



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 20, 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 July 6, 2023 Regular Meeting

**ITEM #1 WORKSHOP – OAK PARK TOWNES, 17822-17828 OAK PARK AVENUE –
VARIATIONS, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL
APPROVAL**

Consider recommending that the Village Board grant Ramsey Elshafei, on behalf of Oak Park by EEP, LLC, (petitioner) two Variations from Section XII.D.9. (Private Lot Standards), Table 2.D.6. of the Zoning Code. The proposed Variations will increase the required interior maximum side yard setback from five feet (5') to a ten and one-tenth feet (10.1'), and increase the private roadway's maximum curb cut width from twenty feet (20') to thirty-one feet (31'). The petitioner is requesting these Variations to permit new construction of a 31-unit townhome development located at 17822-17828 Oak Park Avenue zoned within the NG (Legacy – Neighborhood General) zoning district. Site Plan and Final Plat approvals will also be considered at the meeting.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

July 6, 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 July 6, 2023.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for July 6, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner, called the roll.

Present and responding to roll call were the following:

Chairman Gray
Donald Bettenhausen
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Ashley Blackmon, AMM Wholesale & Appliance
Harriett Basiorka, Mars2 Management & Brokers, LLC
Mark Kurensky, HKM Architects and Planners, on behalf of
Crana Homes

Members of the Public: Michael Stocklose, President of Brookside Glen Townhouse
Association 1 and 2

COMMUNICATIONS –

Lori Kosmatka, Associate Planner, noted the Village now has a new Planning Manager, Jason Engberg.

APPROVAL OF THE MINUTES - Minutes of the June 15, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER TRUXAL to approve the June 15, 2023, minutes as annotated. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 6, 2023 REGULAR MEETING

ITEM #1: PUBLIC HEARING – AMM WHOLESALE & APPLIANCE – SPECIAL USE PERMIT 8200 185th STREET, SUITE AA

Consider recommending that the Village Board grant Ashley and Dandre Blackmon of AMM Wholesale & Appliance a Special Use Permit to operate a Retail Use Incidental to a Principal Use (Wholesale) at 8200 185th Street, Suite AA in the M-1 PD (General Manufacturing, Tinley Crossing Corporate Center PUD) zoning district.

Present Plan Commissioners:

- Chairman Gray
- Donald Bettenhausen
- James Gaskill
- Angela Gatto
- Terry Hamilton
- Andrae Marak
- Steve Sepessy
- Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff:

- Dan Ritter, Community Development Director
- Jason Engberg, Planning Manager
- Lori Kosmatka, Associate Planner

Petitioners:

- Ashley Blackmon, AMM Wholesale & Appliance
- Harriett Basiorka, Mars2 Management & Brokers, LLC

Members of the Public: None

CHAIRMAN GRAY introduced Item #1. CHAIRMAN GRAY asked for a motion to open the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

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

Lori Kosmatka, Associate Planner, presented the staff report. She noted that the Petitioner Ashley Blackmon is present as well as Harriett Basiorka of Mars2 Management, property management company.

The Petitioner had no comment.

CHAIRMAN GRAY asked the Commission for comments and questions, beginning with COMMISSIONER GASKILL.

COMMISSIONERS GASKILL, MARAK, SEPESSY, BETTENHAUSEN and GATTO had no comment.

COMMISSIONER TRUXAL noted there is a single entry. He asked if that is where all the items are brought into the store.

The Petitioner, Ashley Blackmon, and property management representative Harriett Basiorka were sworn in. Ms. Blackmon responded noting there is a garage overhead present.

COMMISSIONER HAMILTON asked if the three parking spaces would have what would be needed for staff.

Ms. Blackmon responded that throughout the week there is usually only one person working there. The only time her husband is there is when he is unloading the truck. She would use one of the three spots, typically leaving two available.

CHAIRMAN GRAY noted that the Petitioner has been operating for a year and a half with no known issues. He noted that when he has been in the area he has never noticed this business. He asked if they get their name on the tenant panel, then whether or not they would expect business to go up slightly.

Ms. Blackmon responded yes.

CHAIRMAN GRAY noted to Staff's point that neighboring businesses are typically closed on Saturdays which is when you would have the ten people anyhow. He noted that the Petitioner should take precaution given that advertising will not allow signage on the wall, but only the tenant panel, which is good. He also noted he is in agreement with Staff's recommended condition to operate primarily as wholesale.

CHAIRMAN GRAY asked if there were any further comments from the Commissioners. Hearing none, he asked if anyone wished to provide public comment. None did.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER GATTO made the motion; COMMISSIONER GASKILL seconded the motion. All were in favor. CHAIRMAN GRAY declared the motion carried. He requested Staff to present the standards.

Lori Kosmatka, Associate Planner, presented the standards.

CHAIRMAN GRAY entertained motions for this item.

There were two motions for this item.

Motion 1-Special Use Permit

COMMISSIONER GATTO made a motion to recommend that the Village Board grant the Petitioner, Ashley and Dandre Blackmon of AMM Wholesale & Appliance a Special Use Permit to operate a Retail Use Incidental to A Principal Use (Wholesale) at 8200 185th Street Suite AA in the M-1-PD (General Manufacturing, Tinley Crossings Corporate Center PUD), according to the submitted plans and adopt the Findings of Fact as listed in the July 6, 2023 Staff Report with the following condition:

- 1. The business must continue to operate primarily as a wholesale establishment.*

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the item would go to Village Board on July 18th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 6, 2023 REGULAR MEETING

ITEM #2: PUBLIC HEARING – BROOKSIDE GLEN VILLAS (CRANA HOMES) RESIDENTIAL SUBDIVISION, 80TH AVENUE AND 191ST STREET, SPECIAL USE FOR FINAL PUD APPROVAL FOR A SUBSTANTIAL DEVIATION, FINAL PLAT OF RESUBDIVISION

Consider recommending that the Village Board grant recommending that the Village Board grant Frank Bradley, on behalf of Crana Homes, a Special Use for Final Approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) for property located Southwest of 80th Avenue and 191st Street (8020-8023 Bradley Drive & 19140-19239 Buncrana Circle), in the Brookside Glen PUD. Final Plat is also being requested as part of the development approval.

Present Plan Commissioners:

Chairman Gray
Donald Bettenhausen
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners:

Eduardo Mani

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

Mark Kurensky, HKM Architects and Planners, on behalf of
Crana Homes

Members of the Public:

Michael Stocklose, President of Brookside Glen Townhouse
Association 1 and 2

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

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

Lori Kosmatka, Associate Planner, presented the staff report. She noted that Mark Kurensky is present, who is representing the Petitioner as the architect.

Mark Kurensky, representing the Petitioner, was sworn in. He thanked staff for their presentation. The Petitioner is ready to move forward, and have looked at the conditions and have no objection to the way which staff has written them. He is available to answer any questions.

CHAIRMAN GRAY asked the Commission for comments and questions, beginning with COMMISSIONER BETTENHAUSEN.

COMMISSIONER BETTENHAUSEN noted the only concern he has is on the selection of the building materials is somewhat monotonous. He would like to see some more anti-monotony. He doesn't expect to see yellows or reds, but it just seems like the proposed units are very similar in style and coloring.

Dan Ritter, Community Development Director, noted that there was quite a bit of conversation on this at the Preliminary Approvals. Obviously there are subdivisions like this with the same building for every single one. They have tried to bring in a little bit of change, but didn't want to make them completely different. They did add some already in the preliminary process. We have subdivisions in town where we have the same thing over and over.

COMMISSIONER BETTENHAUSEN noted he doesn't want to see that repetition.

CHAIRMAN GRAY noted that staff mentioned there were twelve different permutations. He acknowledged there are three different building styles and different colors. He asked what the remaining is to make twelve.

Mr. Kurensky responded there is also style B1.

CHAIRMAN GRAY acknowledged this and noted that some also will have patios with or without roofs so there should be break in monotony.

Dan Ritter, Community Development Director, noted in some developments people want units to all look exactly the same. We try to find some balance to break it up a little bit, but for the most part being in a townhome or duplex, you typically want some sort of uniformity across the development.

COMMISSIONER BETTENHAUSEN said he agrees in principal, but his concern is that the petitioner is letting market conditions dictate what the buildings will look like. Perhaps there will be two or three models that will be very popular and six that are not. We could have several buildings in a row that look very similar with minor changes of color as opposed to the roofline and gables. He wondered if we may need more Staff input on that.

CHAIRMAN GRAY suggested the thing we would try to avoid would be 171st and LaGrange. They all look the same, and they are tall. He doesn't see that in this plan, but because there is not an anti-monotony plan, and letting the market dictate may set things up for some monotony, maybe not that extreme.

COMMISSIONER GATTO asked if they are going to be built on demand.

Mr. Kurensky responded on behalf of the Petitioner's team. We have had numerous conversations when we started this project. Mr. Frank Bradley has wanted this project to feel like a unified community. These are all designed as ranch styles, maybe with some second floors, and an expanse of open space. The team has worked with the Village in terms of the colors. When we changed the brick, we were a little concerned that the previous reddish brick was too reddish and orangeish. He believes that when this is developed, it will feel like a community but there will be a difference. Most communities have all the same look for all garages. We have two different kinds. We have laid out possible what-if options. We don't believe 80% will go for an "A" unit. The units have differences in kitchen locations. We will work with you and see in terms of the color shift. If we are selling a lot of A-Cs or B-Cs, etc., we will work with it. We have a concept, and when we do the models, we will have two different colors out there. We will try to find a balance in the market. We don't want to lock it in and make an incorrect guess. There isn't a product like this in town. People may want to sell their house and still stay in town. We hope the market is strong enough that we can push back a little bit in the sales market. If we're getting too much of the repetition, then we can note there are other customers out there ready to purchase who may not have color as a first priority. There may be higher priorities differentiating unit types such as a different kitchen location.

CHAIRMAN GRAY noted that different people may have different tastes. Even if there's a popular model, they may not like the model.

COMMISSIONER GATTO noted the typical red brick is obsolete these days. Most people are going for grays, black or white. She can see why the Petitioner switched up the brick compared to what it was previously proposed.

Mr. Kurensky noted since they are primarily one-story, they will also have the effect of the canopy tree landscaping in front, thus providing different character ten years down the road. This contrasts with two-story McMansions which would have far more façade visible to see repetition.

COMMISSIONER BETTENHAUSEN asked if they all had basements, if they are all either one-story or two-story with bedrooms or loft

Mr. Kurensky responded yes.

COMMISSIONER BETTENHAUSEN and what the price range will be.

Mr. Kurensky responded that his answer should not be quoted, but that he believe Frank Bradley was looking around the \$400,000+ range to be cost-conscious and aware of the market.

Dan Ritter, Community Development Director, commented that as for-sale units, the developer may wish to sell them for as much as the market may allow them. He thinks the DR Horton townhomes just went on the market for starting at \$328,000 or \$330,000. He believes this development will likely be higher in demand than those.

CHAIRMAN GRAY asked if there were anymore comments.

COMMISSIONER HAMILTON noted that by looking at the site plan in terms of anti-monotony, that the canopy trees will help it break it up. Comparatively, a forest of trees would not look monotonous. Also, the layout indicates that whichever way you look there is a different angle and different perspective of the units. All of that will help it not seem like stretches of the same building.

COMMISSIONER GATTO asked why the Village wishes the patios not to be enclosed. A lot of people like four-season rooms, and it is really appealing. She is concerned because previously someone came to the Board where it was a mess with some units having it enclosed, where she wanted it enclosed and had issues with materials. From a development standpoint from the beginning she asked why not offer an option with a four-seasons room that can be enclosed.

Lori Kosmatka, Associate Planner, responded that increases the mass of the building, and is not something that the Petitioner has proposed. Having the extension of a cover does trigger a code exception for building separation distance. If they are enclosed, that increases the nature of the exception. In the future, someone could come back for a substantial deviation.

Dan Ritter, Community Development Director, commented that because the developer is not proposing one, we don't have a consistent plan for that. We don't have anything to base it off. We don't know what the separations are going to be or what it will look like. Similar to the other case, if one wants to get the HOA on board with a single design that works, then they could come back. In the meantime we want to make sure it's very clear that each person can't just start enclosing it as a three or four seasons space with different styles. We are being proactive to make it clear now. They can come back to amend this. They would just have to come in with a plan for it overall.

COMMISSIONER GATTO asked how it would work if a Unit A would have the covering, and if a Unit B wants to do it.

Lori Kosmatka, Associate Planner, responded that the Petitioner has just proposed it for the Unit A type. Staff has recommended a condition saying all unit types would be able to have it covered.

COMMISSIONER GATTO understood but asked if it were five years later how to ensure that the materials would be the same as what Unit A is, to avoid having one white versus gray.

Dan Ritter, Community Development Director, responded that it would require a permit and staff would review it there. It may be hard to exactly match a material 20 years in the future, but hopefully it can be done pretty close.

COMMISSIONER GASKILL had no questions.

COMMISSIONER TRUXAL asked if the AC units are being moved from the side to the rear.

Lori Kosmatka, Associate Planner, responded yes.

COMMISSIONER TRUXAL commented there is a narrow separation between buildings which seems to him like a logical place to put them. Your only escape for the outdoors is in back where there is a noisy AC unit. He asked what was the decision behind that. He noted this is just a question.

Mr. Kurensky responded that every developer has their own opinion on the best place for them. Sometimes in a side yard you may end up impacting your neighbor more, versus if it is in the back yard you are impacting yourself more.

Dan Ritter, Community Development Director, noted that staff just does not want them in front yards. ComEd actually pushes developers to do this now. They detract from the streetscape.

COMMISSIONER MARAK commented on the sunrooms and back patios. If someone moves to enclose something, then it's done by the HOA. At the last case we dealt about this, we dealt with two or three already done, and someone came forward to the Village wanting something different. He then asked about sidewalks. He asked if we are extending the sidewalks and maybe the bike path down 80th Ave. to 191st, and then we will be extending a sidewalk on the other side that will hopefully connect up with the Frankfort bike path. He wondered how people would get across 191st Street in that space. There will be a soon-to-be developed commercial area there. Probably when that work gets done there more the bike path will go all the way through. People can ride then. It is an untenable space now. He loves the idea that we will make sure that outer part on 191st Street an 80th have appropriate sidewalks. He thinks about the bigger picture on how people get across the busy streets which are fast at 40mph where people go 55-60mph. He thinks that will be a consideration of the future plans for this area.

Noted that if you've been out there you'll notice 80th is torn up now. It's actually in the plans to connect the bike path across the streets as they are expanding it wider with additional turn lanes. It's in the county's plans to make those connections. He would have to ask our engineers for exact plans, but he knows the goal was already to have paths go over I-80 so there'll be a full bike/walk connection there connecting to the Frankfort trails. That connection was already happening so they would have assumed there would be crossings there. He can try to get information for the next meeting.

COMMISSIONER SEPESSY noted the project is straightforward as far as the color choices go. The market could change. You roll the dice no matter what you do.

CHAIRMAN GRAY noted there was some good conversations regarding air conditioning, sunrooms, etc. He didn't see a lot of substantial changes to the project from the preliminary approval. He likes the 6 foot high white solid PVC fencing separating the commercial. He didn't have any other comments. He asked the Petitioner had any comments.

Mr. Kurensky responded no.

CHAIRMAN GRAY asked if anyone wished to provide public comment.

Michael Stocklose, President of Brookside Glen Townhouse Association 1 and 2, was sworn in. He noted the three-season room depends on the HOA declarations once the builder turns it over to the homeowners. Language could be put in it saying the three-season rooms could not be done. He asked if the declarations have been written.

Mr. Kurensky responded yes.

Mr. Stocklose noted he agreed that the color scheme has to be broken up. He has 36 buildings at Brookside Glen 1 and 2. They are all exactly the same color. 3,4, and 5 by 80th Avenue have at least three different colors. When we are going to paint, we will do different shades of the same color to help break it up. If all buildings are the same color, they will look cookie cutter. He also asked that now that 80th Avenue is going to be four lanes, and 191st Street will be reconfigured, if there will be a new traffic study to accommodate this as well as the duplexes and the apartments on Magnuson. This PUD was done 40 years ago when 191st Street & 80th Avenue were each two lanes. There will be traffic on 80th Avenue as well as Greenway Boulevard from the townhouses, duplexes, and the apartment buildings.

CHAIRMAN GRAY deferred to Staff.

Dan Ritter, Community Development Director, responded there hasn't been a new traffic study done by this developer, but part of that expansion on the county roads accommodates for all this future development. It will have more capacity now. For this specific approval, when they move from commercial to residential it lowered the traffic counts. Requiring them to do a traffic study when they reduced the traffic was beyond an ask. The 80th Avenue and 191st Street expansions should be able to accommodate more traffic

Mr. Stocklose commented that they couldn't do a traffic study anyways until they finish 80th Avenue and 191st Street. He noted there is a traffic delay issue on Greenway across from 80th Avenue at 5pm. All you have is 80th Avenue and 1891st Street to get in and out of Brookside Glen. This development will add vehicles. Until you have Frankfort Township decides to make 80th Avenue four lanes all the way down, this problem will exist. You'll have four lanes of traffic coming off the bridge and will get to Greenway and then go from four lanes back down to two. Some days it takes him five minutes to cross 80th Avenue. Everytime he brings this issue of traffic up at meetings here, he's told it was all done as part of the PUD. That PUD is 50 years old now, and was done when there was a lot less traffic. Others may not have to deal with this issue of crossing 80th Avenue in rush hour traffic.

COMMISSIONER TRUXAL asked if 80th and 191st are county roads. If you have to get out and make a left turn on either of these entrances, they could be tough to get across. He asked if there's any contemplation on putting stoplights there. It doesn't seem like there's anything that could be done about it here.

Dan Ritter, Community Development Director, responded they are county roads and he believes that the location may possibly be too close to the intersection to have stoplights. Maybe the one off

80th could be done if it's tied to the signal. The question is whether it warrants one, but would need to meet very specific standards. With the expanded 80th Avenue, he knows there is a center turn lane. It's not ideal, but it allows you to turn out halfway.

Mr. Stocklose commented as we are finding out with the reconstruction of 80th and 191st now, we have a problem with voles, not moles. He asked if there is any way as they strip off the ground if they can put a barrier down so they will not cross over into our grass. He knows John Urbanski has gotten calls on it. The construction on 80th Avenue has caused voles to come to our common areas. He noted there are granules that could be put down to serve as a barrier preventing them from ruining our plants and grass.

Dan Ritter, Community Development Director, responded he will talk with Frank and our Building Official. He isn't sure how to correctly address it because they have to go somewhere. It is not really part of the PUD requirements.

Mr. Stocklose commented that there has been treatment for voles going on for five years now by the creek along Will Cook Road. It is costly and they have the forest preserve there. They have been trying to treat them by getting rid of them rather than trapping or killing them. They have been putting up a barrier to keep them off that property. It's not a healthy site. They make trails and eat the roots of perennial plants.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSY made the motion; COMMISSIONER TRUXAL seconded the motion. All were in favor. CHAIRMAN GRAY declared the motion carried. He requested Staff to present the standards.

Lori Kosmatka, Associate Planner, presented the standards.

CHAIRMAN GRAY entertained motions for this item.

There were two motions for this item.

Motion 1-Special Use for Final Approval of Substantial Deviation to the PUD

COMMISSIONER TRUXAL made a motion recommend that the Village Board grant a Special Use Permit to the Petitioner, Frank Bradley on behalf of Crana Homes, for Final Approval of a Substantial Deviation to the Brookside Glen Planned Unit Development for the property located Southwest of 191st Street and 80th Avenue (8020-8023 Bradley Drive & 19140-19239 Buncrana Circle), to be developed with 98 single-family semi-detached duplex units, in accordance with all plans and documents submitted and listed herein, and adopt the Findings of Fact as proposed by in the July 6, 2023 Staff Report, subject to the following conditions as listed here in the Staff Report.

Motion seconded by COMMISSIONER GATTO. COMMISSIONER BETTENHAUSEN requested an amendment to the motion.

Dan Ritter, Community Development Director, noted there is currently a seconded motion on the table, and it cannot amended the motion on the floor now. He offered the Commissioner to make a comment on what the Commissioner would suggest to do instead, before the vote so everyone can decide.

COMMISSIONER BETTENHAUSEN commented that per condition #2, we should make it a requirement that the covenants, conditions and restrictions include things relative to the ordinance and so forth that we're passing especially with respect to the covered patios, sunrooms, and the air conditioning. When people get it, the first round of people are going to get the covenants and be told these things. The second or third round two or 15 years from now will not have that information in front of them and they will not know how to find it or look it up. He suggests we make it a requirement.

Dan Ritter, Community Development Director, responded that the covenants and restrictions are a private document that could always be amended or changed. We don't normally put all the zoning requirements in there.

COMMISSIONER BETTENHAUSEN noted that if its not in there, then no one knows for sure what it is, and there is nothing to draw their attention to make an amendment.

Lori Kosmatka, Associate Planner, asked Dan Ritter if we would be able to reference the PUD ordinance in the covenants.

Dan Ritter, Community Development Director, responded that, yes, the PUD ordinance could be an exhibit, so it is always part of that.

COMMISSIONER BETTENHAUSEN noted, that yes, he is looking for something recorded that says that. He wants it to be public knowledge.

Dan Ritter, Community Development Director, responded that he believes this is what was done for another project, Odyssey, which was an exhibit to a private agreement. He wasn't sure if the actual condition should be amended there or if whoever made the motion could amend it if they want to adjust it to have them record it as an exhibit with the covenants.

COMMISSIONER BETTENHAUSEN noted that, yes, we could do that if the maker of the motion and the Commissioner seconding it agree.

Dan Ritter, Community Development Director, noted that the Commissioner, if in agreement, may say to just amend it per our discussion here.

COMMISSIONER TRUXAL was in agreement and had no concerns with making an amendment to the second condition as discussed.

COMMISSIONER GATTO seconded the amended motion.

Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2-Final PUD Plat of Subdivision

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant approval to the Petitioner, Frank Bradley on behalf of Crana Homes, Final PUD Plat of Subdivision Approval

for Resubdivision of Lot 1 in Brookside Glen Villas Subdivision in accordance with the Final Plat (dated June 28, 2023) submitted and listed herein, subject to the condition that the Final Plat approval is subject to final approval by the Village Engineer and Village Attorney, including final engineering approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Will County DOT, MWRD, and IEPA.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the item would go to Village Board on July 18th.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 6, 2023 REGULAR MEETING

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

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

Present Plan Commissioners: Chairman Gray
Donald Bettenhausen
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #3. He noted that the Petitioner sought to continue the hearing until the August 3rd Plan Commission meeting. CHAIRMAN GRAY requested a motion for continuance.

COMMISSIONER GASKILL made a motion to continue the public hearing to the August 3rd meeting. COMISSIONER GATTO seconded the motion. CHAIRMAN GRAY called for a voice vote; all were in favor. He declared the motion carried, and noted the item was continued to the August 3rd Plan Commission meeting.

Good of the Order

Dan Ritter, Community Development Director, noted the following:

- Gas N Wash should be back here August 3rd. They made some substantial changes per the Commission's and Cook County's comments. Access was changed. This is positive progress.
- North Street Development was submitted (by the private developer for their portion), and is under staff review. It potentially may come next meeting or maybe the first August meeting. This is the development of the old Central Middle School site, North Street, Teehan's building, and everything surrounding Harmony Square. The private developer has submitted their portion.
- Magnuson started pre-pouring foundations and walls should be arriving this or next week. It should start going vertical.
- Loyola is finishing up and has temporary occupancy. It looks good out there.
- Vinny's Clam Bar opens up this weekend. It's exciting to have a Francesca's group restaurant in town.

Jason Engberg, Planning Manager, introduced himself. Today is his second day with the Village. He previously worked with the City of Yorkville, a southwest suburb. He lives in Aurora, and grew up in Oswego. He worked at City of Yorkville for seven years as a Senior Planner. Before that, he worked for Teska Associate, which is a planning & landscape consulting firm, for three years. Prior to that he had a couple internships. He comes to Village of Tinley Park as Planning Manager with ten years experience in this field. He hopes to take some work off other staff. He's excited to be a part of this community. It is a different atmosphere than Yorkville. It is larger and more built-out here. In regards to the upcoming Comprehensive Plan, he noted he has experience. He wrote several Comprehensive Plans while at Teska for southwest suburbs including University Park as well as downtown planning for Yorkville, a form-based code, a streetscape master plan, and a UDO which he was in charge of that will hopefully be adopted next month.

Receive Comments from the Public

There were no comments from the public.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER TRUXAL made a motion to adjourn the Meeting. COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned.

The meeting was adjourned at 8:25 p.m.

PLAN COMMISSION STAFF REPORT

July 20, 2023 - Workshop

Petitioner

Oak Park by EEP, LLC

Property Location

17822-17828 Oak Park Ave. (West Side of Oak Park Ave., North of 179th St.)

PIN

28-31-105-010-0000

28-31-105-026-0000

28-31-105-027-0000

Zoning

Legacy District – NG
(Neighborhood General)

Approvals Sought

- Variations
- Site Plan & Architectural Approval
- Final Plat Approvals

Project Planner

Lori Kosmatka, AICP
Associate Planner

Oak Park Townes Development

17822-17828 Oak Park Ave. (West Side of Oak Park Avenue, North of 179th Street)



Front Entry of 6-Unit Building (Top); Front Entry of 5-Unit Building, typical (Bottom)

EXECUTIVE SUMMARY

The Petitioner, Ramsey Elshafei, on behalf of Oak Park by EEP, LLC is requesting Variations to the Legacy Code, Site Plan/Architectural Approval, and Plat Approvals to develop a 31-unit townhome development at the property located on vacant land at the west side of Oak Park Avenue, north of 179th Street, currently addressed as 17822-17828 Oak Park Avenue. The property is zoned within the Legacy District's Neighborhood General area.

Two Variations have been requested:

- 1) Increase the interior side yard setback from a five-foot maximum permitted by code to a maximum of 10.10 feet.
- 2) Increase the private roadway's maximum curb cut width from 20 feet permitted by code to a maximum of 31 feet.

Six residential townhome buildings are proposed. One of the buildings is a three-story six-unit building fronting Oak Park Avenue and five of the buildings are two-story five-unit buildings behind and west of the six-unit building. The development pattern and use is similar to the neighboring townhomes and generally in line with the Legacy Plan's desire to increase density surrounding the Downtown Core while also creating attractive visuals along Oak Park Avenue.

Plat approval requests include a proposed Plat of Subdivision and Plat of Vacation. The Petitioner anticipates starting construction in Spring 2024, with a construction timeline as 8-10 months to be completed in a single phase.

