of Golfview Townhomes multiplied by the Number of Golfview Townhomes. If such net amount is under actual expenditures plus reserved in any given year (“**Excess Collection Amount**”), the Excess Collection Amount divided by the sum of total Units in the Property PLUS Number of Golfview Townhomes multiplied by the Number of Golfview Townhomes shall be credited to Golfview Tinley Park in calculating the Golfview Annual Payment Amount for the subsequent year.

3. **Reserved Rights of Assignment.** The Umbrella Association shall have the unrestricted right to assign its rights under this Agreement to any umbrella association which shall be a successor to the Association. Golfview Tinley Park shall have the unrestricted right to assign its rights under this Agreement to any townhome homeowners or condominium association created pursuant to recorded declarations to own and maintain the common areas of Phase 7 or other entity or to any owners of any portion of Phase 7. Any such assignment by either of the parties shall be conditioned upon the assumption of the assigning party's obligations under this Agreement by the applicable assignee in release of the assigning party's obligations under this Agreement. Except as permitted by this paragraph, neither party shall have the right to assign this Agreement to any party without the prior written consent of the other party.

4. **Governing Law.** The laws of the State of Illinois shall govern this Agreement.

5. Severability. In the event any provision of this Agreement shall be determined to be void, unlawful or otherwise unenforceable, such provision shall be deemed severable from the remainder of this Agreement and such void, unlawful or unenforceable provision shall be replaced automatically by a provision containing terms as nearly as possible to the void, unlawful or unenforceable provision, but which still remains valid and enforceable, and this Agreement as so modified shall continue to be in full force and effect.

6. Attorneys' Fees. In the event that any party is required to enforce this Agreement by litigation, then the prevailing party in such litigation shall be entitled to collect its costs and reasonable attorneys' fees incurred in connection with such litigation from the non-prevailing party, for pretrial preparation, trial and appeal.

7. Amendment. This Agreement shall not be changed, amended, modified or terminated except by an instrument in writing, executed by Golfview Tinley Park and the Umbrella Association or their respective successors or assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the year and date first above written.

Umbrella Association:

Odyssey Club Umbrella Association,
an Illinois not for profit corporation,

By: _____

Name: _____

Title: President

Golfview Tinley Park:

Golfview Tinley Park LLC,
an Illinois limited liability company,

By: _____

Name: _____

Title: Manager