EXISTING SITE & HISTORY

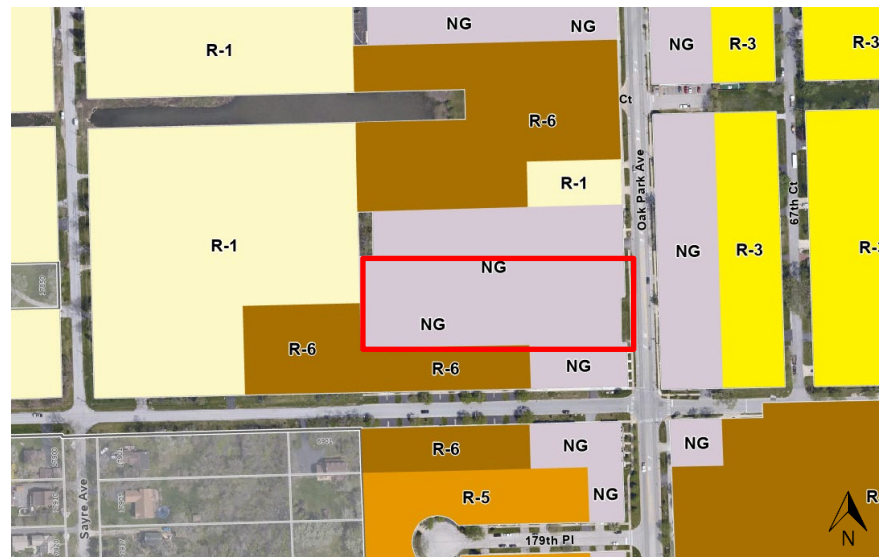
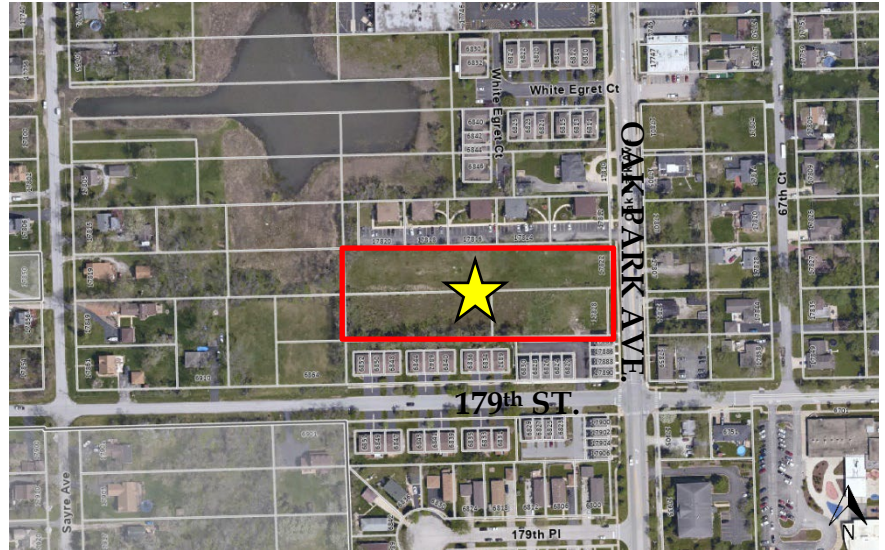
The subject property is vacant land, +2.631 acres (114,612 sq. ft.), consisting of multiple lots. It is located on the west side of Oak Park Avenue, north of and adjacent to the existing Union Square residential development at the northwest corner of 179th Street. The lots have been vacant since the late 1990s when the former single-family homes were demolished.

ZONING & NEARBY LAND USES

The subject property is zoned within the Legacy District's Neighborhood General (NG) area. The Legacy Code was adopted in 2011 reflective of the Legacy Plan, adopted in 2009. The Legacy Plan's goal has been to strengthen the aesthetics and economics of the downtown area, maximizing walkability and a variety of characteristics articulated in each of the six areas within the Legacy District. The Legacy Code defines the character of the Neighborhood General area as *"a variety of lot sizes and building scale, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and can include lawns and buildings form a continuous street wall set close to sidewalks."*

The developments to the north and south fronting Oak Park Avenue are in the same zoning classification (Legacy District – Neighborhood General). The property to the north has three-story four-unit townhome residential buildings. The property to the south is the recently constructed Union Square townhomes. The Union Square development has a street frontage along Oak Park Avenue with three stories and front doors with walkways, with a variety of architectural detail, and is complementary to the Village's Legacy Plan.

The property to the south that is along 179th Street, one development west of the northwest corner of 179th Street and Oak Park Avenue, is in the R-6 (Medium Density Residential) Zoning District.



Location Map & Zoning Map



Google Streetview Showing Oak Park Avenue's street frontage of Adjacent Existing Union Square residential development, June 2023

To the rear (west) of the subject property are two differently zoned properties. The property to the south fronting 179th Street is zoned R-6 which is part of the Settler's Pond regional retention pond and owned by the Village. The northern property is in the R-1 (Low Density Residential) Zoning District and is the Sunset Estates (Argos Court) development, previously approved as twelve townhome units, and currently under construction by the Petitioner.

PROPOSED USE

The Petitioner proposes to develop and improve the vacant land with a 31-unit residential townhome development as described in their narrative. They proposed construction of the development in one phase, starting with the three-story (6-unit) building facing Oak Park Avenue and progressing toward the back of the development. They hope to start construction in Spring of 2024, and anticipate it will take 8-10 months from permit approval to completion. Their submittal includes a narrative letter, architectural and geometric site plans, architectural plan drawings (elevations, floor plans), preliminary engineering, landscaping, lighting, proposed plats, CC&Rs, and physical material samples.

VARIATIONS

Two code variation requests have been identified:

- 1) Increase the interior side yard setback from a five-foot maximum permitted by code to a maximum of 10.10 feet.
- 2) Increase the private roadway's maximum curb cut width from 20 feet permitted by code to a maximum of 31 feet.

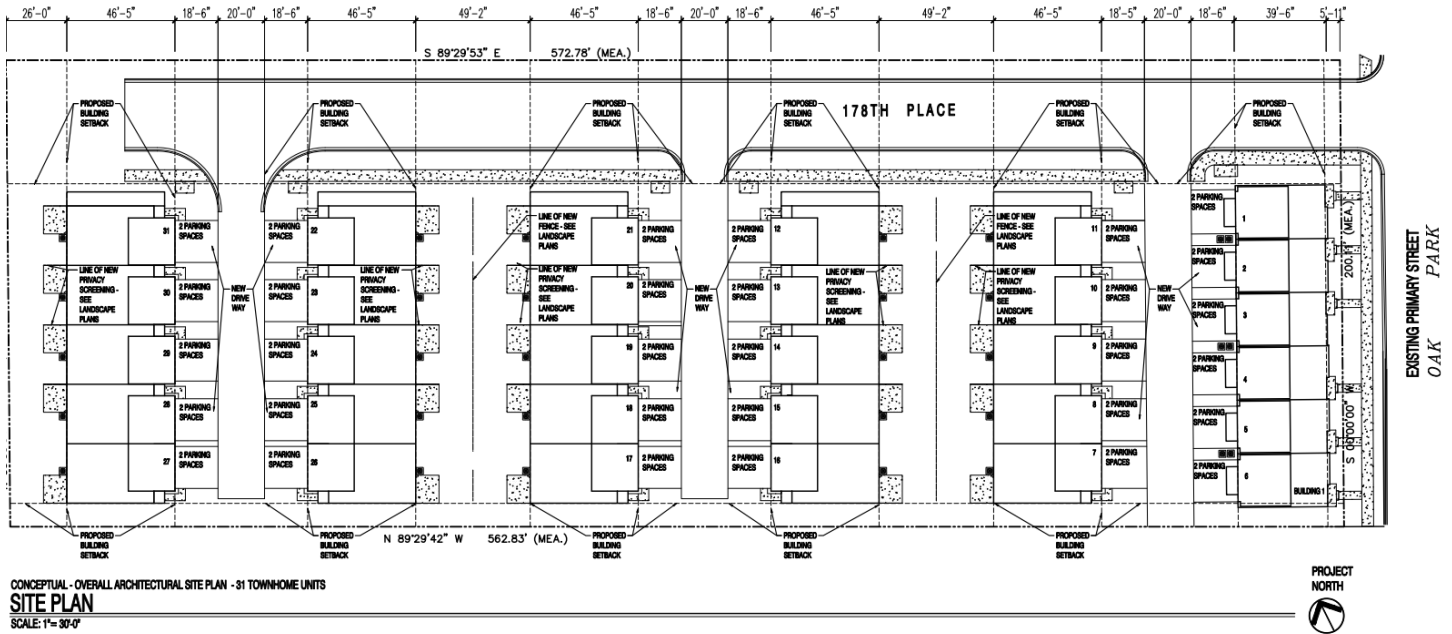
The Variation for interior side yard setback is referenced at the south side of the development, where the south end units range from 8.25 feet to 10.10 feet. This Variation will allow for building separation to the adjacent development. The Petitioner states the maximum distance by code would affect the property by not allowing enough area for stormwater detention along with enough space between property lines. They identify that the intent is to provide a community living feel of housing based on desired size and price point for residents to keep the size of the units at a reasonable price.

The Variation for the curb cut on the private roadway, is for the access running east-west connecting perpendicular to Oak Park Avenue. This is classified per code as an "Alley" will allow for vehicles to ingress and egress. The three other alleys in the development running north-south to access the units remain proposed compliant with code at 20 feet. The Petitioner states that the 31 feet for the private road will allow the Village's emergency vehicles including fire truck access to the development. They further note that the widened access road will allow for residents to turn on and off Oak Park Avenue.

Open Item #1: Discuss the proposed Variation requests for #1) interior side yard setback from a five-foot maximum permitted by code to a maximum of 10.10 feet and #2) private roadway's maximum curb cut width from 20 feet permitted by code to a maximum of 31 feet.

SITE PLAN/CIRCULATION

The Petitioner proposes 31 residential townhome units, comprised of one six-unit building fronting Oak Park Avenue, and five five-unit buildings behind it to the west. The layout of the five-unit buildings has the garages and front doors face the alley (access to driveway), whereas the single six-unit building has the front door on the east side of the building along Oak Park Avenue (which provides a sense of frontage), with the garages on the building's west side adjacent to the alley (access to driveways).



Proposed Architectural Site Plan

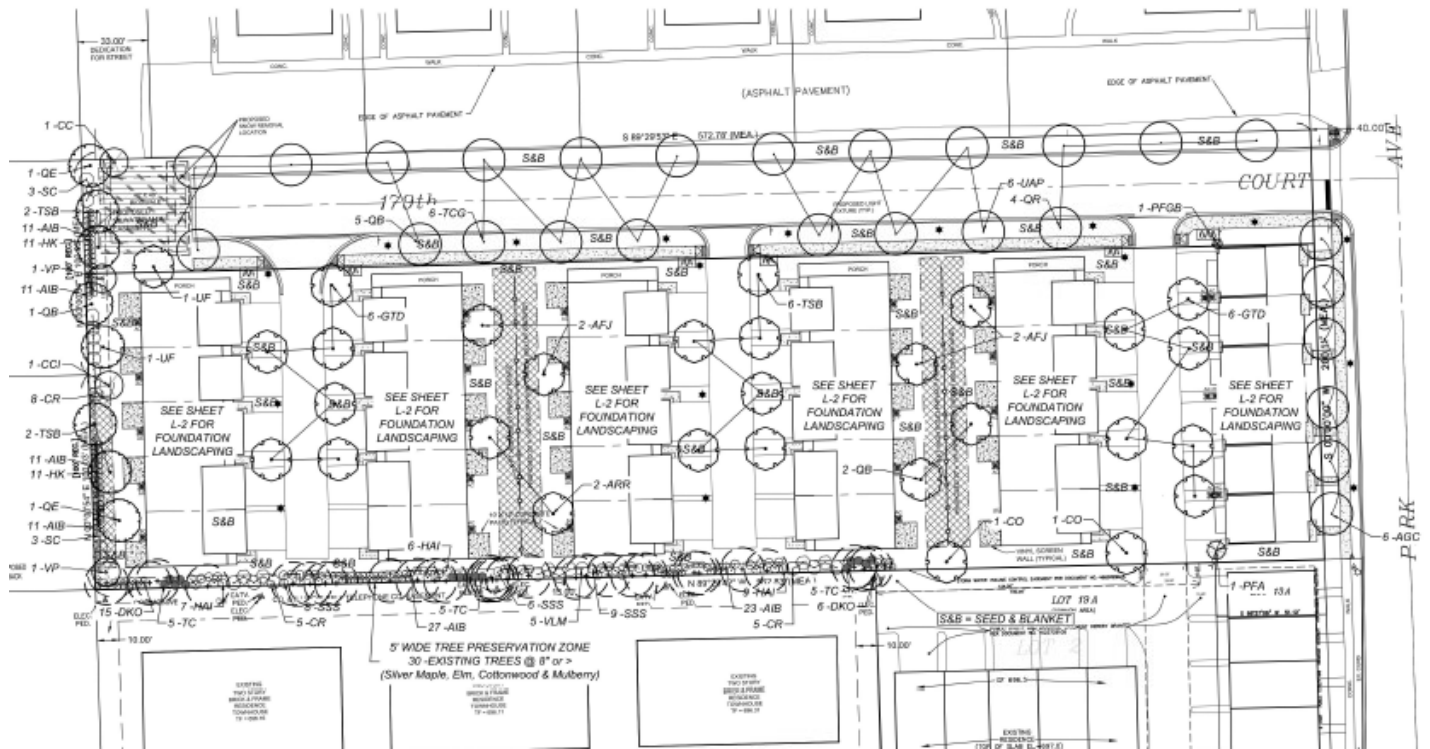
The proposal has one point of access from Oak Park Avenue, via a 31-foot-wide proposed private roadway (referred to as 178th Place) to the east to perpendicularly meet Oak Park Avenue. A white-striped crosswalk is proposed crossing the private roadway along Oak Park Avenue, with a stop bar for vehicles leaving the site. At the entry to the development, a proposed sign indicates “no outlet, no thru traffic”. The west end of 178th Place will have three triple diamond “dead end” signage with snow removal and a bioswale beyond. A sidewalk is along Oak Park Avenue, and another sidewalk proposed running on the south side of the private roadway (178th Place) with bike racks placed in front of each building. All units are further accessed from the proposed 178th Place via three 20-foot “Driveways” (classified as Alleys). Unit addresses are proposed as an Oak Park Avenue address range, as 17882-17822 Oak Park Avenue.

As with the Plat approval, the Site Plan/Architectural approval may be conditioned upon approval of final engineering plans at permit review. Village Public Works has reviewed the currently submitted plans, including utilities and has provided comments that will assist with further final engineering review, including a note that restoration will be coordinated with the neighboring development to the north for sanitary sewer installation (located in an existing utility easement), with which the Petitioner has agreed.

Staff has noted the site plan shows rectangular boxes on the rear of the six-unit building, which are not identified elsewhere in the elevations or other drawings.

Open Item #2: Clarify/remove rectangular boxes on the rear of the six-unit building per the site plans.

LANDSCAPE



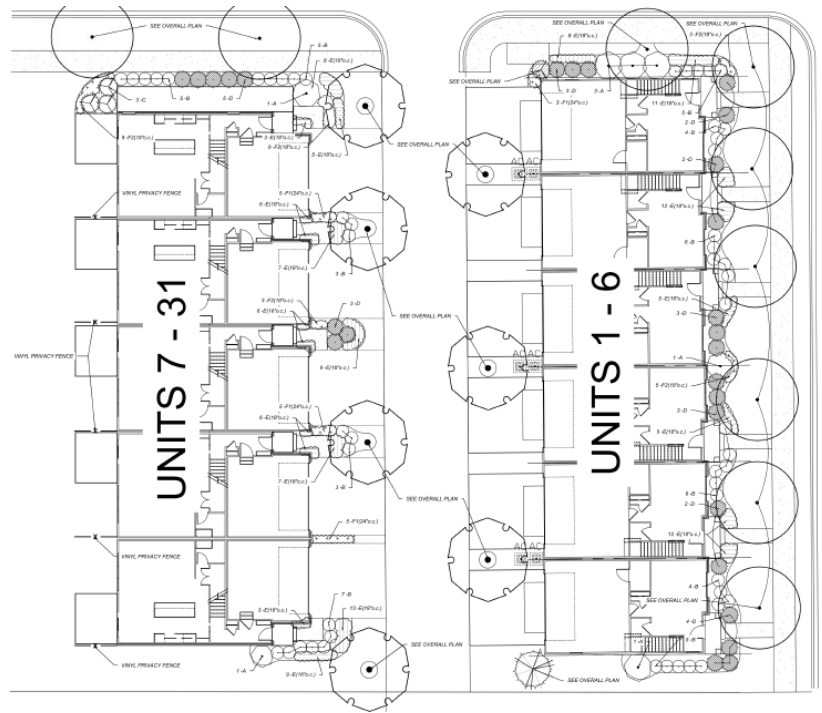
Landscape Plan

The proposal largely meets landscaping code requirements. Regarding bufferyard and perimeter plantings, canopy shade trees and other plantings are provided. The Legacy Code does not require bufferyards on the north, east, and southeast. On the north, a row of several shade trees are provided with seed & blanket in the space north of the private roadway. To the east, along Oak Park Avenue, six shade trees are proposed between the entries of the six-unit building and the sidewalk. They are centered at least 25 feet apart as per code, except approximately 30 feet from between the 3rd & 4th units (middle of the building). Code minimum requirement is 1 tree per 25 lineal feet, which at 200.11 feet, requires 7 trees. Staff is supportive of this landscape waiver given there is limited space on the parkway only allowing for six and located within the private frontage.

Prototypical foundational plantings are also provided on the east frontage of the six-unit building which, propose at 100%, exceed the code minimum of at least 70% along public right-of-way. To the southeast, two canopy trees (counting toward interior landscaping) and one evergreen are provided though there is no code minimum. On the southwest portion, code minimum is 15 canopy trees, eight understory trees, and 146 shrubs for the 363' south bufferyard. Though the Petitioner is not providing new plantings for the canopy and understory trees, they are preserving the 30 existing trees. Also, at the northwest corner of the site, 40'x40' bioswale is provided with deep rooted native plants at the northwest corner of the development (at the end of the proposed private roadway). Snow removal is provided on the east end of the bioswale.

Further in the interior of the site, landscaping is distributed accordingly with trees and prototypical foundational plantings which meet and exceed code minimum. There is at least one tree per unit, and shrub plantings are additionally provided both at unit front entries and also along the north edge of the buildings next to the private roadway. Shade trees are intentionally placed to avoid overlap with site lighting, bike racks, and other site constraints. Lastly, within the interior parkway there is at least one tree per 50 lineal feet, meeting code.

Other landscape-related elements are proposed. An infiltration trench with topsoil and sod (overlying a stormwater management easement) and a 6-foot-high vinyl solid privacy fence is proposed between the rear of the two sets of five-unit buildings. Also, a privacy vinyl screen wall is located between the rear patios of the 5-unit buildings, except for the southernmost end unit on these buildings, which orients the patios at the south end of the unit. The CC&Rs also allow for the option of a landscaping hedge between units subject to the association's Board approval. Lastly, air conditioning units are located behind the units. They are individually placed adjacent to the rear patio for the 5-unit buildings and grouped in two between the driveways of the 6-unit building.



Prototypical Foundational Landscaping

ARCHITECTURE

The architecture for six-building development is illustrated in the proposed exterior elevations and identifies a consistent exterior design for the five-unit buildings as well as an upgraded, complementary exterior design for the six-unit building facing Oak Park Avenue. All the five-unit buildings are proposed as two-stories, while the single six-unit building is proposed as three-stories. These meet Legacy Code requirements (minimum 2 stories, maximum 3 stories).

Several exterior design elements are proposed. The six-unit building's front includes nested gables and ridge lines, a variety of materials and colors, and covered entry overhangs with columns as shown on the exterior elevations. However, the site plan only appears to show the concrete stoops and walkways, and not the these overhangs or columns. On the six-unit frontage, windows have a variety of single and double size, and are positioned in an aligned manner with four dormers on the roof. The front door entries have a subtle variety of planes shown on the exterior elevations and indicated as notches on the site plans. The building's rear with the centered garages has a mirrored look with two large front gables on both ends, and window placement of one large 2nd floor window and two single windows arranged either toward the left or right sides of each unit.

The five-unit buildings have a slightly different aesthetic since they do not face Oak Park Avenue. The fronts include the front door and centered garage, with centered second story windows. The end units have large front gables, and the interior units have window dormers. There is a slight recessed plane change at (and above) the front door. The northern end units of the five-unit buildings also have a six-foot-deep porch along the side. There is also a variation in the roof line.

Personal Outdoor Space

Personal outdoor space is provided for the five-unit buildings. The northernmost end-unit of the five-unit buildings will have a long six-foot deep porch stretching the depth of the unit. Secondly, all of the five-unit buildings will have rear 10'x12' concrete patios. Due to the difference in layout where the rear of the single six-unit building has a garage, it does not have a patio. The six-unit building has its entry along Oak Park Avenue, but does not have any other hardscaped personal outdoor space. Staff previously discussed the possibility of a balcony at the rear of the six units to allow for some access to an outdoor area from the main living space and to improve the appeal of a flat rear façade design. However, the Petitioner has declined to include balconies based on market feedback. They believe the front yard is sufficient based on the townhome design and location of the development.

Open Item #3: Discuss the need for a balcony on the rear of the 3-story townhomes fronting Oak Park Ave to improve the appearance of the rear façade and provide outdoor living space.

Additions/Alterations/Fences/Decks

The Petitioner does not propose any additions, decks, or other fencing than described above. The CC&Rs provided indicate that additions, alterations, improvements (including fences, privacy walls, and decks), and a landscaping hedge between units would require the association's Board consent. No plans have been provided for potential additions, decks, etc. The Legacy Code's Building Standards that a minimum of 75% of all facades must be comprised of: brick, stone, fiber cement siding, cedar, slate & asphalt (roof only), and copper &/or stainless steel.

These standards also have Architectural Guidelines that state a consistent style of architectural composition should



Exterior Color Elevations of Five-Unit Building (5 total)



Exterior Color Elevations of Six-Unit Building (1 total)

be applied throughout a structure. Also, the Legacy Code's private lot standards for Neighborhood General area stipulate that rear yards (where no alley is required) be at least five feet minimum which provides some allowance for future additions. However, uniformity through the development is important and part of the overall development proposal. Since none are proposed, staff has recommend a condition prohibiting these additions at this time. If the HOA or owners want to propose a specific change in the future, it would need to apply to all properties within the development (allow only one type of deck, addition, fence, etc.).

Materials

The Petitioner has provided physical exterior building material samples as well as a digital material board, echoing the appearance of the exterior elevation drawings. The materials meet the Legacy Code requirements of minimum 75% facades and roof excluding glazing, and include but are not limited to brick, fiber cement siding, and asphalt shingles. Accent materials up to 25% are also offered which include standing seam roofs. Hardie fiber cement board, brick, asphalt roofs, standing seam metal roofs (only as an accent on the 6-unit), aluminum brackets/soffits/fascia, and vinyl windows are all proposed. The types of proposed Hardie materials vary and appear complementary. The five-unit buildings have Hardie panel vertical siding and plank lap siding, while the six-unit building has an upgraded appearance additionally including Hardie shingle siding.

Open Item #4: Consider staff's recommended condition limiting any additions, exterior alterations, improvements, and decks unless a uniform proposal for such change is proposed.

SIGNAGE

The Petitioner has stated that no subdivision signs are planned. Any future proposed signage will need to meet Village zoning code requirements.

Exterior Materials

PARKING

The proposed development will meet and exceed the Legacy Code's minimum parking requirements for the Neighborhood General area. The Legacy Code requires a minimum of 1.5 spaces of vehicle parking and one bicycle parking space per dwelling unit. The proposal includes a two-car garage and a two-car driveway per dwelling unit. Bike racks on pads serving a total of 32 bicycles are located at the north end of each alley.

On the proposed private road, signage prohibiting parking is provided on the south side as well as an area along the north side. The Village's Fire Department reviewed the plans, including the Fire Truck Route, and previously noted and confirmed that at least a "No Parking" sign will be required for vehicles on at least one side of each of the three alleys to avoid any conflict with access. Given the alleys are 20-foot wide and the narrow spacing between driveways, the Village may wish to consider signage to prohibit parking on both sides of the alleys to allow for smoother circulation.

JAMES HARDIE Fiber Cement BOARD

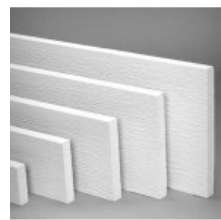


Boothbay Blue

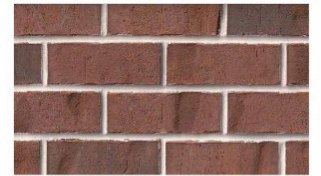


Pearl Gray

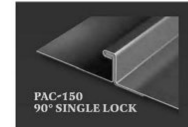
Shingles on
6-unit only



Arctic White



BRICK - MERIDIAN - WILLOWBROOK



PAC-150
90° SINGLE LOCK

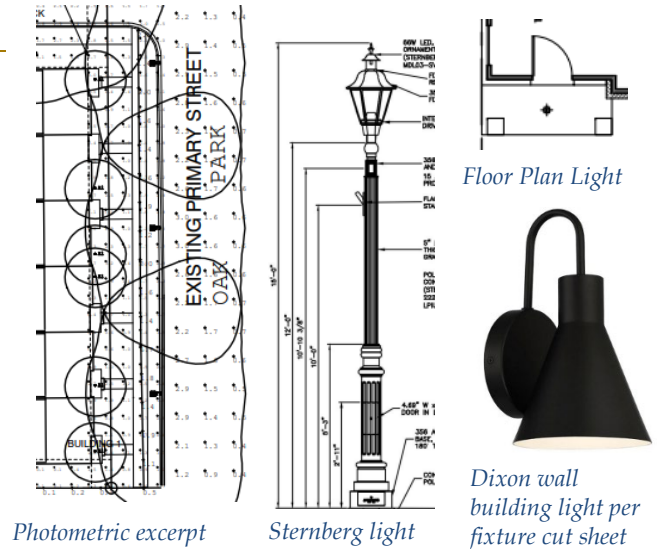


MATTE BLACK

METAL ROOF - PAC-CLAD - PAC-150 -
MATTE BLACK

LIGHTING

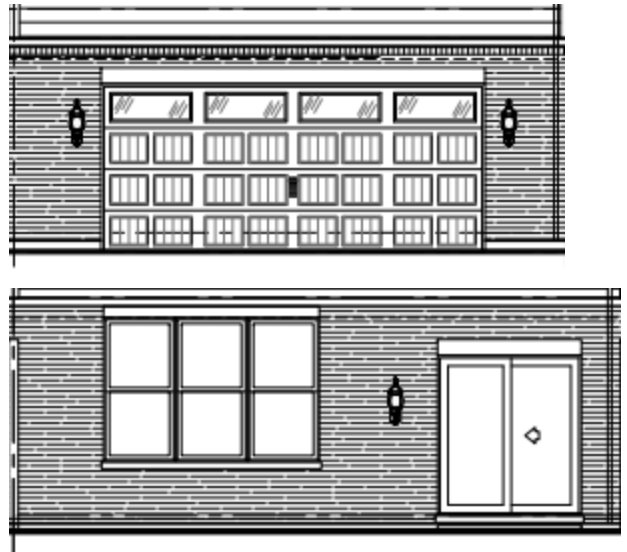
The proposal includes two types of lighting: Sternberg Decorative Light (19 total tagged as “T3”) as site lighting and “access” lighting (93 total, tagged as “A1”) as building sconce lighting. Only one type of access/building light specification cut sheet was provided (a code-compliant Dixon brand wall-mounted fixture LED light with no visible light source). The light placement is depicted on the site photometric plan, with the “access” lighting mounted 10’ high, and site lighting as 12’ poles with mounted 14’ high fixtures. The Sternberg site lights are designed per previous Village-provided specifications and are located consistently in line with the existing light of the same design at the adjacent Union Square development to the south. Per code requirements, they are located with a maximum average spacing of 60 feet on center.



The site geometric plan further confirms the site light locations, three of which are along Oak Park Avenue and aligned with the existing streetlight south of the property fronting the adjacent Union Square property.

The access (building) lights are shown on the photometric plan on every front and rear of all buildings proposed (*six-unit building having six on front, 12 on rear, while five-unit buildings have five on front, 10 on rear, summing 93 total*). However, plans require confirmation of fixture selection and location, as well as coordination.

The exterior line drawings show building sconces flanking each garage on all buildings whereas the access (building) lights on the photometric appear approximately located and centered too far in per unit. Additionally, some of the six-unit front lights fronting Oak Park Avenue appear irregularly placed. Floor plans appear to show a light centered under a canopy, but the Dixon brand fixture specifies wall mounting. Lights also are not consistently shown on the exterior color elevations and line drawings, and those depicted to have a straight, rectangular sconce shape versus the flared shape per the Dixon fixture cut sheet.



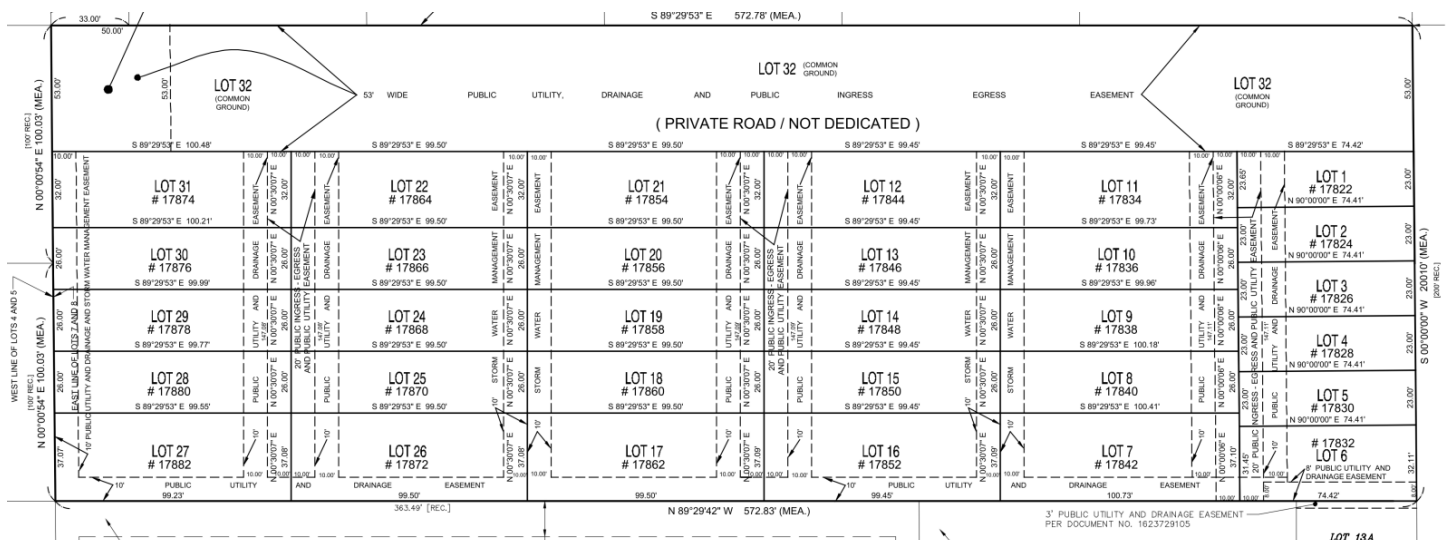
Rear Light/s on Exterior Elevations, (6-unit top, 5-unit btm.)

Light spillage is noted in the Legacy Code as maximum 0.5 foot candles at the property line, unless additional illumination is required for security or other use, and provided without negative impacts on adjacent properties. The foot candle light levels largely fall below 0.5 fc, apart from along Oak Park Avenue (max. 2.0 fc), one 10-foot increment of 0.7 fc on the west and central alleys' south ends, and two 10-foot increments of 0.6 fc on the east alley's south end. Due to the pedestrian street sidewalk along Oak Park Avenue, and the safety and clear views provided on the alleys for access, these light levels are all deemed demonstrated satisfactory to the Village.

Open Item #5: Discuss exterior light selection, placement, and coordination among photometric plan, fixture cut sheet, exterior color elevations, line drawings, and floor plans.

PLAT APPROVALS

The Petitioner is proposing a Final Plat of Subdivision as well as Plat of Vacation. The Plat of Vacation is a 100.05' x 10' area on the east edge of the development adjacent to Oak Park Avenue. The proposed "Final Plat of Oak Park Townes Subdivision" will resubdivide the existing three lots into 32 lots, the last of which being common ground for the private road which will not be dedicated. Since the road will be private, the private road's name is not included on the Plat. The plat shows easement information. The alleys have a 20-foot public ingress-egress and public utility easement and a ten-foot public utility and drainage easement on both sides. The south and west property edges of the 5-unit buildings also have a ten-foot public utility and drainage easement. Stormwater management is included as part of the ten-foot easement at the west property edge, as well as on the two infiltration trench areas at the rears of the 5-unit buildings. Lastly, a 50'x53' stormwater management easement is provided over the bioswale location. Staff recommends a condition that the Plat is subject to final approval by the Village Engineer and Village Attorney, including final engineering approval of all plans by the Village Engineer and other jurisdictional approvals.



Proposed Final Plat

SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

- 1. Discuss the proposed Variation requests for #1) interior side yard setback from a five-foot maximum permitted by code to a maximum of 10.10 feet and #2) private roadway's maximum curb cut width from 20 feet permitted by code to a maximum of 31 feet.*
- 2. Clarify/remove rectangular boxes on the rear of the six-unit building per the site plans.*
- 3. Discuss the need for a balcony on the rear of the 3-story townhomes fronting Oak Park Ave to improve the appearance of the rear façade and provide outdoor living space.*
- 4. Consider staff's recommended condition limiting any additions, exterior alterations, improvements, and decks unless a uniform proposal for such change is proposed.*
- 5. Discuss exterior light selection, placement, and coordination among photometric plan, fixture cut sheet, exterior color elevations, line drawings, and floor plans.*

STANDARDS FOR SITE PLAN APPROVAL

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

Architectural

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

constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

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

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the August 3, 2023 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application and Response to Standards	Petitioner	2/7/2023
Narrative	Petitioner	6/8/2023
Plat of Survey	JAS *	2020
Architectural Drawings & Photometric Plan (15 sheets)	GDA	6/2/2023
Civil Drawings (14 sheets)	JAS *	5/5/2023
Fire Truck Route Drawing	JAS *	1/4/2023
Plat of Vacation	JAS *	2023
Final Plat of Oak Park Townes Subdivision (2 sheets)	JAS *	5/5/2023
Landscaping Drawings	MC	5/19/2023
Tree Preservation & Removal Plan	MC	5/19/2023
Exterior Material Boards (6 sheets)	GDA	6/6/2023
Building Access Lighting Fixture Specification Cut Sheet – Dixon brand wall sconce	AL	n/a
Stormwater Management Report	JAS	2/2/2023
Engineer's Opinion of Probable Construction Costs (EOPCC)	n/a	5/16/2023
Trustee's Deed	n/a	n/a
Declaration / Covenants Conditions Restrictions (CC&Rs)	Petitioner	n/a

* JAS - Joseph A Schudt & Associates

GDA – Goduco Design Architects

MC – Metz & Company Landscape Architecture / Site Planning

AL – Access Lighting



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 Side yard setback + Curb cut width ⁺
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☒ Other: Vacation of Right of Way

PROJECT & PROPERTY INFORMATION

Project Name: Oak Park Townes

Project Description: 31 unit townhome development 28-31-105-010-0000 & 28-31-105-026-0000 & 28-31-105-027-0000

Project Address: 17882-17822 Oak Park Ave Property Index No. (PIN): 28-31-105-027-0000

Zoning District: NG Lot Dimensions & Area: 2.631 Acres

Estimated Project Cost: \$ 8.65M

OWNER OF RECORD INFORMATION

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

Name of Owner: Ramsey Elshafei Company: Oak Park by EEP, LLC

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

APPLICANT INFORMATION

- ☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Thomas Golab (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 agree to _____

Property Owner Signature: _____

Property Owner Name (Print): Ramsey Elshafei

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): Ramsey Elshafei

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: 2/7/2023

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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

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

In order to be in compliance with the necessary access road width for the village and fire department this is why the width of the road is needed and why we are looking for the variance on the cut width. In terms of the side yard setback, the max side yard distance would affect the property by not allowing enough area for the necessary storm water detention along with allowing enough space between property lines.

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

Current zoning will now allow for town homes nor the density that would be required in order to get scale of construction to accommodate the market demand unit size and community living in addition the current zoning would make the current lot sizes much larger than what market demands for single family housing would be, we feel the town home development would be a better suited project based on market demands.

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

The depth of the lots is defined as what it is due to the location of the Village public roads and due to its proximity to the storm water detention west of the land.

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

To my knowledge most the other properties surrounding our land have gone through the necessary zoning variance in order to build what has been built in these areas.

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

The intent of these Variances is to provide a community living feel, housing based on desired size and price point for residents in the area in order to keep the size of the units at a reasonable size.

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

By widening the access road it will allow a wider area for residents to turn on and off Oak Park Ave versus a narrow 21' drive aisle and the interior yard setback being slightly wider will allow for further separation from other land owners.

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

Our development is of similar design and concept to other developments in the area.

H. Describe how the requested Variance will not:

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

Due to the design of the town homes being aligned north to south versus east to west along with antiquity spacing away from property lines, we feel this will have no impact on other residents.

2. Substantially increase the congestion of the public streets.

Due to its distance away from Oak Park Ave and 179th intersection there should not be additional congestion specifically because of the Right in Right out design and the intersection being a stop sign.

3. Increase the danger of fire.

Variances requested does not affect this, in addition we are adding hydrants on the property.

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

Storm water mgmt has been taken into consideration as part of the design and has been resolved to ensure this would not be an issue and will be tied into the Village storm water system.

5. Endanger the public safety.

The variances requested should not have an impact on public safety.

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

The variances requested should not have negative impacts on surrounding residents values.

Dated: 6/8/2023

Village of Tinley Park
Planning Department
16250 S. Oak Park Ave.
Tinley Park, IL 60477

RE: Project Narrative, Developer & Arch/Engineering Contact Info, and Variation Request - Oak Park Townes

Project Narrative: This development project consists of taking 3 existing vacant PIN # 28-31-105-010, 28-31-105-027, 28-31-105-026 and building 31 town homes, 6 of which will be 3 stories and the remaining 25 will be 2 stories. In order to accomplish this project, we must subdivide the existing parcels into 32 separate parcels along with vacating an existing right of way. Along with receiving an approved site plan and our requested variation details below.

Variation Requests:

- 1) Modify the permitted interior side yard setback from a 5' maximum interior side yard setback to a max of 10.10' per detailed further in the drawings.
- 2) Modify the curb cut max width from the permitted 20' maximum to a maximum of 31'.

Construction Phasing: Our anticipation is to start construction on these units in the Spring of 2024, building all of the units in one phase of construction. Anticipated construction timeline from permit approval to completion is roughly 8-10 months. We would plan to start with the 3 story building and work towards the back of the site with the intent of building all of the units at once. Currently we do not plan on having any of the units as models or for leasing offices.

Project Staff Information

Developer Developer/Owner:

Oak Park Townes by EEP, LLC
Attn: RE Development Solutions
2200 Cabot Dr., Suite 110,
Lisle, IL 60532
Ramsey Elshafei: relshafei@re-ds.com | 630-324-1210
Thomas Golab: tgolab@re-ds.com
Jim Doyle: jdoyle@re-ds.com

Architect:

Luis V. Goduco, AIA, NCARB
Principal



luis@goducoarch.com

630-333-8785

Engineer:

D. Warren Opperman
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
Phone 708-720-1000
Fax 708-720-1065
Cell 708-710-4693
opperman@jaseng.com

Landscape Architect:

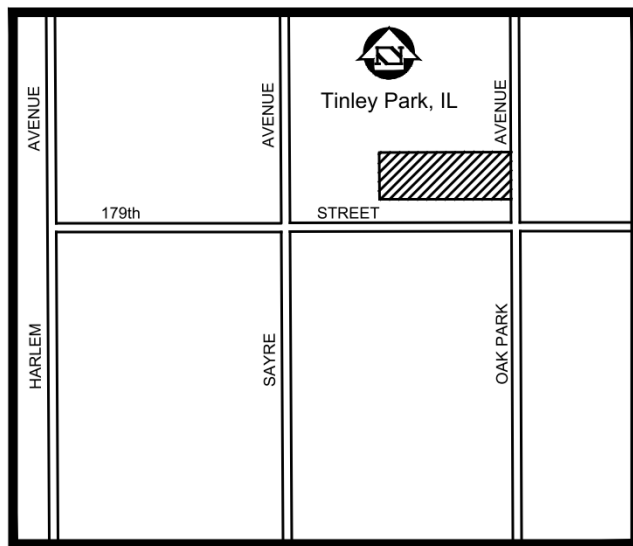
RANDY F. METZ, PLA, CLARB
METZ & COMPANY
826 East. Maple Street
Lombard, IL 60148-3031
630.561.3903
metz_landarch@comcast.net

We are looking forward to working with the Village on this project and moving forward with development and improvements to the site. If there are any questions or additional information needed please let us know.

Thank you,



Ramsey Elshafei
Oak Park Townes by EEP, LLC
Administrative Manager



... VICINITY MAP ...
(NOT TO SCALE)
INDICATES SITE LOCATION

LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER VALVE IN VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE
	POWER POLE
	TRANSFORMER BOX/PAD
	LIGHT
	POWER/LIGHT
	HAND HOLE
	TELEPHONE BOX/PEDESTAL
	GAS VALVE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	BOLLARD
	EXISTING GROUND ELEVATION
	EXISTING GROUND CONTOUR
	RECORD DISTANCE

STATE OF ILLINOIS } ss.
COUNTY OF WILL

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

MOKENA, ILLINOIS _____, A.D. 2020.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (exp. 11-30-20)



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.

PLAT OF SURVEY

P.I.N. 28-31-105-010-0000 (LOT 4)

AND

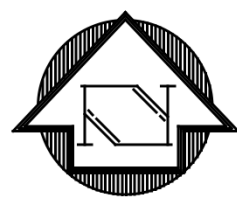
P.I.N. 28-31-105-026-0000 AND 28-31-105-027-0000 (LOT 5)

LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

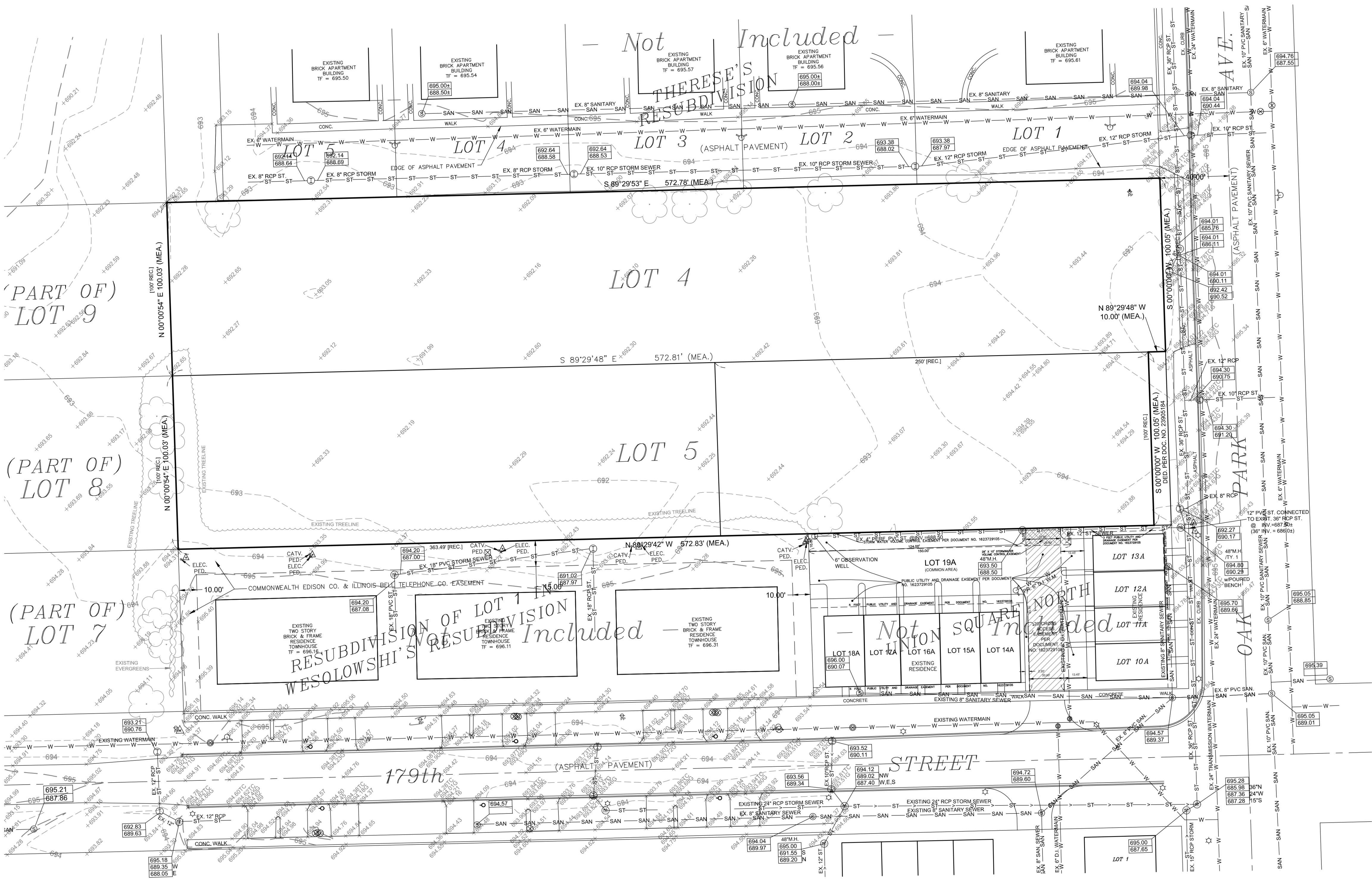
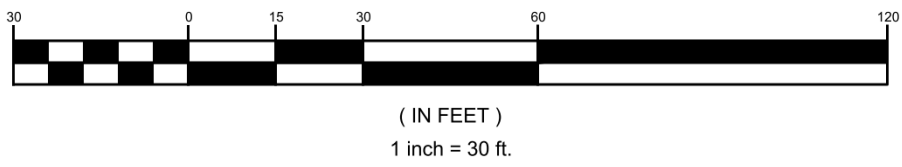
AND

LOT 5 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, (EXCEPT THAT PART TAKEN FOR WIDENING OF OAK PARK AVENUE AS SHOWN IN DOCUMENT NUMBER 23905184, BEING THE EAST 10 FEET OF THE LAND) BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

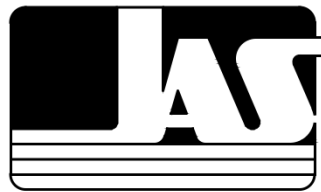
PROPERTY CONTAINS: 114,612 SQ. FT. (2.631 ACRES), MORE OR LESS.



GRAPHIC SCALE



BENCHMARK:
TOP OF THE EAST FLANGE BOLT ON HYDRANT AT THE NORTHEAST CORNER OF 179th STREET AND OAK PARK AVE.
ELEVATION: 696.26'



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000
FAX: 708-720-1065
e-mail: survey@jaseng.com
http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ORDERED BY: 17822 OAK PARK, INC.

ORDER NO. 05-105-214-OAK PARK TOWNES

ADDRESS: 17822 OAK PARK AVE.

SCALE: 1 INCH = 30 FEET

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JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
Any use or reproduction of this plat without the written consent of Joseph A. Schudt & Associates is prohibited. This plat is the property of Joseph A. Schudt & Associates and is loaned to the client for their use only. It is not to be used for any other purpose. In doing so, the user assumes all liability for any errors or omissions. The user agrees to hold Joseph A. Schudt & Associates harmless from any and all claims, damages, losses, or expenses, including reasonable attorney's fees, arising out of or from the use of this plat.



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OAK PARK TOWNES - 3 STORY - 6 UNIT

TINLEY PARK, ILLINOIS

050223-FELV-V5



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architects



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

Oak Park Townes by EEP, LLC
c/o RE Development Solutions
2200 Cabot Dr., Suite 110
Lisle, IL 60532

OAK PARK TOWNES
17822 & 17828 OAK PARK AVE.
TINLEY PARK, IL 60477

CIVIL ENGINEER
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTREPRISE DRIVE
MOKENA, IL 60448

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

PROJECT NUMBER	
22-888	
ISSUE DATES	
INITIAL DATE:	03.06.2020
VILLAGE REV 1	05.21.22
VILLAGE REV 2	11.12.20
VILLAGE REV 3	05.24.21
VILLAGE REV 4	10.01.21
VILLAGE REV 5	01.27.23
VILLAGE REV 6	06.02.23
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REGISTRATION SEAL	

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OAK PARK TOWNES - 3 STORY - 6 UNIT

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VILLAGE REV 6	06.02.23

REGISTRATION SEAL

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OAK PARK TOWNES - 3 STORY - 6 UNIT

TINLEY PARK, ILLINOIS

050223-RELV-V6



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GODUCOARCH.COM 630-485-5201

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c/o RE Development Solutions
2200 Cabot Dr., Suite 110
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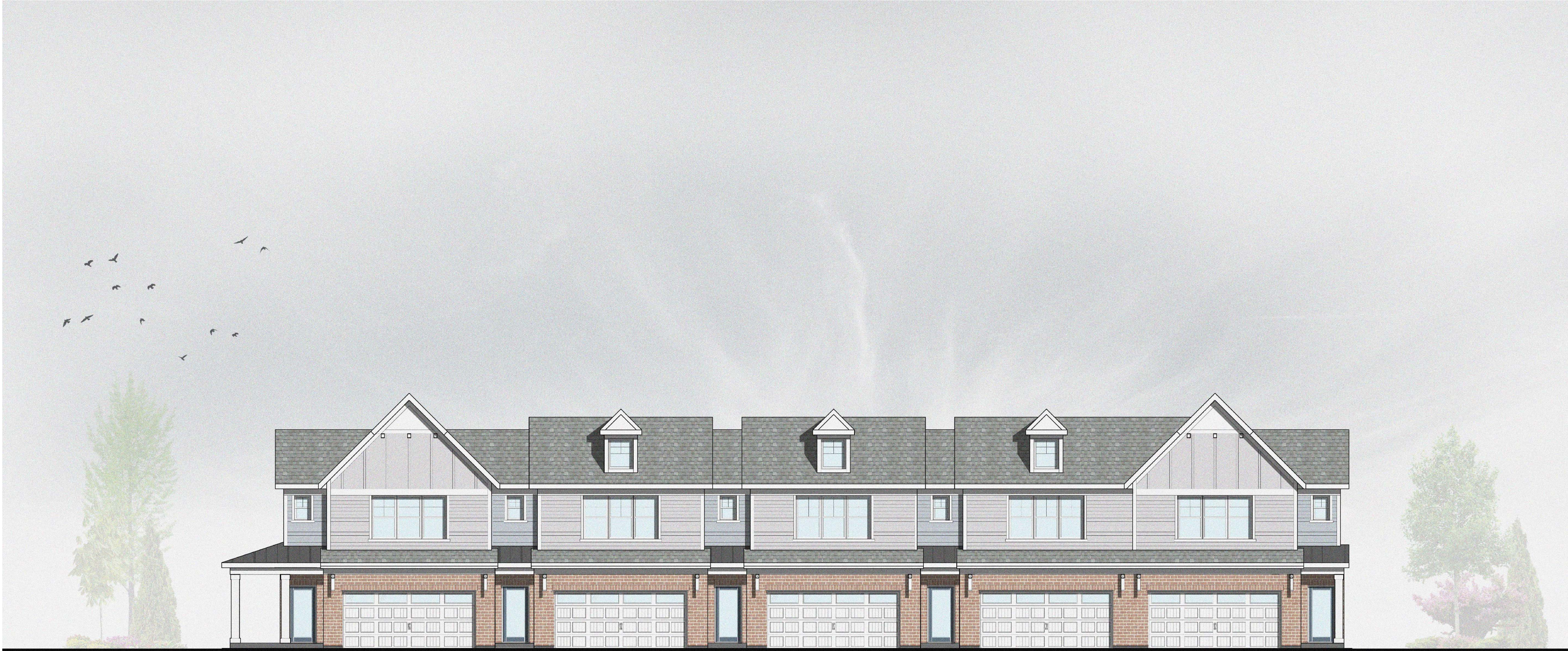
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VILLAGE REV 6	06.02.23

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OAK PARK TOWNES - 2 STORY - 5 UNIT

TINLEY PARK, ILLINOIS

050223-FELV-V3



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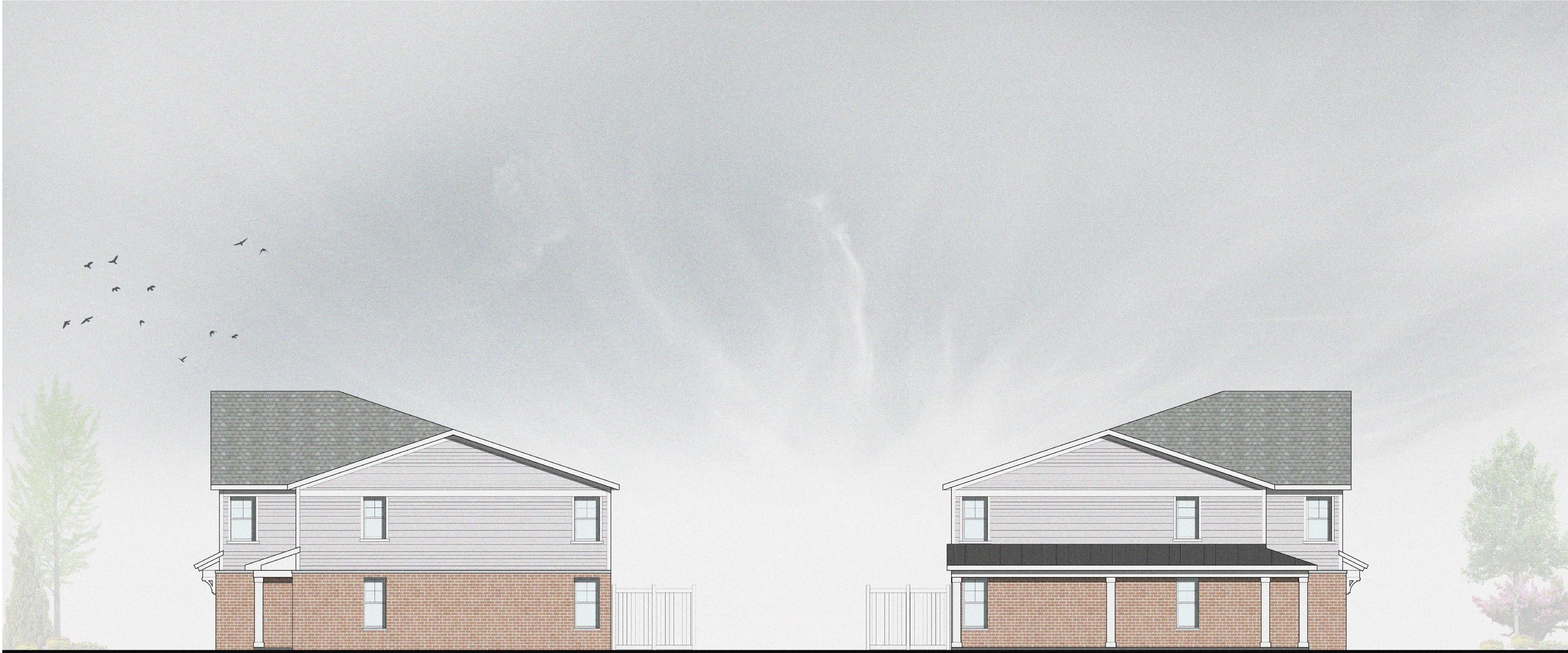
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VILLAGE REV 6	06.02.23
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REGISTRATION SEAL	

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SHEET NUMBER



OAK PARK TOWNES - 2 STORY - 5 UNIT

TINLEY PARK, ILLINOIS

050223-SELV-V3



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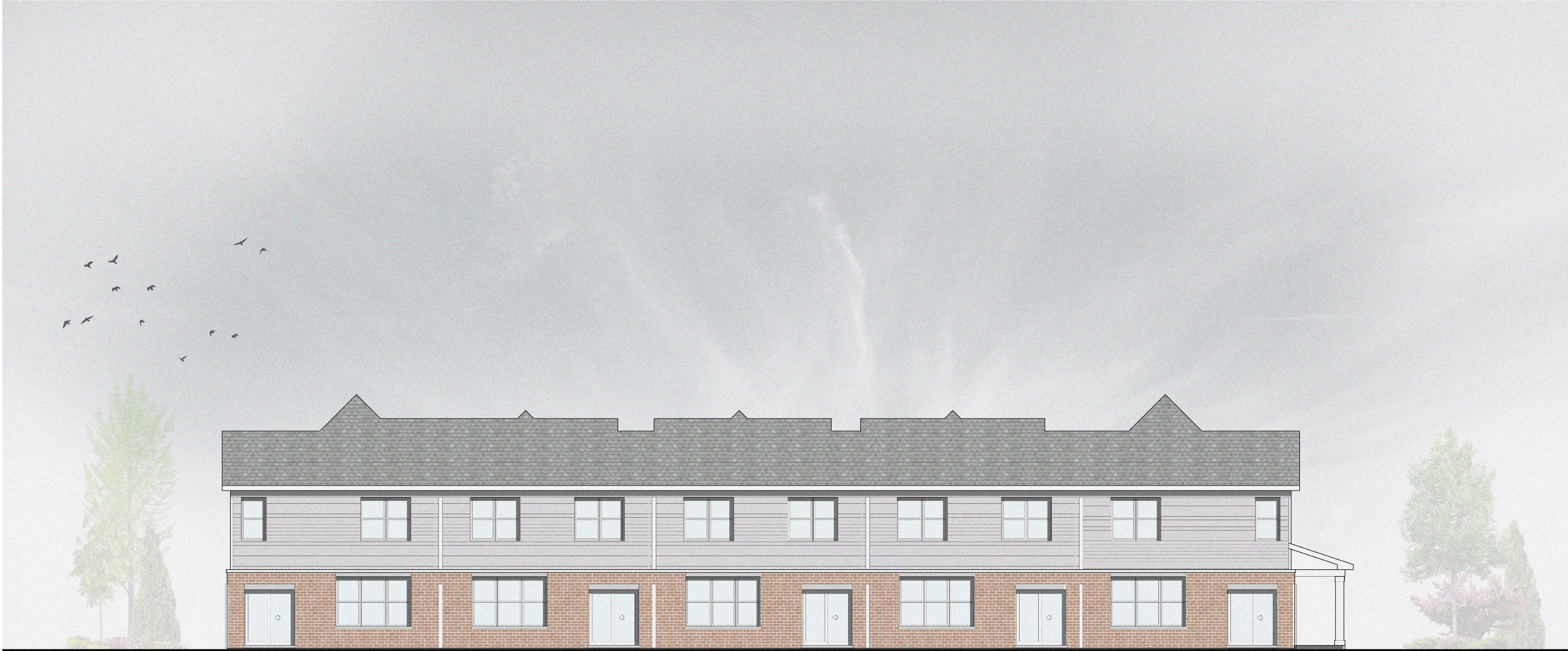
CIVIL ENGINEER
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTREPRISE DRIVE
MOKENA, IL 60448

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

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VILLAGE REV 5	01.27.23
VILLAGE REV 6	06.02.23

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OAK PARK TOWNES - 2 STORY - 5 UNIT

TINLEY PARK, ILLINOIS

050223-RELV-V3



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ST. CHARLES, IL 60174
GODUCOARCH.COM 630-485-5201

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2200 Cabot Dr., Suite 110
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17822 & 17828 OAK PARK AVE.
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OAK PARK TOWNES - MATERIAL COVERAGE - RATIOS			
3 STORY CONTROL PLAN - 6 UNIT			
FRONT ELEVATION		SQUARE FEET	RATIO
	MASONRY	1490	42%
	WOOD SIDING	2069	58%
	GLAZING - NOT INCL	0	0%
		3559	100%
REAR ELEVATION			
	MASONRY	555	17%
	WOOD SIDING	2653	83%
	GLAZING - NOT INCL	0	0%
		3208	100%
LEFT AND RIGHT ELEVATION			
	MASONRY	347	34%
	WOOD SIDING	681	66%
	GLAZING - NOT INCL	0	0%
		1028	100%
2 STORY CONTROL PLAN - 5 UNIT			
FRONT ELEVATION		SQUARE FEET	RATIO
	MASONRY	460	26%
	WOOD SIDING	1313	74%
	GLAZING - NOT INCL	0	0%
		1773	100%
REAR ELEVATION			
	MASONRY	775	50%
	WOOD SIDING	781	50%
	GLAZING - NOT INCL	0	0%
		1556	100%
LEFT ELEVATION			
	MASONRY	415	44%
	WOOD SIDING	528	56%
	GLAZING - NOT INCL	0	0%
		943	100%
RIGHT ELEVATION			
	MASONRY	451	45%
	WOOD SIDING	560	55%
	GLAZING - NOT INCL	0	0%
		1011	100%
VL-012023			

SITE PLAN NOTES - OAKPARK TOWNES

- INFORMATION SET FORTH HAS BEEN OBTAINED FROM JOSEPH A. SCHUDT & ASSOCIATES, WITH LATEST REVISION DATE OF 02.07.2020.
- THE GENERAL CONTRACTOR SHALL HIRE AND PAY FOR THE SERVICES OF A LICENSED CIVIL ENGINEER AND SURVEYOR TO CONDUCT AND PREPARE A TOPOGRAPHIC SURVEY AND PROVIDE ALL REQUIRED CIVIL ENGINEERING DRAWINGS FOR THIS SITE AND SHALL BE BASED ON THE ARCHITECTURAL SITE PLAN. FURTHERMORE, THE CIVIL ENGINEER SHALL CONFIRM ALL REQUIRED BUILDING AND PARKING LOT SETBACKS, LOCATION OF ALL UTILITIES, SITE GRADING, SITE DRAINAGE, ETC. THE CIVIL ENGINEER SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXIST OR SHALL BE THE RESPONSIBLE FOR THE SAME.
- ACCESSIBLE ROUTE
 - ANY ACCESSIBLE ROUTE BECOMES A RAMP IF SLOPE IS GREATER THAN 5% (1:20). A RAMP IS REQUIRED.
 - HANDRAILS ARE NOT REQUIRED ON WALKS WITH SLOPED BETWEEN 0% AND 5%, GREATER THAN 5% IS REQUIRED.
 - ANY ACCESSIBLE ROUTE THAT ARE GREATER THAN 8.33% CANNOT BE AN ACCESSIBLE ROUTE.

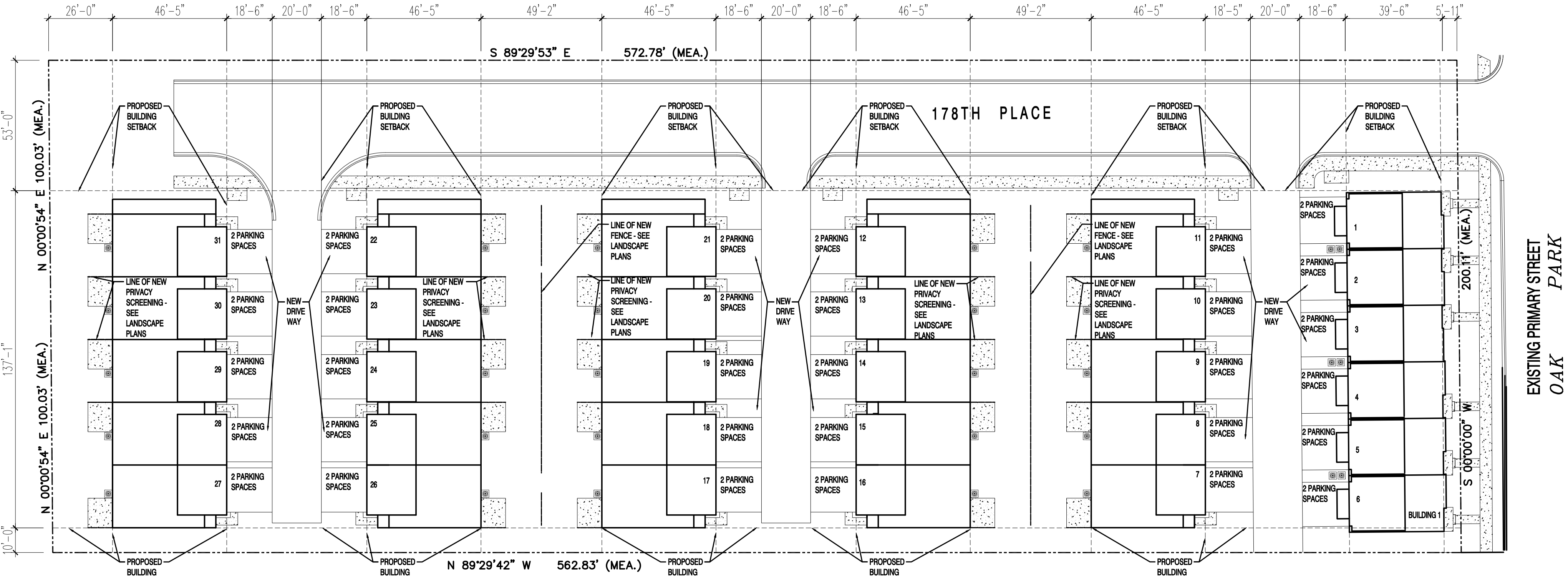
ZONING ANALYSIS CHART- OAK PARK TOWNES

SITE DATA	COMMENTS
1. ZONING DISTRICT	DOWNTOWN LEGACY DISTRICT - NEIGHBORHOOD GENERAL (NG) PERMITTED USE R - 6
2. SITE AREA	114,812 S.F. (2.631 ACRES) - PER JOSEPH A. SCHUDT & ASSOCIATES, WITH THE LATEST REVISION DATE OF 01.15.20.
3. BUILDING AREAS	BUILDING 1 - B1 - 6 UNIT BUILDING - 3 BEDROOM 3 STORY 16,519 S.F. BUILDING 2 - B2 - 5 UNIT BUILDING 2 STORY BUILDING CONFIGURATION (6) - 3 BEDROOM 11,813 S.F. BUILDING 3 - B3 - 5 UNIT BUILDING 2 STORY BUILDING CONFIGURATION (6) - 3 BEDROOM 11,813 S.F. BUILDING 4 - B4 - 5 UNIT BUILDING 2 STORY BUILDING CONFIGURATION (6) - 3 BEDROOM 11,813 S.F. BUILDING 5 - B5 - 5 UNIT BUILDING 2 STORY BUILDING CONFIGURATION (6) - 3 BEDROOM 11,813 S.F. TOTAL 63,771 S.F.
4. BUILDING SETBACKS DOWNTOWN LEGACY DISTRICT - NEIGHBORHOOD GENERAL (NG) REQUIRED SETBACKS SHALL BE UNDER PRIVATE LOT STANDARD (NG)	FRONT YARD - ALONG NEW SECONDARY STREET - 5' TO 15' REQUIRED - 20.0' PROVIDED - SEE CIVIL DRAWINGS SIDE YARD - ALONG OAK PARK AVE - 5' MINIMUM - 28.5' PROVIDED - SEE CIVIL DRAWINGS REAR YARD - ALONG PROPERTY LINES - 5' MINIMUM - 21.05' PROVIDED - SEE CIVIL DRAWINGS ALLOWABLE ENCROACHMENT - FRONT STOOP AND/OR STAIRS IN (NG) IS 5% OF SETBACK OR 5'
5. F.A.R. - FLOOR TO AREA RATIO	63,771 /114,812 S.F. = 0.55
6. LOT COVERAGE	28,899 S.F. /114,812 S.F. = 25%
7. HEIGHT OF ALL BUILDINGS AND STRUCTURES	MINIMUM BUILDING HEIGHT 2 STORIES; PROVIDED 42'-10" TO HIGHEST RIDGE AT THE THREE STORY STRUCTURE
8. GREEN SPACE PERCENTAGE	NONE REQUIRED HOWEVER THE LANDSCAPE ORDINANCE SHALL BE MET WHERE EVER PRACTICAL.
9. PARKING SPACES REQUIRED	MINIMUM PARKING SIZE SHALL BE 9'-0" WIDE X 18'-6" LONG MINIMUM REQUIRED OFF - STREET PARKING SPACES REQUIRED IS 1.5 SPACES PER DWELLING UNIT. PROVIDED; 4 SPACES / UNIT FOR A TOTAL OF 124 SPACES PROVIDED. PARKING SETBACKS FRONT YARD - SECONDARY STREET REQUIRED MINIMUM - 10'-0" PROVIDED - 20'-0" 1 BIKE PARKING REQUIRED = 1/DWELLING UNIT PROVIDED = 1/DWELLING UNIT OR 31 BIKE PARKING TRASH ENCLOSURE NOT REQUIRED

DRAWING INDEX- OAKPARK TOWNES

ARCHITECTURAL	
R	RENDERING - 3 STORY - 6 UNIT - FRONT ELEVATION
R.2	RENDERING - 3 STORY - 6 UNIT - SIDE ELEVATIONS
R.3	RENDERING - 3 STORY - 6 UNIT - REAR ELEVATION
R.4	RENDERING - 3 STORY - 5 UNIT - FRONT ELEVATION
R.5	RENDERING - 2 STORY - 5 UNIT - SIDE ELEVATIONS
R.6	RENDERING - 2 STORY - 5 UNIT - REAR ELEVATION
A1.0	CONCEPTUAL - OVERALL ARCHITECTURAL SITE PLAN
A1.1	CONCEPTUAL - 3 STORY - 6 UNIT - FLOOR PLAN - FIRST & SECOND FLOOR
A1.2	CONCEPTUAL - 3 STORY - 6 UNIT - FLOOR PLAN - THIRD FLOOR
A1.3	CONCEPTUAL - 2 STORY - 5 UNIT - FLOOR PLAN - FIRST & SECOND FLOOR
A1.4	CONCEPTUAL - 3 STORY - 6 UNIT - ELEVATIONS
A1.5	CONCEPTUAL - 2 STORY - 5 UNIT - ELEVATIONS
A1.6	CONCEPTUAL - SITE PLAN - PHOTOMETRIC LIGHTING PLAN
--	TYPICAL WALL SECTION
--	TYPICAL WALL SECTION
CIVIL ENGINEERING	
1	COVER SHEET
2	EXISTING TOPOGRAPHY
3	PLAT OF SUBDIVISION
4	SITE GEOMETRIC PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	SOIL EROSION PLAN
9	CONSTRUCTION SPECIFICATIONS
10	MWRD NOTES
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS
13	CONSTRUCTION DETAILS
14	CONSTRUCTION DETAILS
15	FIRE TRUCK ROUTE
16	PLAT OF VACATION
17	FINAL PLAT OF SUBDIVISION - OAK PARK TOWNES SUBDIVISION
18	FINAL PLAT OF SUBDIVISION - OAK PARK TOWNES SUBDIVISION

LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE SPECIFICATIONS
L-4	TREE PRESERVATION & REMOVAL PLAN



CONCEPTUAL - OVERALL ARCHITECTURAL SITE PLAN - 31 TOWNHOME UNITS

SITE PLAN

SCALE: 1"= 30'-0"



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

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SECTION 208 - FIRE WALLS & PARTITIONS

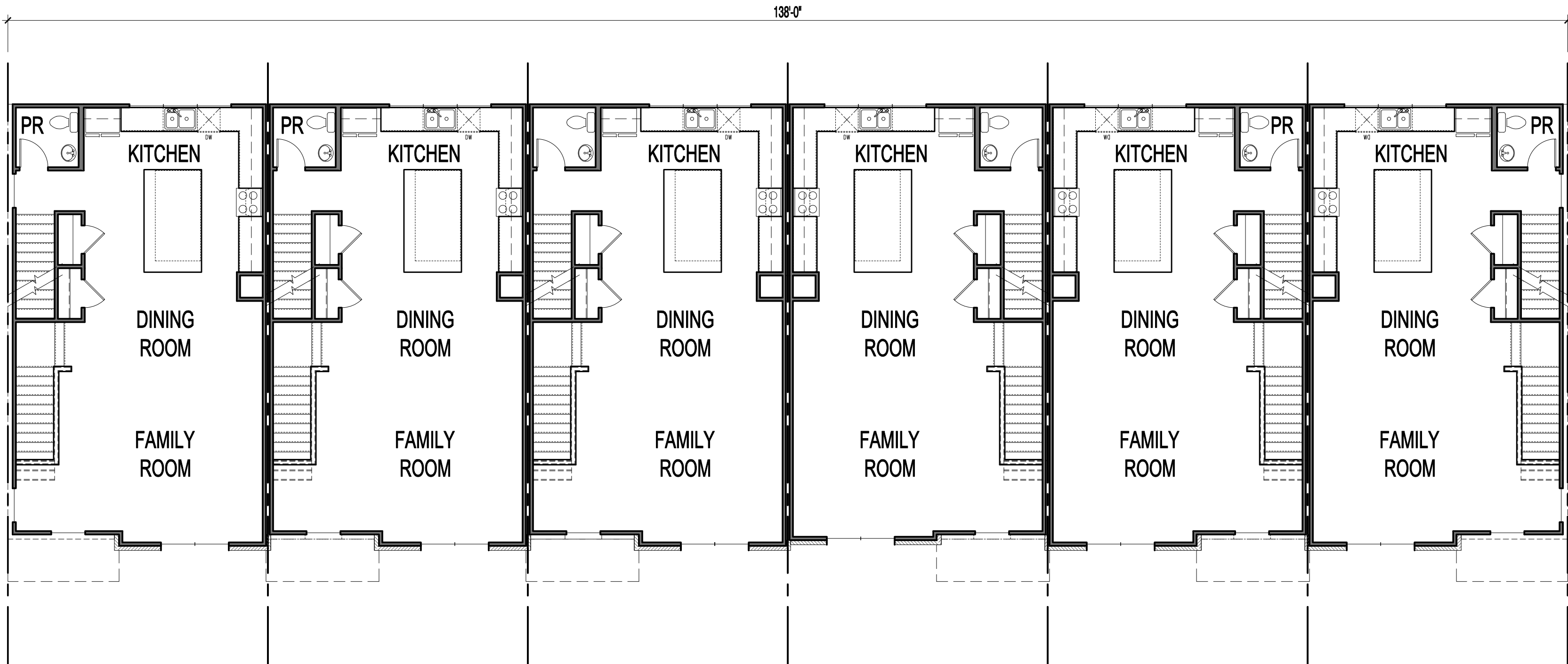
1. ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS:

The automatic sprinkler system shall be designed and installed in accordance with Section 903.3.1.1 of the 2012 ICC International Building Code and Section 9.7. of the 2008 edition of NFPA 101. Sections 8.1.5, 12, & 15.8.1.1 & 8.1.5.8.2 of the 2013 edition of NFPA 13 shall not apply.

2. FIRE WALLS & PARTITIONS: PROVIDE A MINIMUM TWO (2) HOUR FIRE RATED MASONRY WALL ASSEMBLY BETWEEN DWELLINGSLEEPING UNITS, AND ADJACENT PUBLIC OR SERVICE AREAS OF R-2 OCCUPANCIES (SECTION 910.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE). NO OPENINGS ARE PERMITTED BETWEEN DWELLINGSLEEPING UNITS. EACH WALL ASSEMBLY SHALL HAVE AN UNDERWRITER LABORATORIES, INC. (UL) DESIGN NUMBER LISTED IN THE MOST RECENT UL FIRE RESISTANCE DIRECTORY AND MEET THE CONTINUITY REQUIREMENTS OF SECTION 208.4 OF THIS CODE. A DETAIL OF EACH FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED ON THE PERMIT DRAWINGS; THE UL DESIGN NUMBER MUST BE INDICATED ON THE DETAIL. THE AUTOMATIC SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE OR AS AMENDED BY CHAPTER VII OF THIS CODE. A GROUP R-2 USE HAVING A MAXIMUM OF 12 LIVING UNITS AND THREE STORIES OR LESS SHALL ONLY REQUIRE A ONE-HOUR FIRE SEPARATION WHEN AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 903.3.1.1 OF THE 2012 INTERNATIONAL BUILDING CODE AND AS AMENDED IN CHAPTER VII IS PROVIDED.

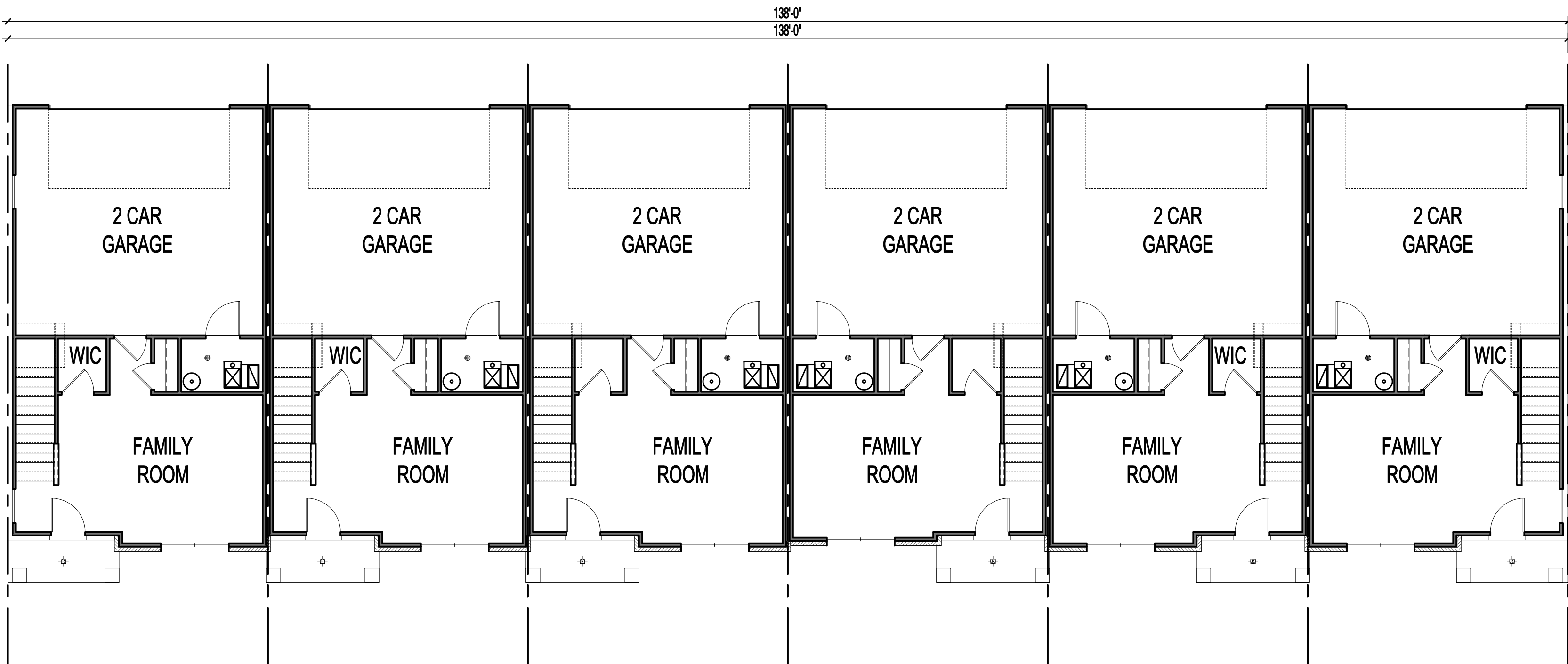
THE PROJECTS FIRE WALLS & PARTITION SHALL COMPLY WITH OPTION 2 - SEE DETAILS FOR FURTHER INFORMATION

Provide a minimum two (2) hour fire rated triple drywall assembly. Provide a minimum two (2) hour fire rated wall assembly without coverings for the center portion of the triple drywall assembly. The center portion of the triple drywall assembly shall have a UL Design Number listed in the most recent UL Fire Resistance Directory. A detail of each triple drywall assembly shall be provided on the permit drawings; the UL Design Number of the center portion of the assembly must be indicated on the detail. The outer portions of the triple drywall assembly shall have metal stud framing spaced a maximum of 24 inches apart and gypsum board having a minimum thickness of 1/2-inch.



CONCEPTUAL - SECOND FLOOR PLAN
FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL - FIRST FLOOR PLAN
FLOOR PLAN

SCALE: 1/8" = 1'-0"



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

Oak Park Townes by EEP, LLC
c/o RE Development Solutions
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17822 & 17828 OAK PARK AVE.
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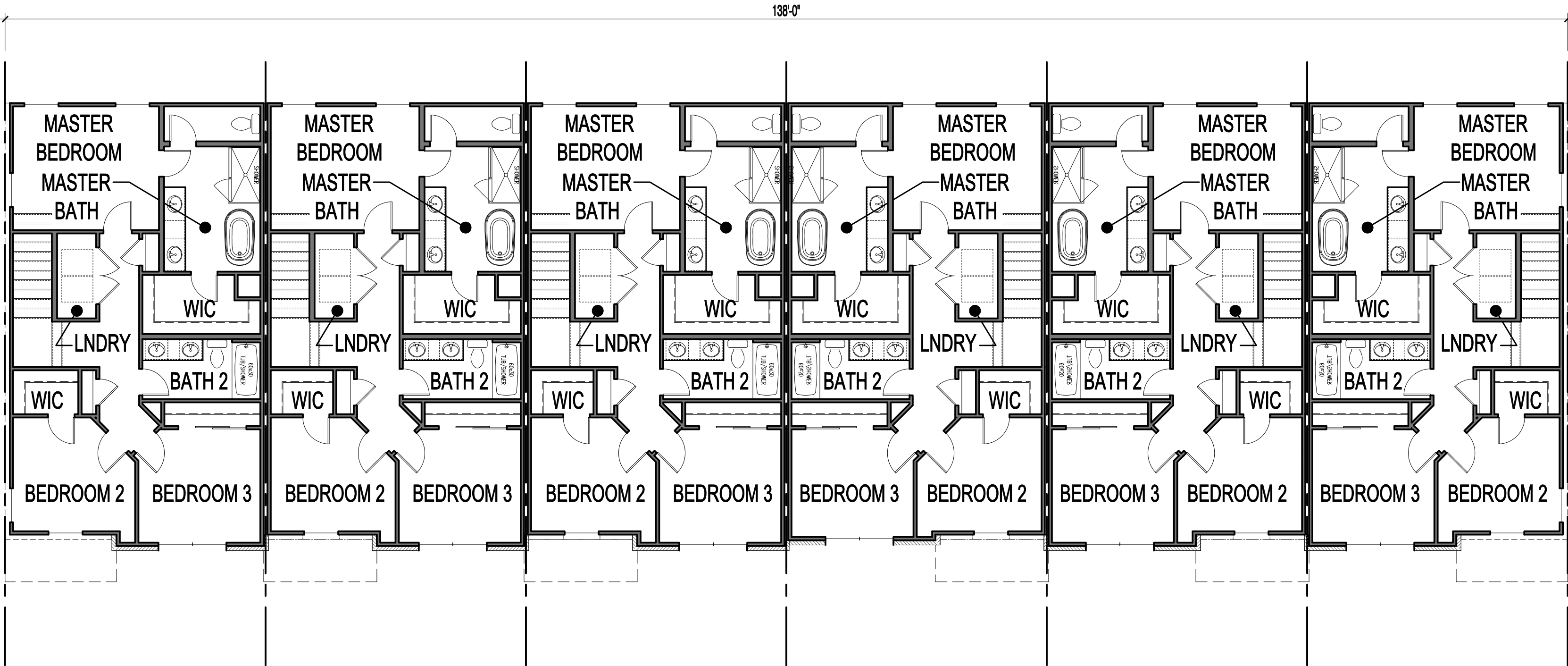
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SECTION 208 - FIRE WALLS & PARTITIONS

1. ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS:
- The automatic sprinkler system shall be designed and installed in accordance with Section 903.3.1.1 of the 2012 ICC International Building Code and Section 6.7. of the 2008 edition of NFPA 101. Sections 8.1.5, 12, & 15.8.1.1 & 8.1.5.8.2 of the 2013 edition of NFPA 13 shall not apply.*
2. FIRE WALLS & PARTITIONS: PROVIDE A MINIMUM TWO (2) HOUR FIRE RATED MASONRY WALL ASSEMBLY BETWEEN DWELLINGSLEEPING UNITS, AND ADJACENT PUBLIC OR SERVICE AREAS OF R-2 OCCUPANCIES (SECTION 510.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE). NO OPENINGS ARE PERMITTED BETWEEN DWELLINGSLEEPING UNITS. EACH WALL ASSEMBLY SHALL HAVE AN UNDERSHOTTER LABORATORIES, INC. (UL) DESIGN NUMBER LISTED IN THE MOST RECENT UL FIRE RESISTANCE DIRECTORY AND MEET THE CONTINUITY REQUIREMENTS OF SECTION 208.4 OF THIS CODE. A DETAIL OF EACH FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED ON THE PERMIT DRAWINGS; THE UL DESIGN NUMBER MUST BE INDICATED ON THE DETAIL. THE AUTOMATIC SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE OR AS AMENDED BY CHAPTER VII OF THIS CODE. A GROUP R-2 USE HAVING A MAXIMUM OF 12 LIVING UNITS AND THREE STORIES OR LESS SHALL ONLY REQUIRE A ONE-HOUR FIRE SEPARATION WHEN AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 903.3.1.1 OF THE 2012 INTERNATIONAL BUILDING CODE AND AS AMENDED IN CHAPTER VII IS PROVIDED.
- THE PROJECTS FIRE WALLS & PARTITION SHALL COMPLY WITH OPTION 2 - SEE DETAILS FOR FURTHER INFORMATION

Provide a minimum two (2) hour fire rated triple drywall assembly. Provide a minimum two (2) hour fire rated wall assembly without coverings for the center portion of the triple drywall assembly. The center portion of the triple drywall assembly shall have a UL Design Number listed in the most recent UL Fire Resistance Directory. A detail of each triple drywall assembly shall be provided on the permit drawings; the UL Design Number of the center portion of the assembly must be indicated on the detail. The outer portions of the triple drywall assembly shall have metal stud framing spaced a maximum of 24 inches apart and gypsum board having a minimum thickness of 1/2-inch.



CONCEPTUAL - THIRD FLOOR PLAN
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SECTION 208 - FIRE WALLS & PARTITIONS

- ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS:

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- FIRE WALLS & PARTITIONS: PROVIDE A MINIMUM TWO (2) HOUR FIRE RATED MASONRY WALL ASSEMBLY BETWEEN DWELLINGS/SLEEPING UNITS, AND ADJACENT PUBLIC OR SERVICE AREAS OF R-2 OCCUPANCIES (SECTION 910, 2012 ICC INTERNATIONAL BUILDING CODE). NO OPENINGS ARE PERMITTED BETWEEN DWELLINGS/SLEEPING UNITS. EACH WALL ASSEMBLY SHALL HAVE AN UNDERWRITERS LABORATORIES, INC. (UL) DESIGN NUMBER LISTED IN THE MOST RECENT UL FIRE RESISTANCE DIRECTORY AND MEET THE CONTINUITY REQUIREMENTS OF SECTION 208-F OF THIS CODE. A DETAIL OF EACH FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED ON THE PERMIT DRAWINGS; THE UL DESIGN NUMBER MUST BE INDICATED ON THE DETAIL. THE AUTOMATIC SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE OR AS AMENDED BY CHAPTER VII OF THIS CODE. A GROUP: R-2 USE HAVING A MAXIMUM OF 12 LIVING UNITS AND THREE STORIES OR LESS SHALL ONLY REQUIRE A ONE-HOUR FIRE SEPARATION WHEN AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 903.3.1.1 OF THE 2012 INTERNATIONAL BUILDING CODE AND AS AMENDED IN CHAPTER VII IS PROVIDED.

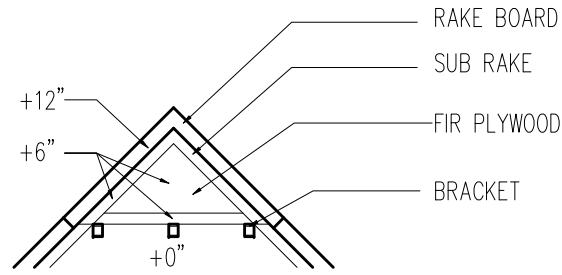
THE PROJECTS FIRE WALLS & PARTITION SHALL COMPLY WITH OPTION 2 - SEE DETAILS FOR FURTHER INFORMATION

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TYPICAL ELEVATION NOTES

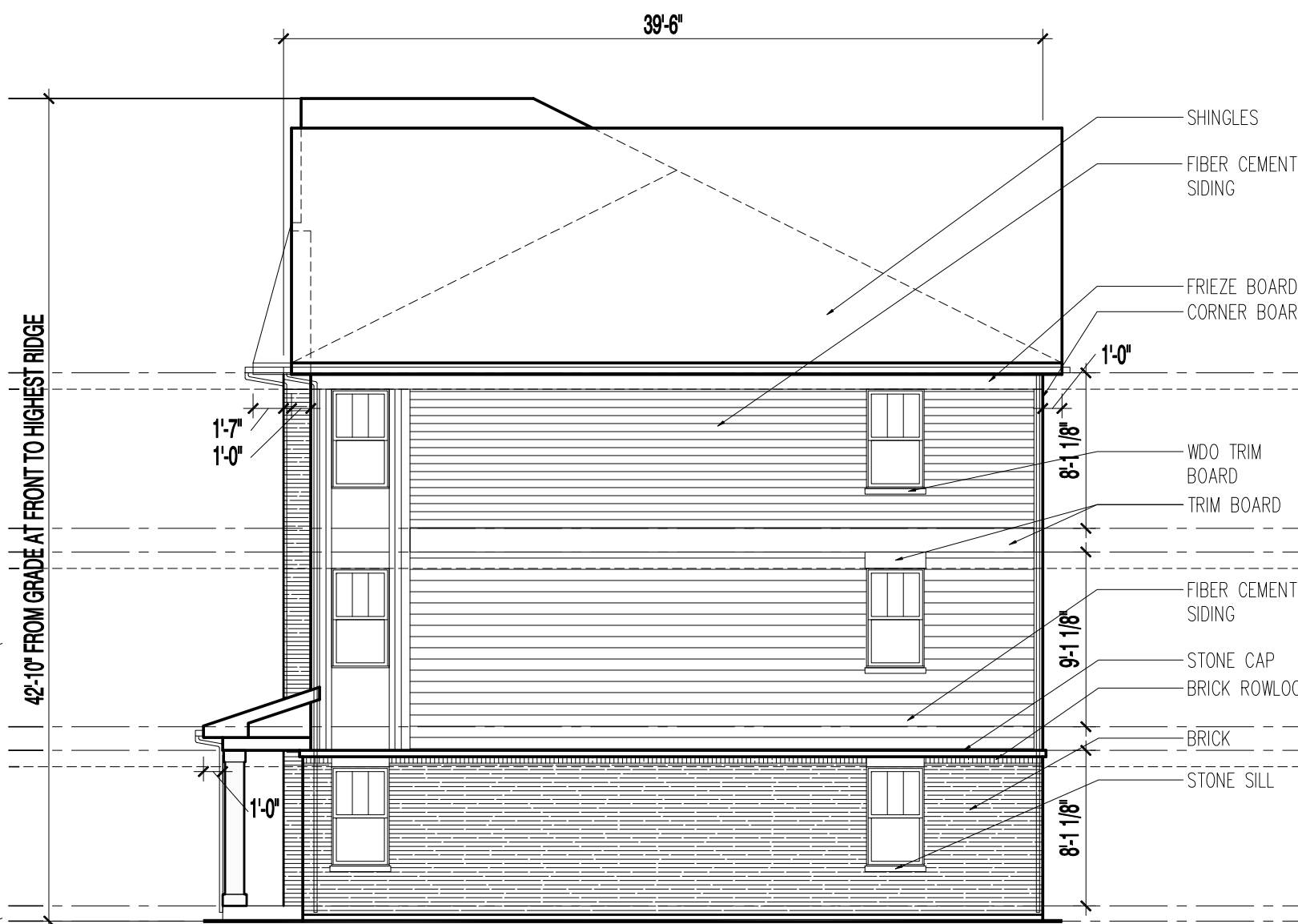
PROPOSED NEW MATERIALS TO BE USED

- ROOF - ASPHALT SHINGLES.
- FASCIA, SOFFIT, FRIEZE BOARD, COLUMN - SHALL BE ALUMINUM WRAPPED
- SIDING, TRIM BOARD, WINDOW AND DOOR SURROUND - ALL WINDOW SHALL BE VINYL.
- TYPICAL WINDOW - VINYL WINDOWS
- FRONT DOOR - INSULATED METAL FRONT DOOR.
- GARAGE DOOR - INSULATED OVERHEAD DOOR.



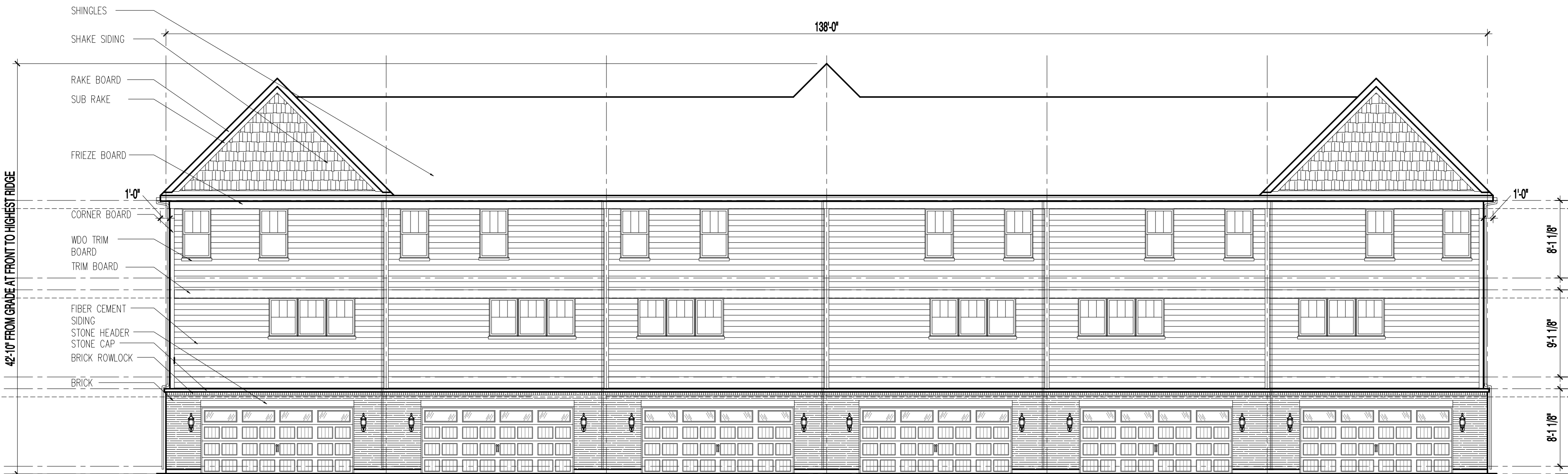
GABLE END DETAIL ELEVATION

SCALE: 1/8" = 1'-0"



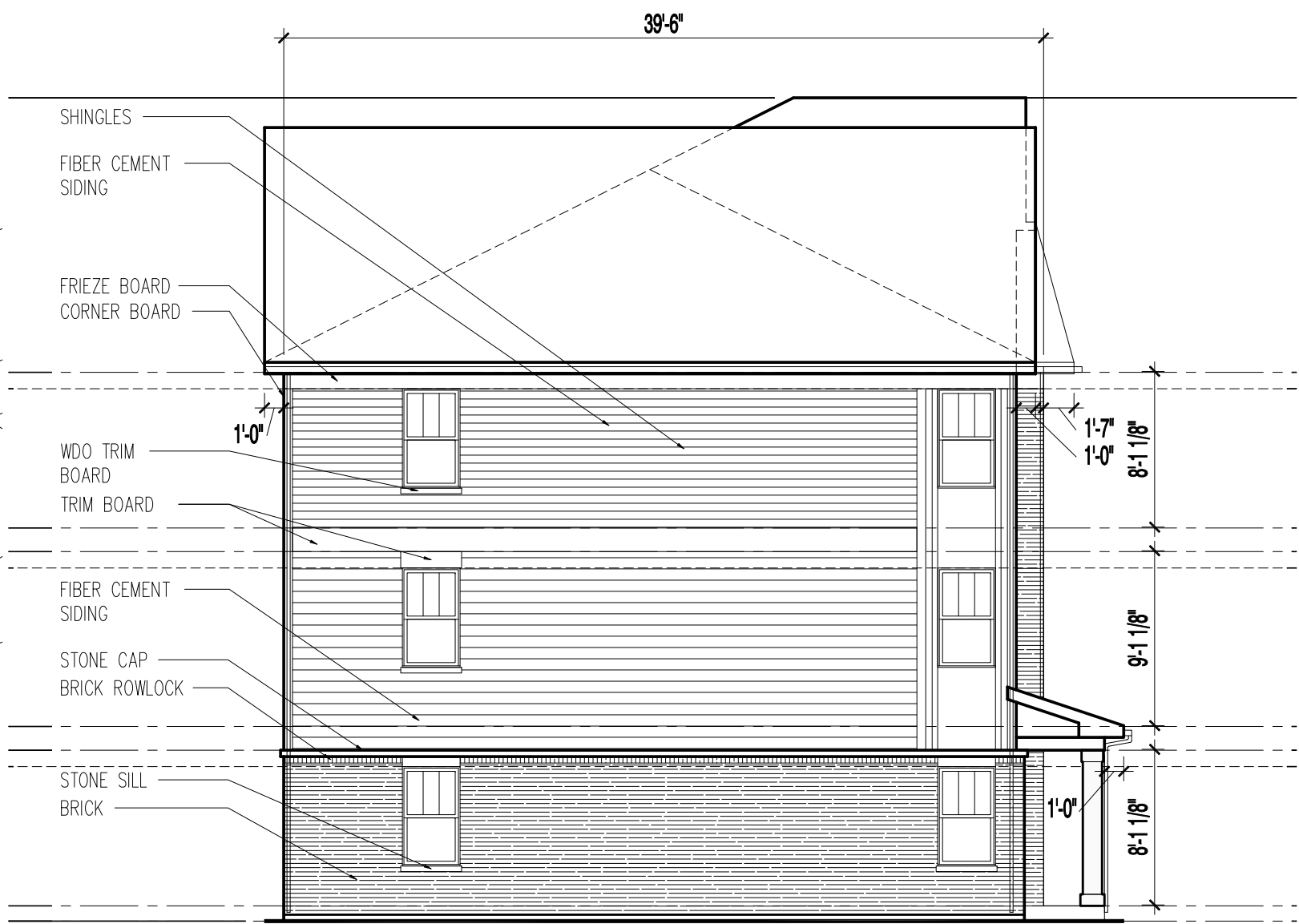
CONCEPTUAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL REAR ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL LEFT ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT ELEVATION

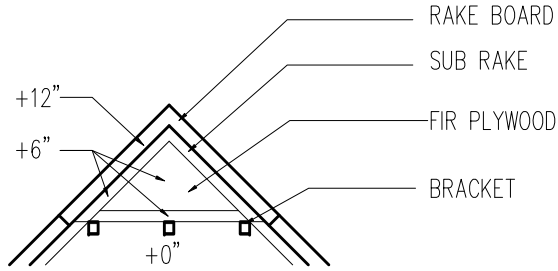
SCALE: 1/8" = 1'-0"



TYPICAL ELEVATION NOTES

PROPOSED NEW MATERIALS TO BE USED

1. ROOF - ASPHALT SHINGLES.
2. FASCOA, SOFFIT, FRIEZE BOARD, COLUMN - SHALL BE ALUMINUM WRAPPED
3. SIDING, TRIM BOARD, WINDOW AND DOOR SURROUND - ALL WINDOW SHALL BE VINYL
4. TYPICAL WINDOW - VINYL WINDOWS
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GABLE END DETAIL
ELEVATION

SCALE: 1/8" = 1'-0"

SECTION 208 - FIRE WALLS & PARTITIONS

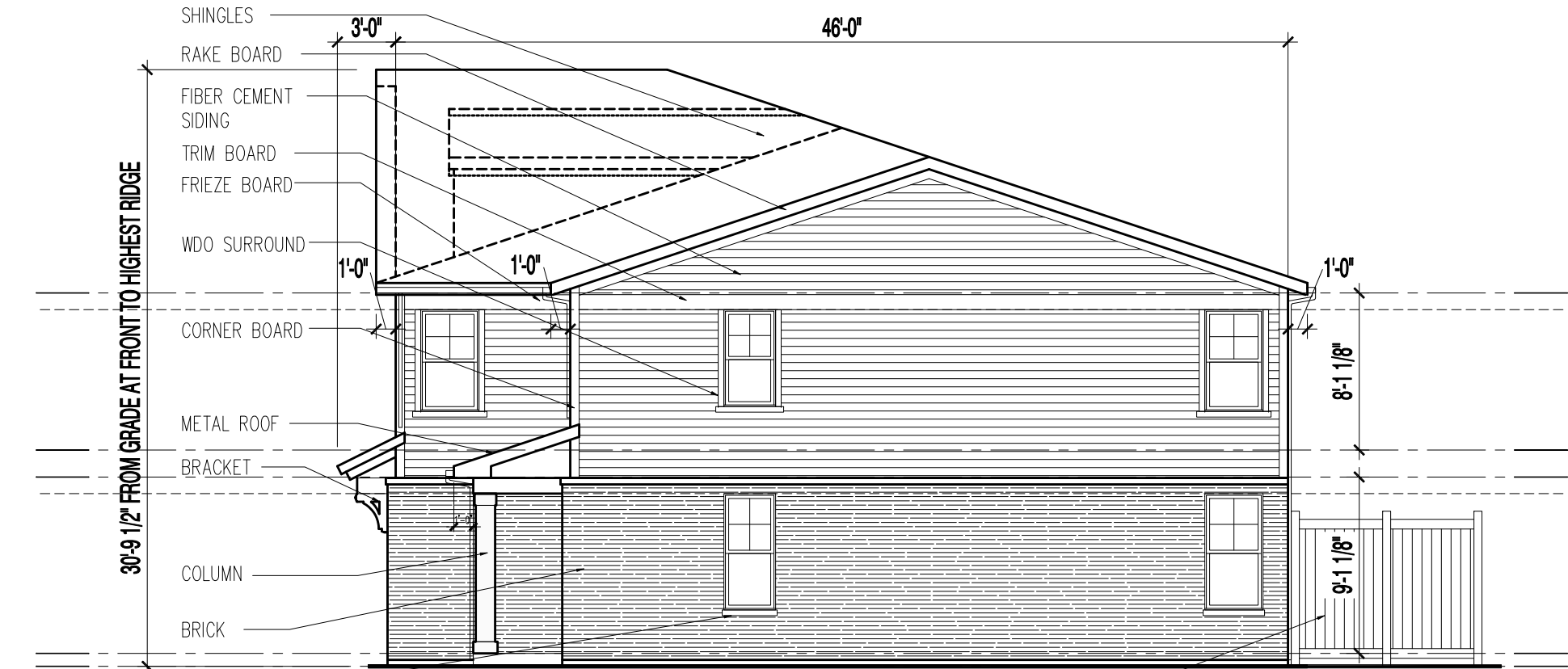
1. ALL BUILDINGS SHALL BE FULLY SPRINKLERED PER THE FOLLOWING REQUIREMENTS:

The automatic sprinkler system shall be designed and installed in accordance with Section 908.3.1.1 of the 2012 ICC International Building Code and Section 9.7. of the 2003 edition of NFPA 101, Sections 6.1.5, 1.2, 6.15.3, 1.1.6 & 1.5.2.2 of the 2013 edition of NFPA 13 shall not apply.

2. FIRE WALLS & PARTITIONS: PROVIDE A MINIMUM TWO (2) HOUR FIRE RATED MASONRY WALL ASSEMBLY BETWEEN DWELLINGS/SLEEPING UNITS, AND ADJACENT PUBLIC OR SERVICE AREAS OF R-2 OCCUPANCIES (SECTION 910, 2012 ICC INTERNATIONAL BUILDING CODE). NO OPENINGS ARE PERMITTED BETWEEN DWELLINGS/SLEEPING UNITS. EACH WALL ASSEMBLY SHALL HAVE AN UNDERWRITER LABORATORIES, INC. (UL) DESIGN NUMBER LISTED IN THE MOST RECENT UL FIRE RESISTANCE DIRECTORY AND MEET THE CONTINUITY REQUIREMENTS OF SECTION 208.4 OF THIS CODE. A DETAIL OF EACH FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED ON THE PERMIT DRAWINGS. THE UL DESIGN NUMBER MUST BE INDICATED ON THE DETAIL. THE AUTOMATIC SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 908.3.1.1 OR 908.3.1.2 OF THE 2012 ICC INTERNATIONAL BUILDING CODE OR AS AMENDED BY CHAPTER VII OF THIS CODE. A GROUP R-2 USE HAVING A MAXIMUM OF 12 LIVING UNITS AND THREE STORES OR LESS SHALL ONLY REQUIRE A ONE-HOUR FIRE SEPARATION WHEN AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH SECTION 908.3.1.1 OF THE 2012 INTERNATIONAL BUILDING CODE AND AS AMENDED IN CHAPTER VII IS PROVIDED.

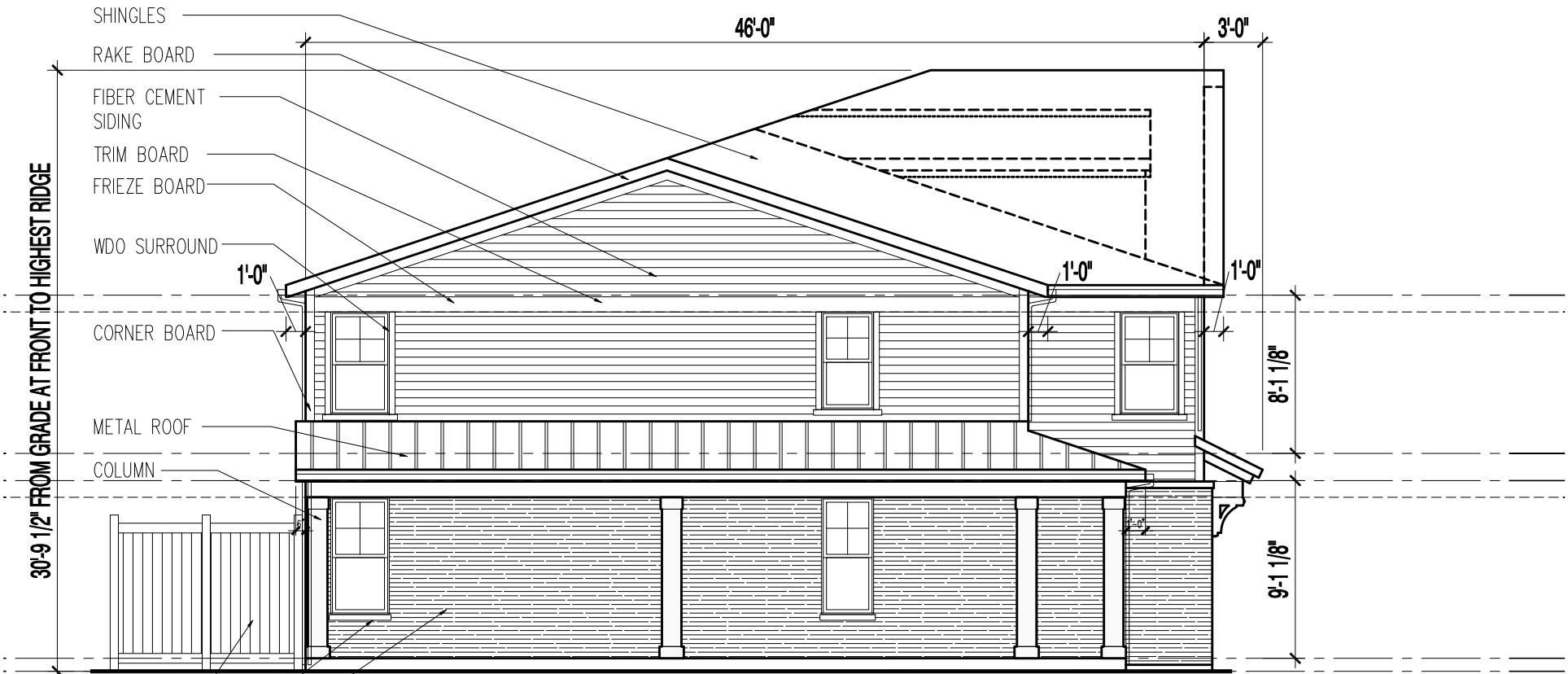
THE PROJECTS FIRE WALLS & PARTITION SHALL COMPLY WITH OPTION 2 - SEE DETAILS FOR FURTHER INFORMATION

Provide a minimum two (2) hour fire rated triple drywall assembly. Provide a minimum two (2) hour fire rated wall assembly without openings for the center portion of the triple drywall assembly. The center portion of the triple drywall assembly shall have a UL Design Number listed in the most recent UL Fire Resistance Directory. A detail of each triple drywall assembly shall be provided on the permit drawings; the UL Design Number of the center portion of the assembly must be indicated on the detail. The outer portions of the triple drywall assembly shall have metal stud framing spaced a maximum of 24 inches apart and gypsum board having a minimum thickness of 1/2-inch.



CONCEPTUAL RIGHT ELEVATION
ELEVATION

SCALE: 1/8" = 1'-0"



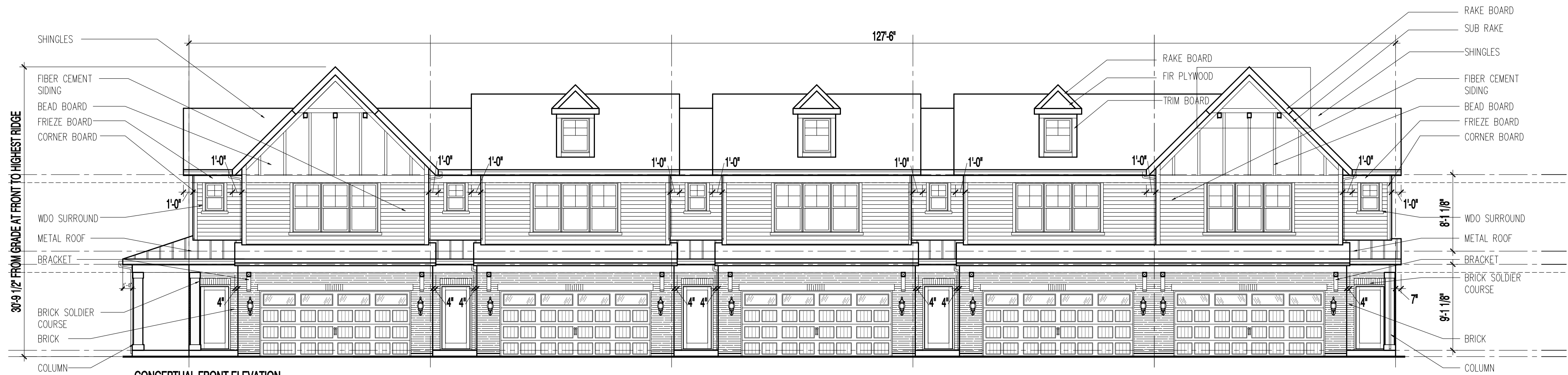
CONCEPTUAL LEFT ELEVATION
ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL REAR ELEVATION
ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT ELEVATION
ELEVATION

SCALE: 1/8" = 1'-0"



GODUCO
DESIGN
architects

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

Oak Park Townes by EEP, LLC
c/o RE Development Solutions
2200 Cabot Dr., Suite 110
Lisle, IL 60532

OAK PARK TOWNES
17822 & 17828 OAK PARK AVE.
TINLEY PARK, IL 60477

CIVIL ENGINEER
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTREPRISE DRIVE
MOKENA, IL 60448

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

PROJECT NUMBER	
22-888	
ISSUE DATES	
INITIAL DATE: 03.06.2020	
VILLAGE REV 1	05.21.22
VILLAGE REV 2	11.12.20
VILLAGE REV 3	05.24.21
VILLAGE REV 4	10.01.21
VILLAGE REV 5	01.27.23
VILLAGE REV 6	06.02.23
.	.
.	.
REGISTRATION SEAL	

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SHEET NUMBER

PLOTTED 6/4/23 AT 1:05 PM BY LUIS GODUCO - I:\VROBOX (GODUCO DESIGN)\MAIN\GDC-BUILDERS-RE-DEVELOPMENT-SOLUTIONS\2-OAK-PARK-TOWNES\CDNL-OPW-TH-FREEM-W-PORCH\PD-MF-PLAN-PT.DWG



GODUCO
DESIGN
architects

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ST. CHARLES, IL 60174
GODUCOARCH.COM 630-485-5201

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17822 & 17828 OAK PARK AVE.
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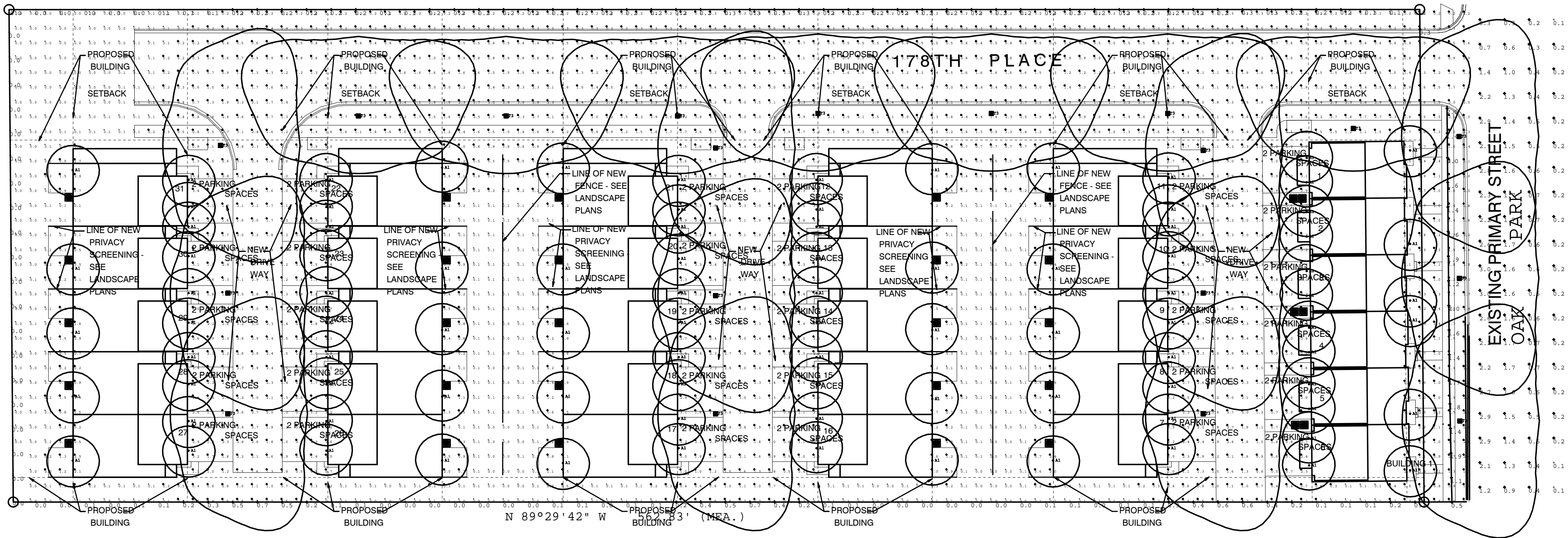
CIVIL ENGINEER
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTREPRISE DRIVE
MOKENA, IL 60448

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VILLAGE REV 6	06.02.23
REGISTRATION SEAL	

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	93	Access Lighting - 20137LEDDMG-BL	Single	20137LEDDMG-BL, 10' MH	A1	0.950	465	9.17	852.81
	19	STERNBERG - 6130CLED-16L27T3-MDL016-SV1	Single	6130CLED-16L27T3-MDL016-SV1, 12' Pole, 14' MH	T3	0.950	5740	67.2	1276.8

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
East Sidewalk CalcPts	Illuminance	Fc	1.56	2.0	0.5	3.12	4.00	
Existing Primary Street CalcPts	Illuminance	Fc	1.09	3.0	0.1	10.90	30.00	
Property Line CalcPts 10' OC	Illuminance	Fc	0.15	0.7	0.0	N.A.	N.A.	
Roadway & Property CalcPts 6' OC	Illuminance	Fc	1.22	4.9	0.0	N.A.	N.A.	

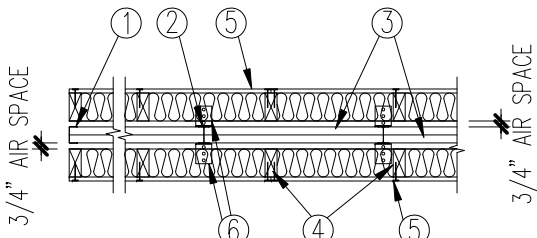


OVERALL ARCHITECTURAL SITE PLAN - 31 TOWNHOME UNITS
CONCEPTUAL - SITE PLAN - PHOTOMETRIC LIGHTING PLAN
 SCALE: 1"= 30'-0"



Design No. U373

Assembly Rating – 2 Hrs. w/ Exposure on Fire Side Restricted Non-Bearing; Symmetrical Area Separation Wall
 Design Weight – 14 PSF
 Tested under Load simulating a Wall Height of 44'-0"



INTERNATIONAL CELLULOSE CORP -- Celbar-RL

AREA SEPARATION WALL:--(Nonbearing, Max Height – 44 ft)

1. Floor, Intermediate or Top Wall – 2-3/16 in. wide channel shaped with 1 in. legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs – Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.

3. Gypsum Board* – Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.

GEORGIA-PACIFIC GYPSUM L L C – Types TRSL, DGUSL

PROTECTED WALL: – (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B)

4. Wood Studs – For 2 Hr. Bearing or Nonbearing Wall Rating – Nom 2 by 4 in., max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.

4A. Steel Studs – (As an alternate to Item 4, not shown) – For 2 Hr. Bearing Wall Rating – Corrosion protected steel studs, min No. 20 MSG (0.0329 in. min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in. min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs

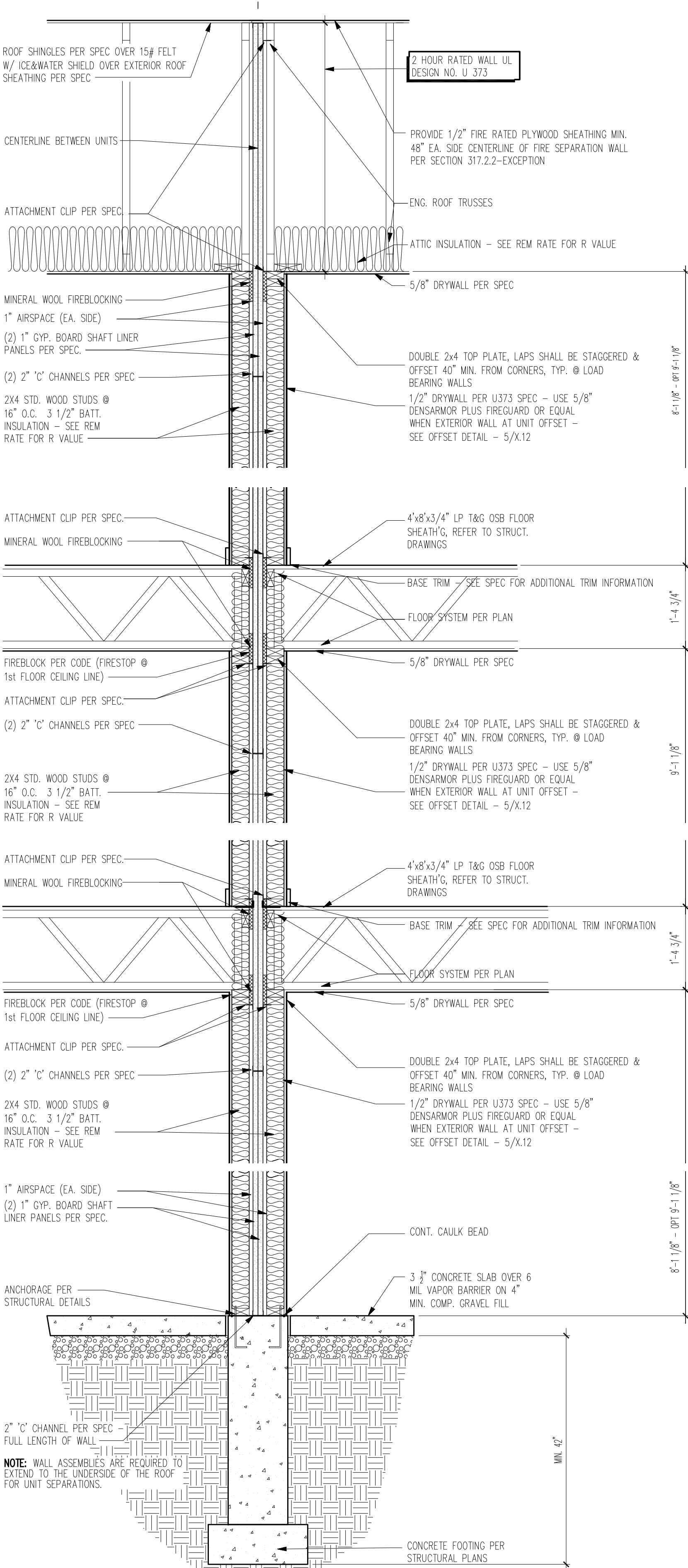
4B. Steel Studs – (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) – For 2 Hr. Nonbearing Wall Rating – Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board – Classified or Unclassified – Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.

6. Attachment Clips – Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with one Type S screw 3/8 in. long to "H" studs and with one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.

7. Batts and Blankets* – (Optional, not shown) – Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZUJ) Categories for names of Classified companies.

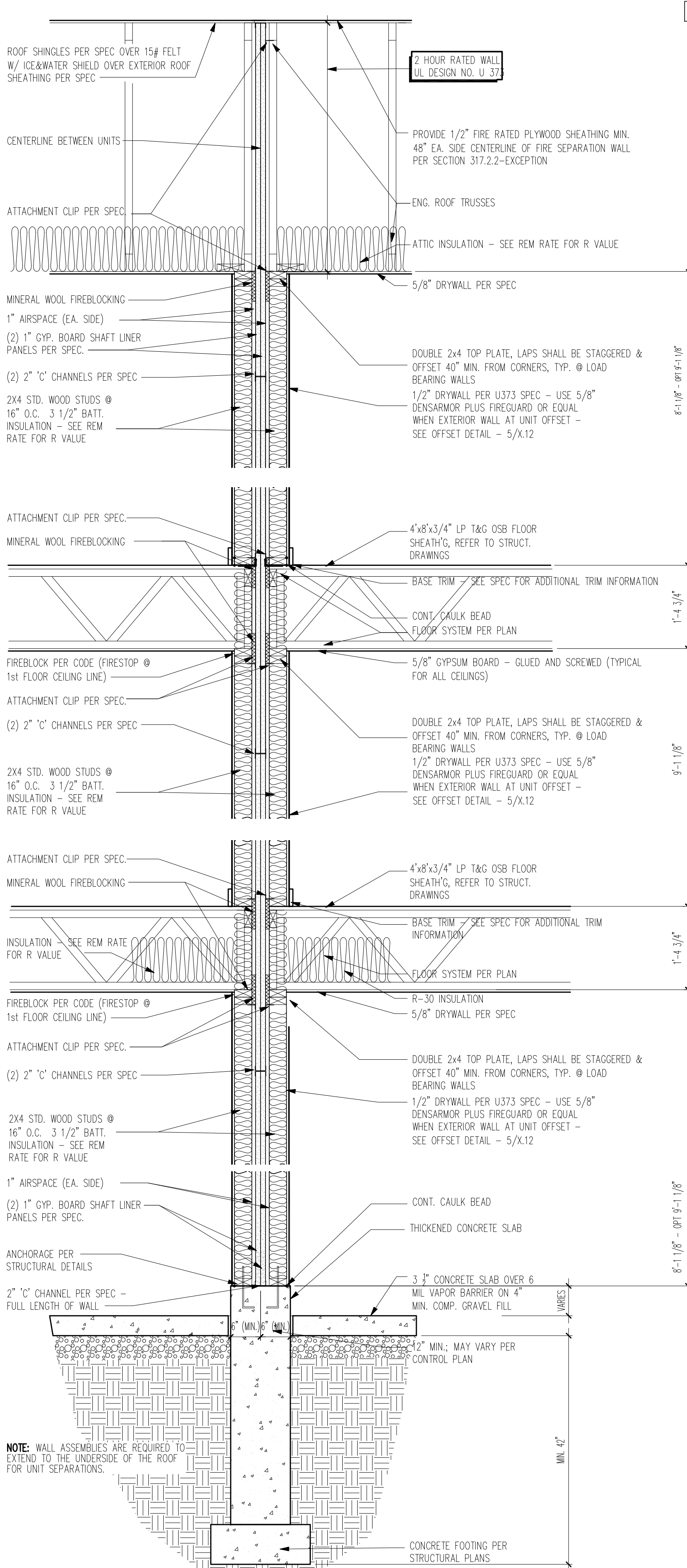
*Bearing the UL Classification Mark



2-HOUR FIRE SEPARATION WALL
 UL DESIGN #U373 - STC 66

4
 X:12

SCALE 3/4" = 1'-0"



2-HOUR FIRE SEPARATION WALL @ GARAGE
 UL DESIGN #U373 - STC 66

3
 X:12

SCALE 3/4" = 1'-0"



GODUCCO
 DESIGN
 architects

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 ST. CHARLES, IL 60174
 GODUCOARCH.COM 630-485-5201

Oak Park Townes by EEP, LLC
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 2200 Cabot Dr., Suite 110
 Lisle, IL 60532

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REGISTRATION SEAL	



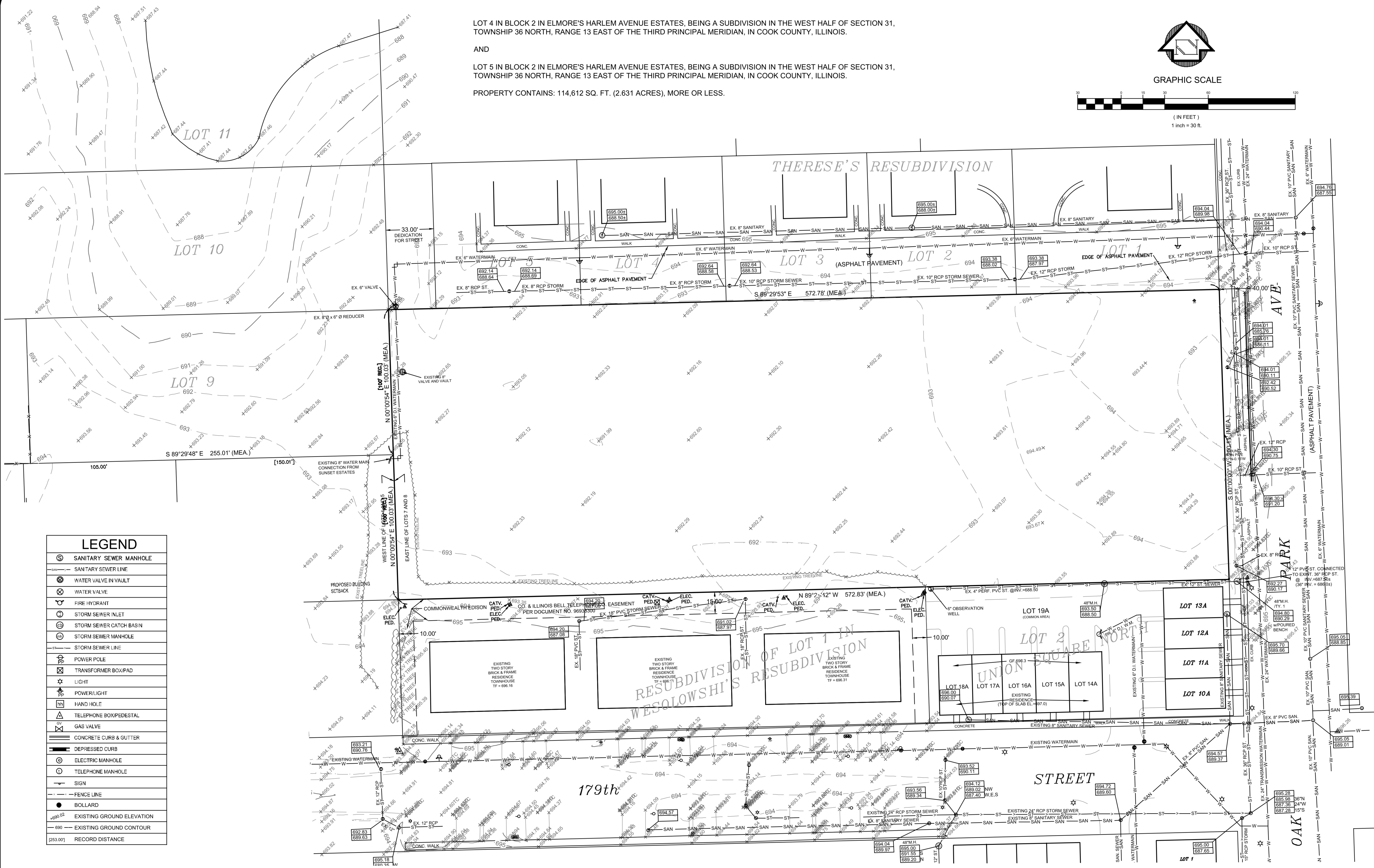
Oak Park Townes by EEP, LLC
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VILLAGE REV 5	01.27.23
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M:\2005\05-105-214 Oak Park Townhomes 7-2005-105-214 Oak Park Townhomes 7-2005-105-214.dwg, 5/19/2023 2:12 PM, By: Tj, Title: Copyright 2023 - JOSEPH A. SCHUDT & ASSOCIATES



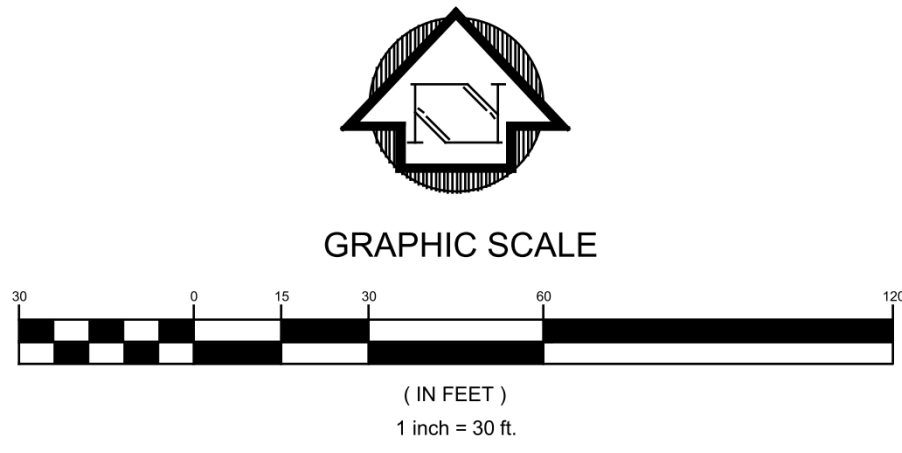
LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER VALVE IN VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE
	POWER POLE
	TRANSFORMER BOX/PAD
	LIGHT
	POWERLIGHT
	HAND HOLE
	TELEPHONE BOX/PEDESTAL
	GAS VALVE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	BOLLARD
	EXISTING GROUND ELEVATION
	EXISTING GROUND CONTOUR
	RECORD DISTANCE

LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOT 5 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 114,612 SQ. FT. (2.631 ACRES), MORE OR LESS.



SITE BENCHMARK:
TOP OF THE EAST FLANGE BOLT ON HYDRANT AT THE
NORTHEAST CORNER OF 179th ST. AND OAK PARK AV.
ELEVATION = 696.26 (NAVD 88)

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
(184-001172)

CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES

REVISIONS:

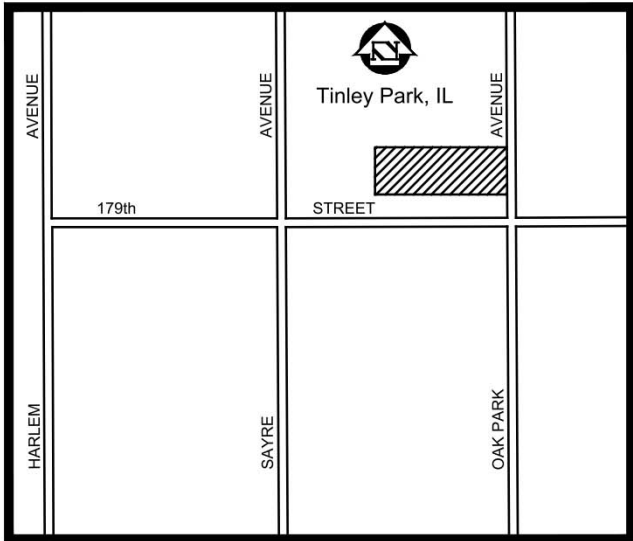
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OAK PARK TOWNES

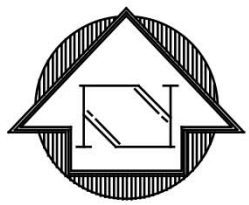
TINLEY PARK, IL

EXISTING TOPOGRAPHY

Date: 5-05-23
Scale: 1"=30'
File Name: 15-105-OAK PARK TOWNES-505-23
Drawn: TMF
Checked: DWO
Sheet:
2 OF 14
Project No.:
05-105



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION



GRAPHIC SCALE



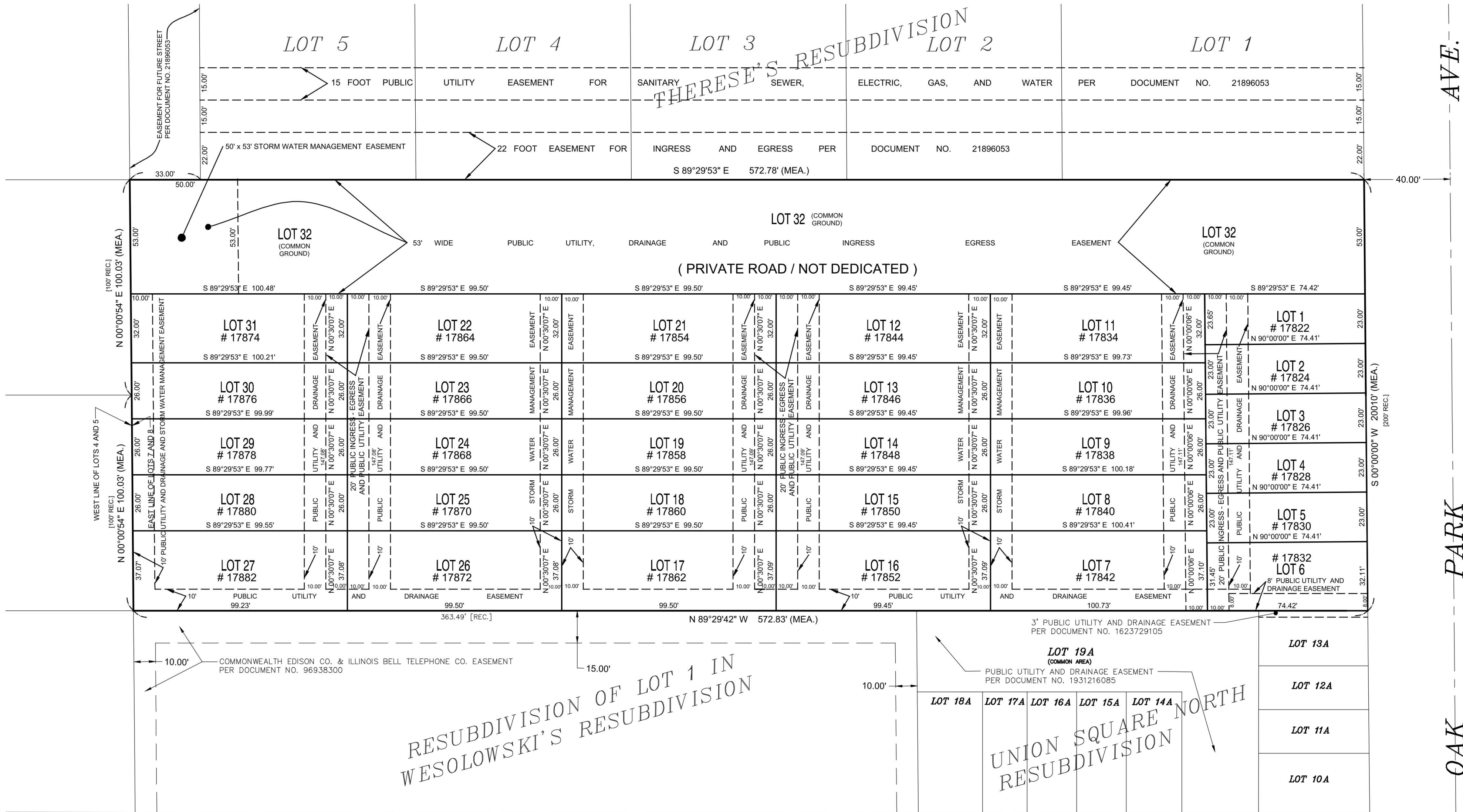
(IN FEET)
1 inch = 30 ft.

FINAL PLAT OF OAK PARK TOWNES SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

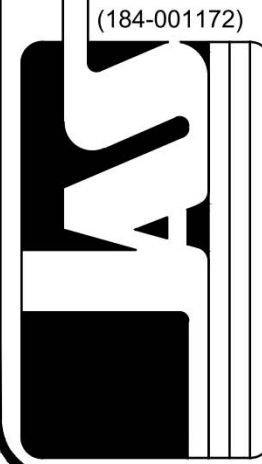
PROPERTY CONTAINS: 114,612 SQ. FT. (2.631 ACRES), MORE OR LESS.

P.I.N.'S 28-31-105-010, 28-31-105-026, 28-31-105-027



LOT #	AREA	ADDRESS
1	1736 S.F.	17822
2	1712 S.F.	17824
3	1712 S.F.	17826
4	1712 S.F.	17828
5	1712 S.F.	17830
6	2365 S.F.	17832
7	3731 S.F.	17834
8	2608 S.F.	17836
9	2602 S.F.	17838
10	2596 S.F.	17840
11	3187 S.F.	17842
12	3182 S.F.	17844
13	2586 S.F.	17846
14	2586 S.F.	17848
15	2586 S.F.	17850
16	3689 S.F.	17852
17	3691 S.F.	17854
18	2587 S.F.	17856
19	2587 S.F.	17858
20	2587 S.F.	17860
21	3184 S.F.	17862
22	3184 S.F.	17864
23	2587 S.F.	17866
24	2587 S.F.	17868
25	2587 S.F.	17870
26	3690 S.F.	17872
27	3685 S.F.	17874
28	2591 S.F.	17876
29	2597 S.F.	17878
30	2603 S.F.	17880
31	3211 S.F.	17882
32	30,358 S.F.	

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

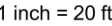


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PLAT OF SUBDIVISION
OAK PARK TOWNES
TINLEY PARK, IL

Date: 5-05-23
Scale: 1"=30'
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Drawn: TMF
Checked: DWO
Sheet:
3 OF 14
Project No.:
05-105

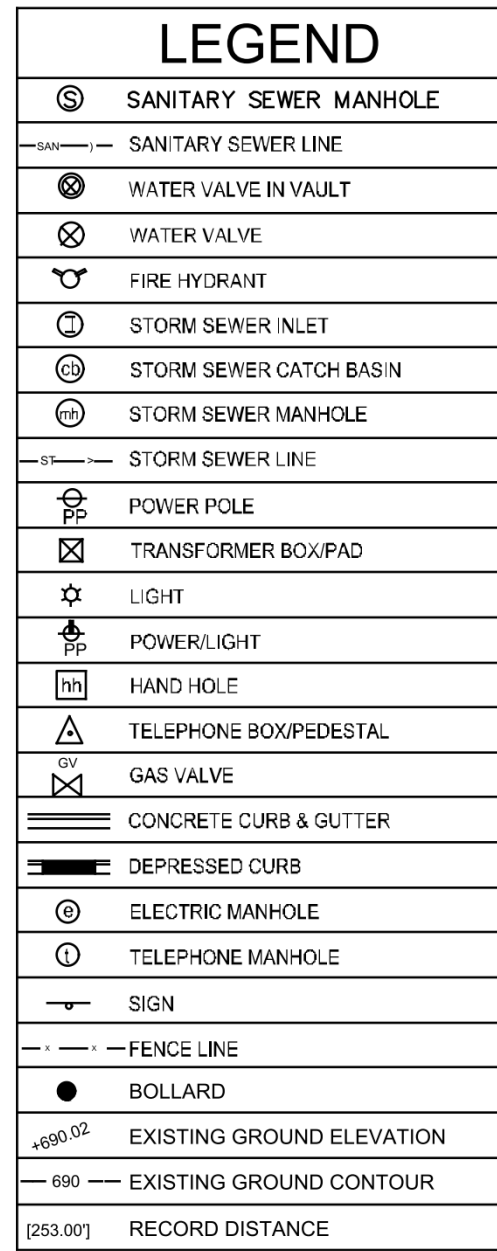
NOTE:
LOT 32 SHALL INCLUDE EASEMENT PROVISIONS FOR VILLAGE OF TINLEY
PARK MUNICIPAL UTILITIES, COMED, NICOR, AT&T, AND AUTHORIZED
CABLE T.V. PROVIDER. SEE SHEET 2 OF 2 FOR EASEMENT PROVISIONS.



PROPOSED SIGN
NO OUTLET
NO THRU TRAFFIC

SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES

VOLUME CONTROL REQUIRED: $77,461 / 12 = 6,455 \text{ Ft.}^3$
 $= 0.148 \text{ Ac. Ft.}$

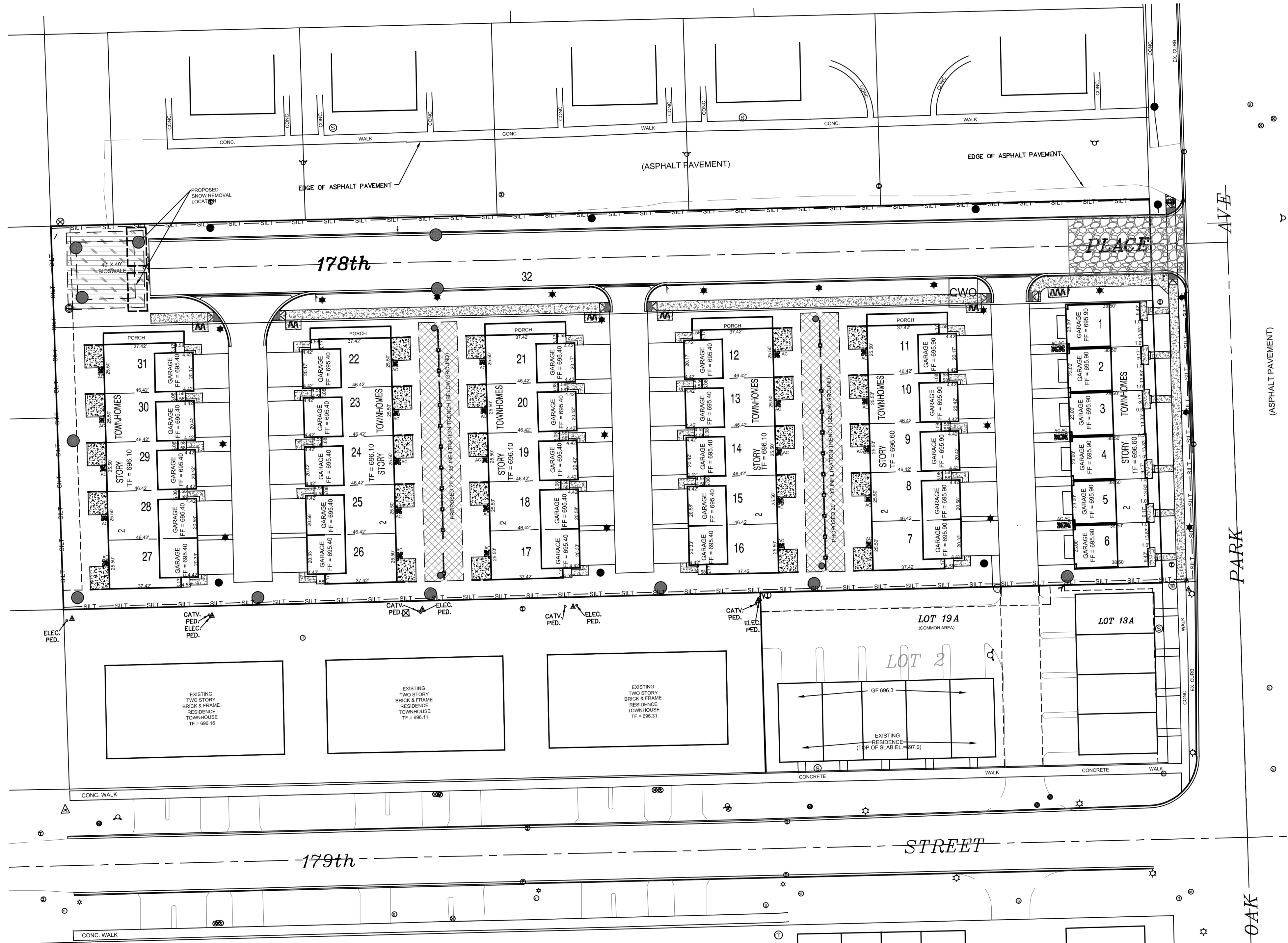
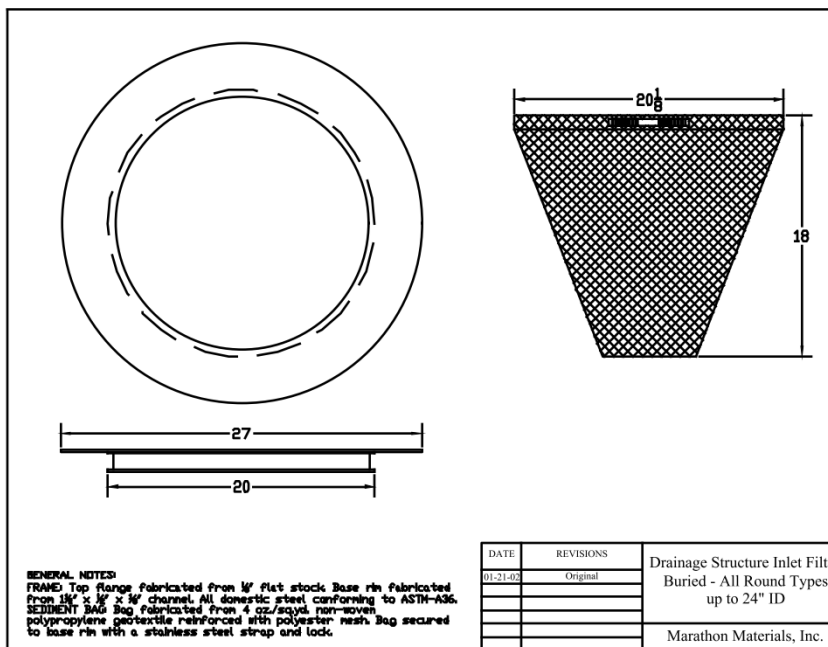








1 inch = 30 mm

05-105

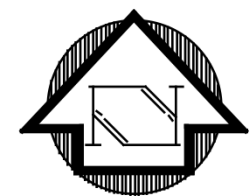
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1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACE PRIOR TO START OF CONSTRUCTION.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR REGULAR DUST CONTROL / SWEEPING OF PUBLIC AND PRIVATE ROADS AND STREETS. ADDITIONAL CLEANING MAY BE REQUESTED AT THE OWNER OR VILLAGE DISCRETION.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE CONSIDERED THE MINIMUM ELEMENTS REQUIRED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED PER THE OWNER OR VILLAGE. ADDITIONAL EROSION CONTROL ITEMS WILL BE THE CONTRACTOR'S LIABILITY AND RESPONSIBILITY.
6. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
7. SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
8. CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
9. CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR CORRECTIVE ACTION AND TELEVISING AND / OR INSPECTING SHOULD SEDIMENT, CONCRETE, OR OTHER CONSTRUCTION MATERIALS DRAIN INTO VILLAGE OR IDOT INFRASTRUCTURE.



- NOTE:**
- | | |
|---|----------------------------------|
|  | STABILIZED CONSTRUCTION ENTRANCE |
|  | DRAINAGE STRUCTURE INLET FILTER |
|  | SILT FENCE LOCATION |
|  | CONCRETE WASHOUT |
|  | LANDSCAPE AREA |
|  | INFILTRATION TRENCH |

DECORATIVE STREET LIGHT

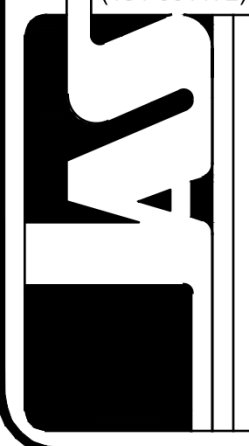


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES



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OAK PARK TOWNES

TINLEY PARK, IL

SOIL EROSION PLAN

Date: 5-05-23

Scale: 1"=30'

File Name: 05-105-OAK PARK TOWNES-5-05-23

Drawn: TMF

Checked: _____

Sheet:

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Project

05

GENERAL CONDITIONS

- Village of Tinley Park - Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), and Joseph A. Schudt & Associates (Telephone 708-720-1000), must be notified (2) working days prior to commencement of work.
- The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- No construction plans shall be used for construction unless specifically marked "FOR CONSTRUCTION". Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive. Any discrepancies located in the Village Right-of-Way or easements shall be confirmed with the Village Engineer.
- All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.
- Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.
- Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.
- Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.
- The contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 701901, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.
- Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas have underground and/or overhead service facilities in the vicinity of the proposed work, the contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of these facilities. The contractor shall call J.U.L.I.E. at "811" or (800) 892-0123 for utility locations.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract, and no additional compensation will be allowed.
- All existing traffic signs, street signs, etc., which interfere with construction operations and not noted for removal or disposal shall be removed and reset by the contractor at locations as designated by the Engineer. This shall be considered incidental to the contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the contractor at his own expense. All signs not required to be reset shall be delivered to the Municipality or County as appropriate.
- All permanent type pavements or permanent improvements which abut the proposed improvement and must be removed, shall be saw-cut prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 201 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.
- The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.
- Special attention is drawn to the fact that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

- Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.
- The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

- Work under this section shall include but not be limited to the following:
 - Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.
 - Stripping of topsoil from all excavation, pavement and structural clay fill areas.
 - Stockpiling of topsoil at locations as directed by the Owner or Engineer. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter or other litter and waste products including other extraneous materials not conducive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.
 - Clay cut and Clay fill with compaction within roadway and all other structural fill areas.
 - Clay Cut and Excavation of all lakes and waterways per plan including all treatments.
 - Placement and compaction of clay to standards as required on the construction plans to the design subgrade elevations. The contractor will note that the elevations shown on the construction plans are finished grade elevations and that pavement thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.
 - Backfilling and compaction behind new curbs and gutters.
 - Movement and compaction of soil material from the construction of underground utilities.
 - Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).
 - If required, removal from site of all excess earth material including excess utility trench spoil after final grading.
 - The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the Engineer, and/or Owner.
 - Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.
 - The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility of the contractor.
 - Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and detention pond areas.
 - During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.
 - Whenever, during construction operations, any loose material is deposited in the flow line of gutter, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed at the close of each working day. At the conclusion of construction operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
 - All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL. I mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.
 - Soil erosion control specifications shall be considered as part of this section.
 - All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.
- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.
 - All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.
 - All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

UNDERGROUND

- All structure sections, adjusting rings and frames shall be securely sealed to each other or to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed, bituminous mastic (RAM-NEK, or Approved Equal). This mastic shall be applied in such a manner that no surface water or ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)
- The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.
- The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications. No watermain valves or B-Boxes shall be turned or operated by anyone other than Village employees.
- The contractor shall provide the Engineer and the Municipality, and/ or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field ties, cleanouts, wyes, service stubs, B-Boxes, and underdrains as required.
- Separation between water mains and sewers must be maintained in accordance with Section 41-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.
- Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet 6 inches.
- Valves shall be Mueller, Clow, or approved equal, mechanical joint, resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.
- All watermains shall be bedded with compacted, granular CA-7 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6". Trench backfill for watermains shall be CA-7 with the top 12 inches CA-6.
- All bends in the watermain of 10 degrees or greater shall be installed with thrust blocking or as directed by project Engineer per standard detail.
- Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water", and "Village of Tinley Park".
- Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water", and "Village of Tinley Park".
- All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.
- All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.
- All hydrants shall be of the compression or gate type, as manufactured by EJIW, 5BR-250.
- All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.
- Curb inlets are to be EJIW 105021, or as indicated on the plans.
- Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-7 for gradation. Cost for bedding shall be merged with unit price bid for the sewer.
- Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 85% Mandrel is required and will not be used prior to 45 days after backfilling.
- 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-lap' and hub-wye or hub-tee saddle.
- All Sewer Main connections to an existing sanitary sewer main shall be with a manhole.
- Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212) and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing PVC SDR 26 (ASTM 3034) pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection. Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints (AWWA C110).
- All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.
- Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

- Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.
- The proposed pavement shall consist of the subgrade course (as specified) base course, HMA Bituminous Binder Course (IL-19.0, N50), and HMA Bituminous Surface Course, (Mix D, N50), or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.
- Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.
- Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.
- All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Village Engineer prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.
- 3/4" thick Premoulded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.
- Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.
- Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA) requirements.
- Two (2) coats of concrete sealer in conformance with the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.
- The paving contractor shall be responsible for providing all coring, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality for review.
- Concrete sidewalks shall have two (2) #4 Rebar, 10 foot in length, centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals. Concrete walks shall be seven (7) inches thick at all driveway crossings.

SEDIMENTATION & EROSION CONTROL

- All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.
- When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and settlement. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.
- All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
- Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.
- Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.
- Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.
- Seeding shall conform to section 250 of the "Standard Specifications".

Construction Specification --Pollution Control & Soil Erosion & Sediment Control

- Seep**
The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.
- Material**
All material furnished shall meet the requirements of the material specifications listed in this specification.
- Erosion and sediment control measures and works**
The contractor shall provide, but not be limited to, the following:
Staging of earthwork activities—The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. *Seeding*—Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork activity. *Mulching*—Mulching to provide temporary protection of the soil surface from erosion. *Diversions*—Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed. *Stream crossings*—Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when the crossings are no longer required or when permanent measures are installed. *Sediment basins*—Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. *Sediment filters*—Straw bale filters or geotextile sediment fences trap sediment from areas of limited runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. *Waterways*—Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. *Other*—Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government.
- Chemical pollution**
The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.
- Air pollution**
The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. Access to roads used for haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and recommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.
- Maintenance, removal, and restoration**
All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near original condition.
- Standards and Specifications**
Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.

Illinois Urban Manual

Construction Specification Name

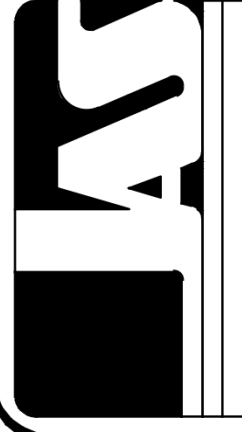
Construction Specification Name	Code
Clearing	1
Clearing and Grubbing	2
Contractor Quality Control	94
Corrugated Polyethylene Tubing	44
Digging, Transporting, Planting and Establishment of Trees, Shrubs and Vines	707
Drainfill	24
Ductile-Iron Pipe	53
Earthfill	23
Excavation	21
Field Fence	92
Field Office	96
Geotextile	95
Identification Markers or Plaques	93
Mobilization and De-mobilization	8
Plastic Pipe	45
Pollution Control	5
Reinforced Concrete Pressure Pipe Conduits	41
Seeding, Sprigging and Mulching	6
Sodding	204
Stripping, Stockpiling, Site Preparation and Spreading Topsoil	752
Topsoiling	26
Traffic Control	

Illinois Urban Manual Practice Standard

Illinois Urban Manual Practice Standard	Code	Date
Bioretention Facility	800	11/2013
Construction Road Stabilization	806	1/1999
Dust Control	825	2/1994
Erosion Control Blanket	830	6/2009
Filter Strip	835	1/1999
Infiltration Trench	847	1/1999
Inlet Protection - Fabric Drop	860	2/1994
Inlet Protection - Paved Areas	861	5/2011
Inlet Protection - Sod Filter	862	11/1999
Land Grading	865	2/1994
Mulching for Seeding and Soil Stabilization	875	6/2010
Permanent Vegetation	880	10/2001
Permanent Vegetation	880a	10/2001
Table A - Grass, Forb and Sedge Species for Low Maintenance Areas		
Permanent Vegetation	880b	10/2001
Silt Fence	920	4/2012
Sodding	925	12/1994
Stabilized Construction Entrance	930	8/1994
Temporary Concrete Washout Facility	954	6/2009
Temporary Sediment Trap	960	10/2001
Temporary Seeding	965	12/1994
Topsoiling	981	2/1994
Tree Protection	990	4/2000

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

(184-001172)



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OAK PARK TOWNES
TINLEY PARK, IL

CONSTRUCTION SPECIFICATIONS

Date: 5-05-23
Scale: N/A
File Name: 05-105 OAK PARK TOWNES-5-05-23
Drawn: JAR/TMF
Checked: DWO
Sheet:
9 OF 14
Project No.:
05-105

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

A. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAINS; AND

B. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

C. MUNICIPAL CODE OF THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;

D. CASE CONCERNING CONSTRUCTION STANDARDS NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXISTING UTILITIES OF ANY PROPOSED CHANGES TO EXISTING UTILITIES. IF ANY UNEXPECTED UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.E. AT 1-800-892-0123.

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
CONVERSION FACTOR IS 0 FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO
INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWMD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS, AS APPROVED BY MWMD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWMD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWMD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

4-INCH TO 12-INCH
14-INCH TO 48-INCH

AWWA C900
AWWA C905ASTM D-313
ASTM D-313

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

30-INCH TO 60-INCH TRIPLE WALL

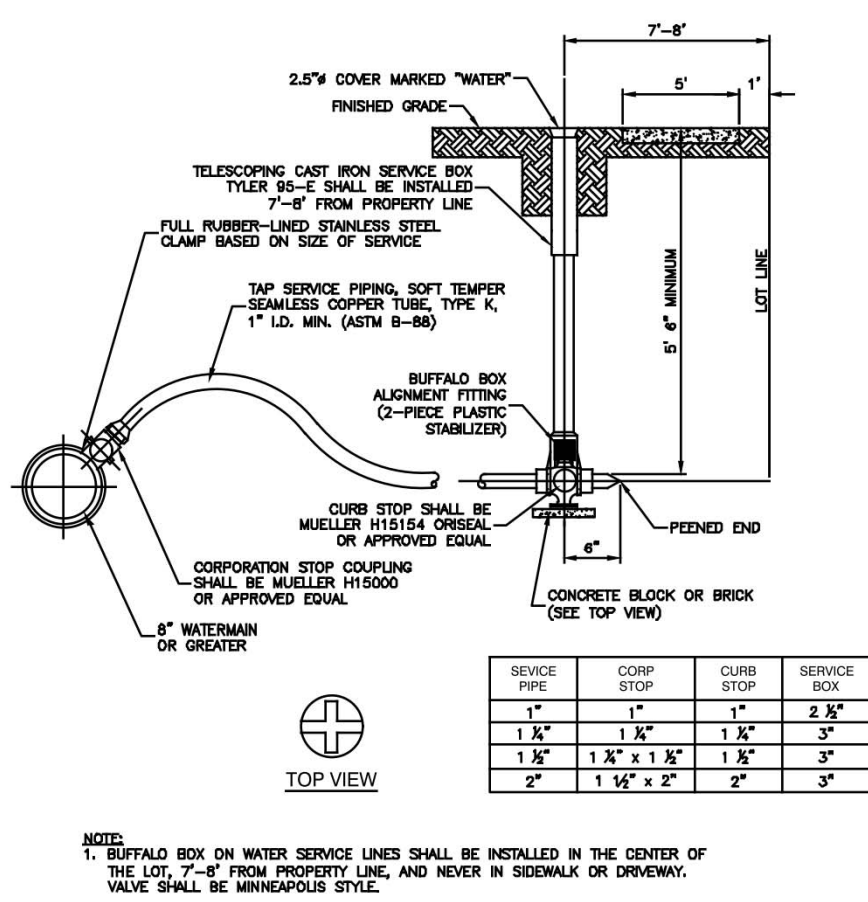
ASTM E-2764

- ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¾ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12 ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH, WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED FILL, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTAINING FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

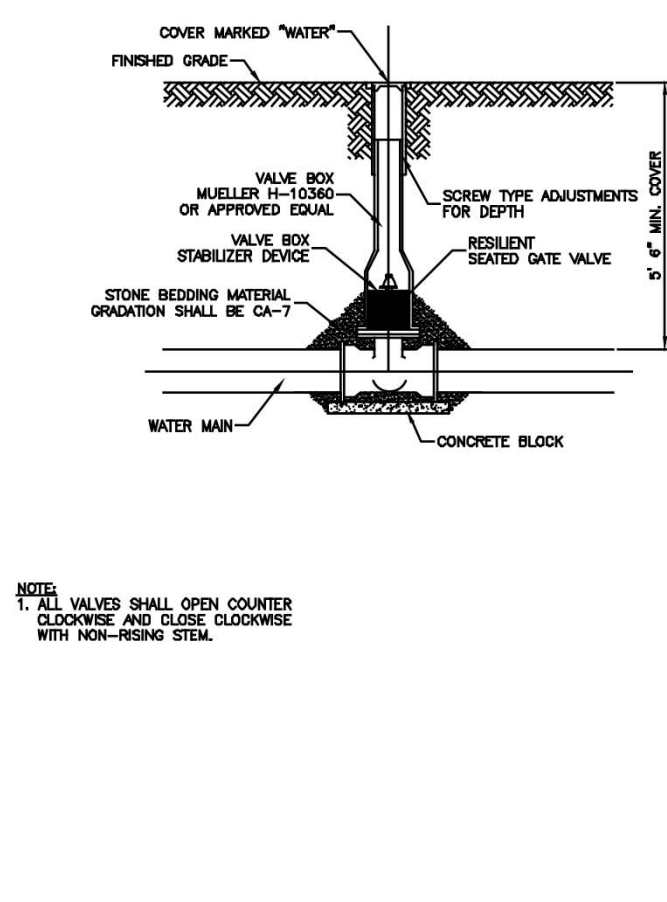
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.





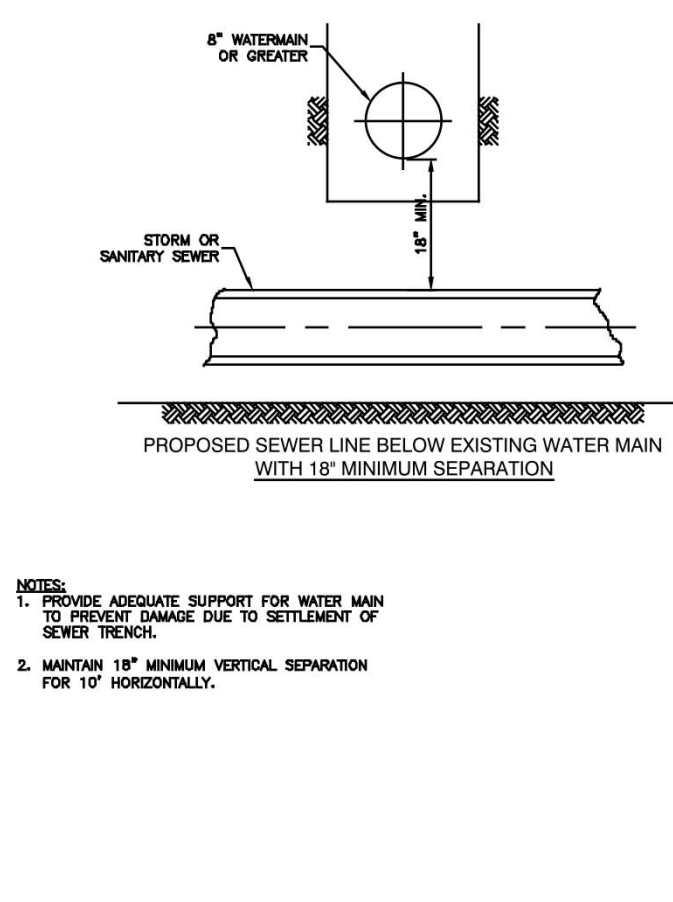
TYPICAL WATER SERVICE INSTALLATION

REVISION DATE: 4/10/20



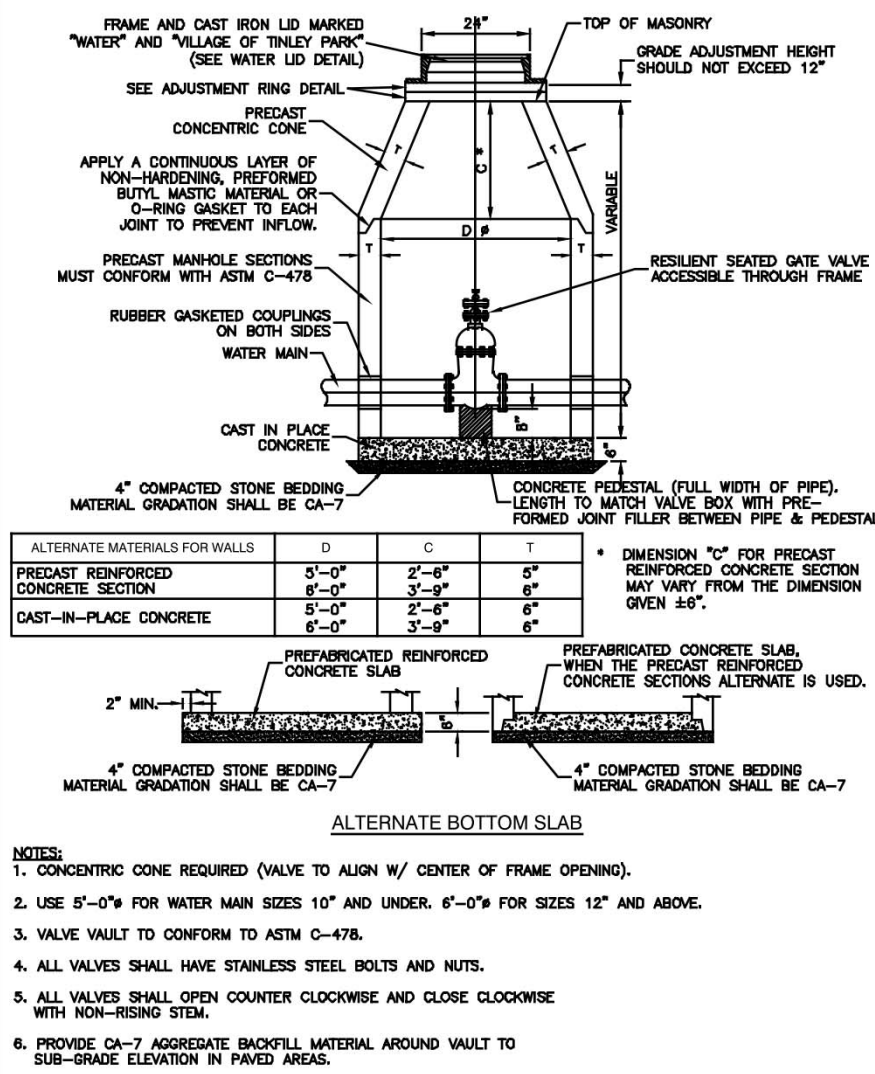
TYPICAL VALVE IN BOX INSTALLATION

REVISION DATE: 4/10/20



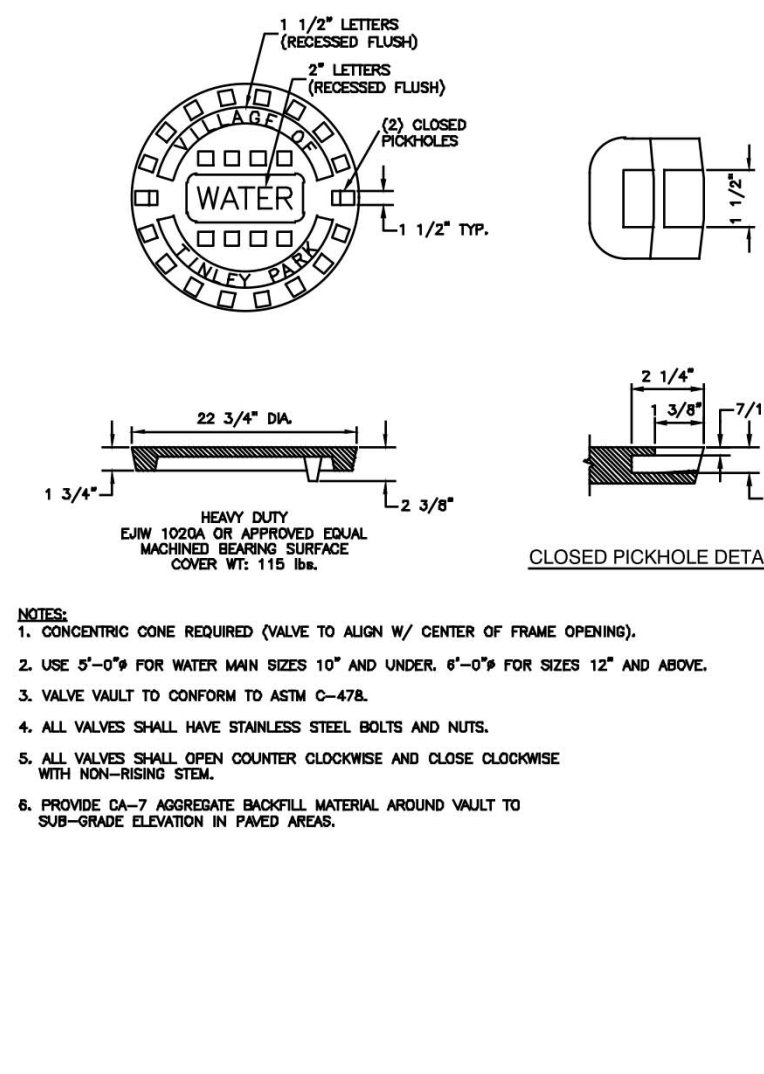
WATER AND SEWER SEPARATION REQUIREMENTS

REVISION DATE: 4/10/20



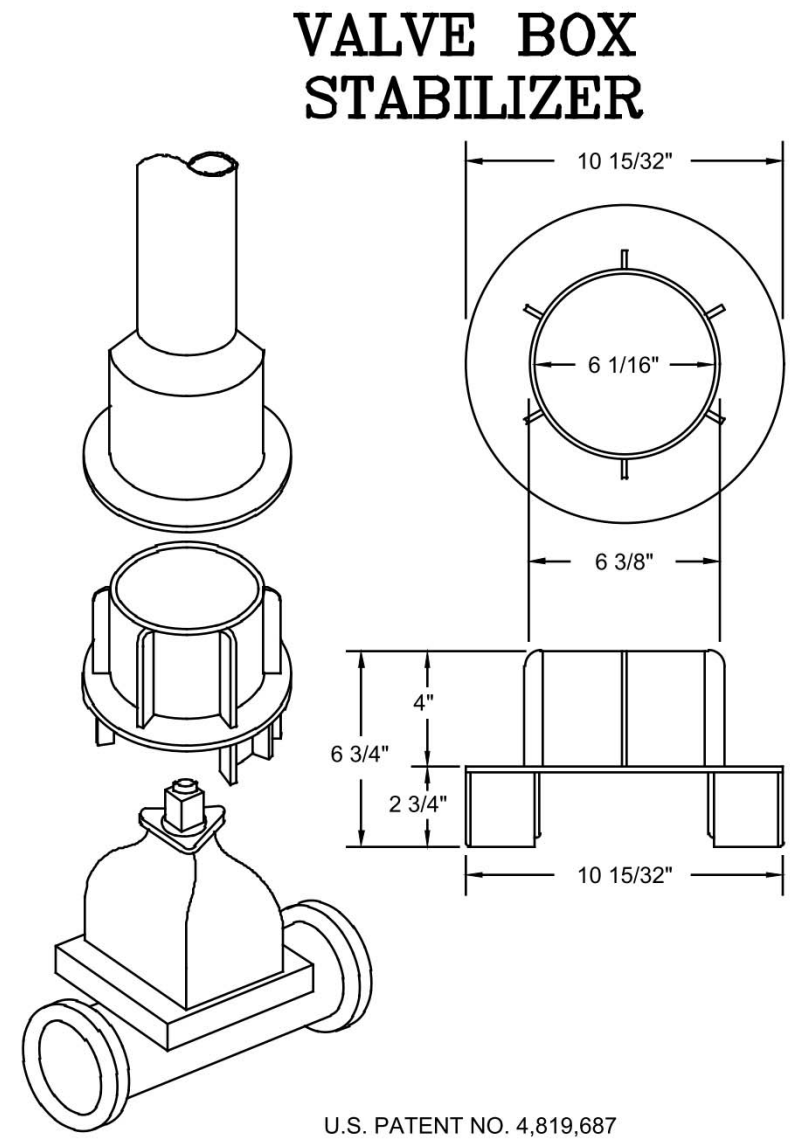
VALVE IN VAULT DETAIL

REVISION DATE: 4/10/20

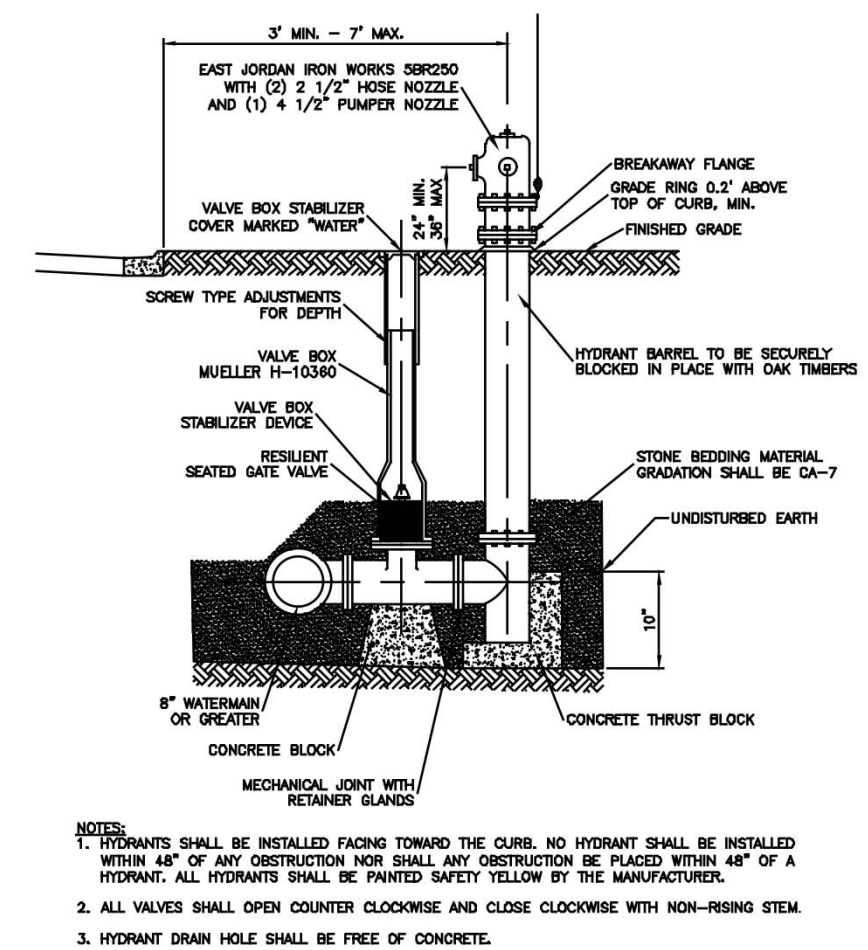


SPECIAL LETTERED WATER VALVE VAULT LID

REVISION DATE: 4/10/20

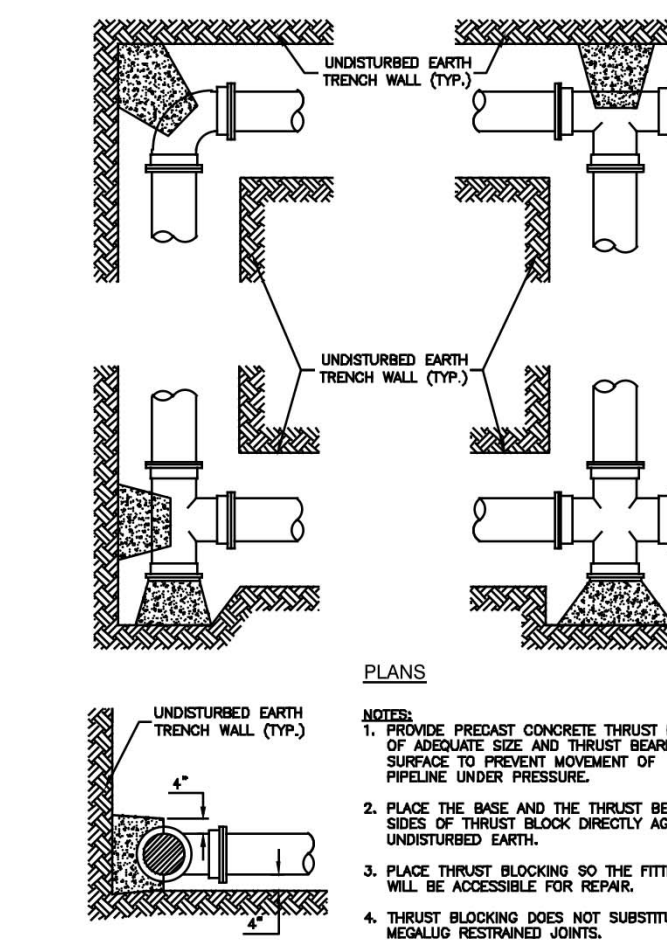


U.S. PATENT NO. 4,819,687



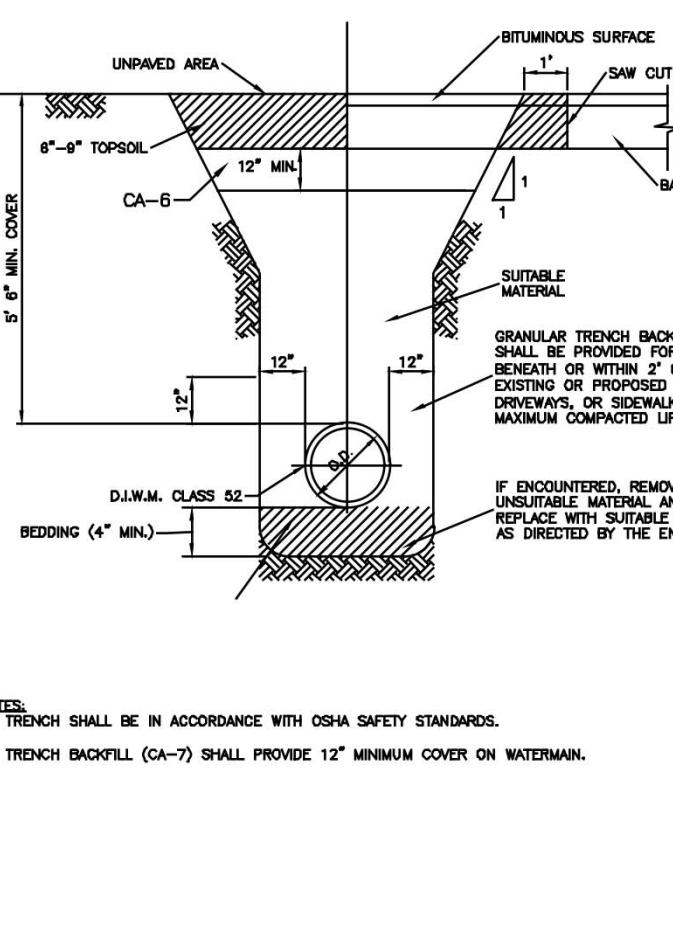
FIRE HYDRANT INSTALLATION

REVISION DATE: 4/10/20



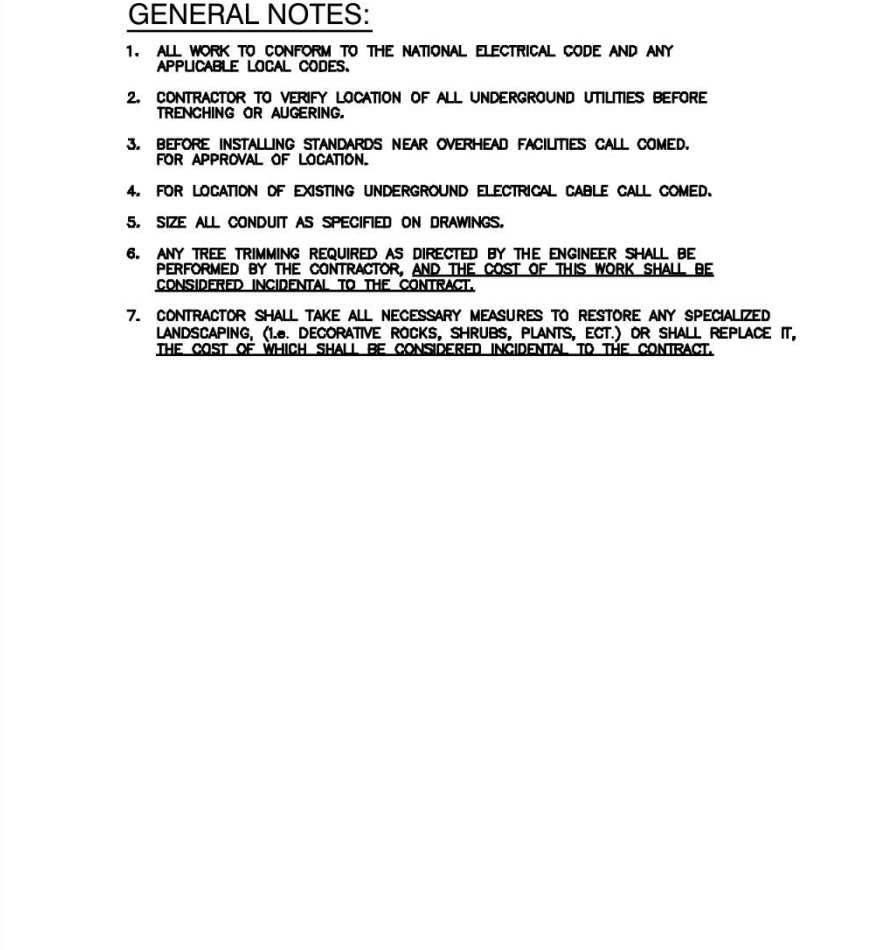
TYPICAL THRUST BLOCK INSTALLATIONS

REVISION DATE: 4/10/20



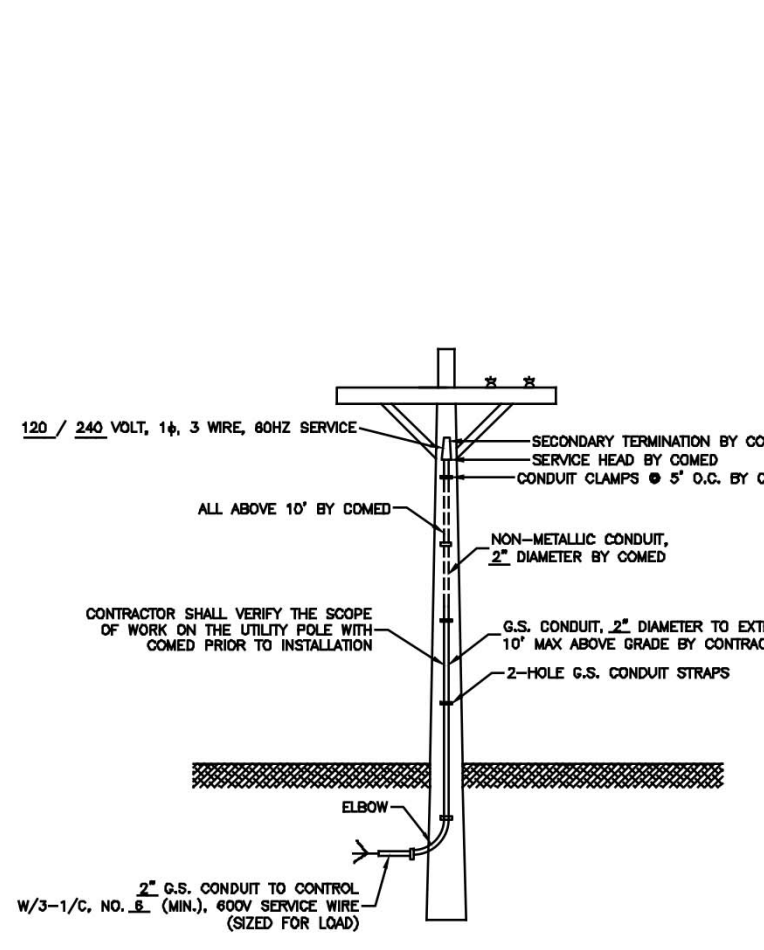
TRENCH BACKFILL FOR WATERMAIN

REVISION DATE: 4/10/20



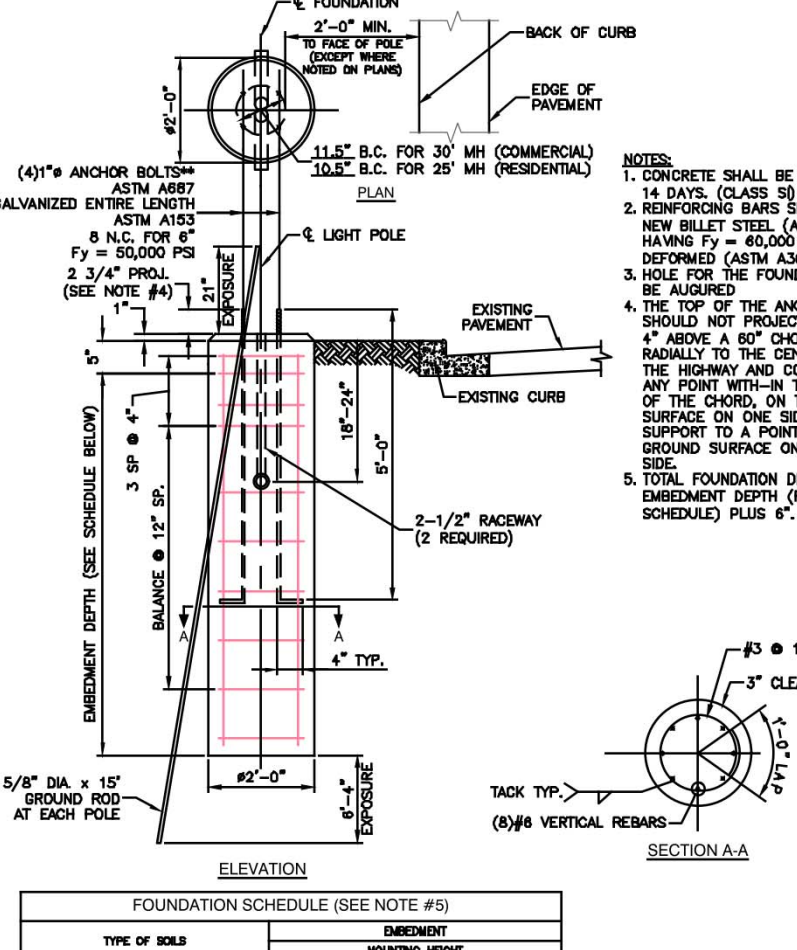
TYPICAL LIGHTING NOTES

REVISION DATE: 4/10/20



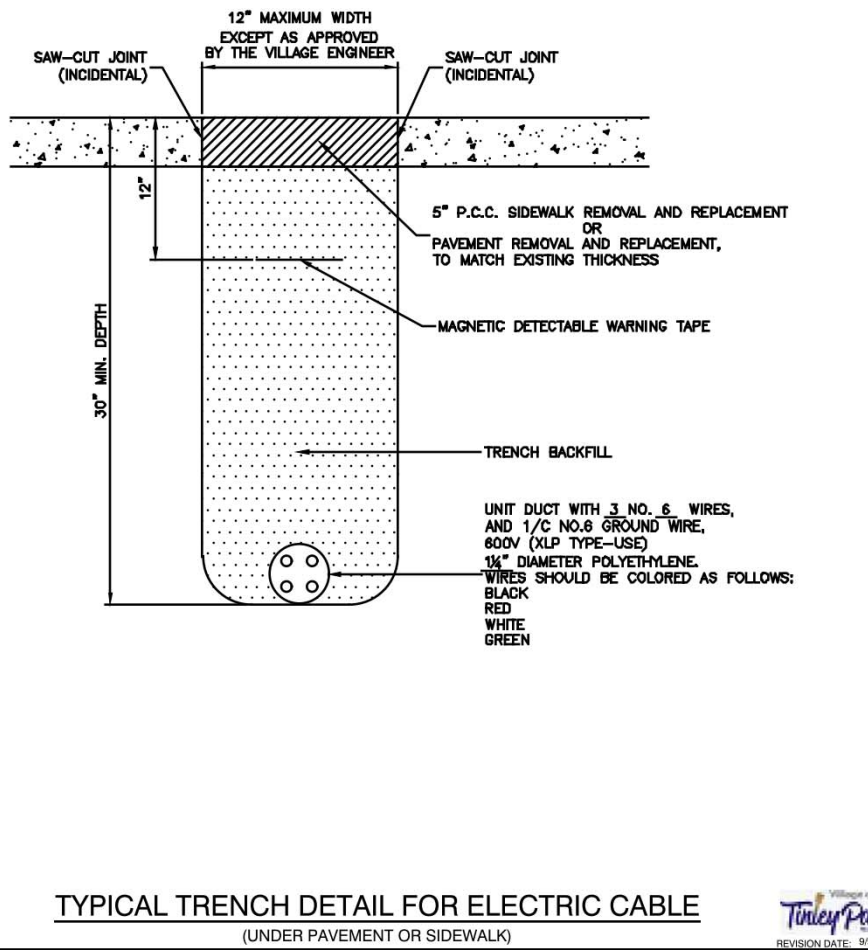
ELECTRIC UTILITY SERVICE CONNECTION (OVERHEAD)

REVISION DATE: 4/10/20



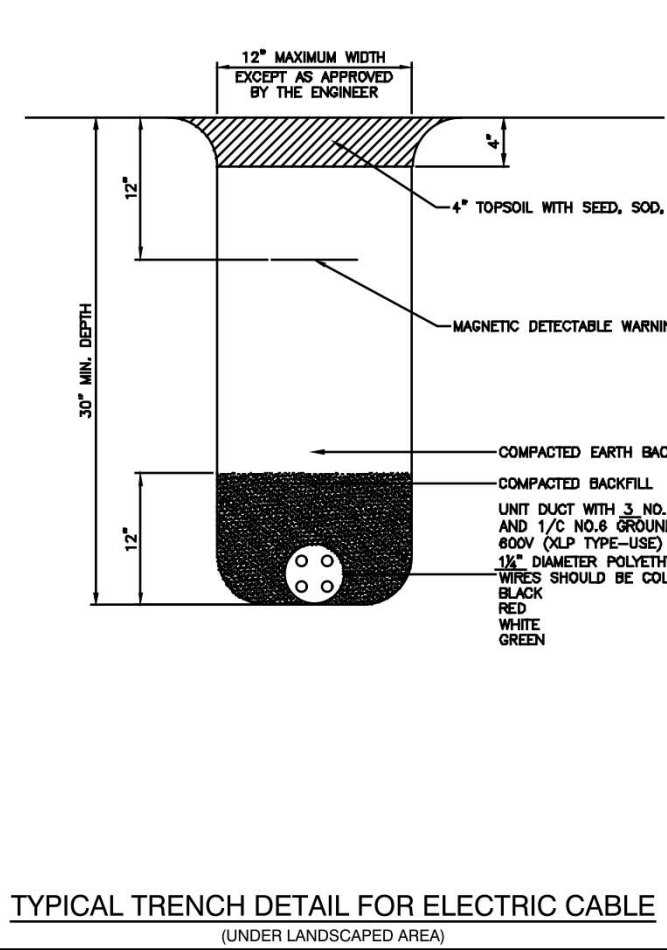
TYPICAL LIGHT POLE FOUNDATION, 24"

REVISION DATE: 4/10/20



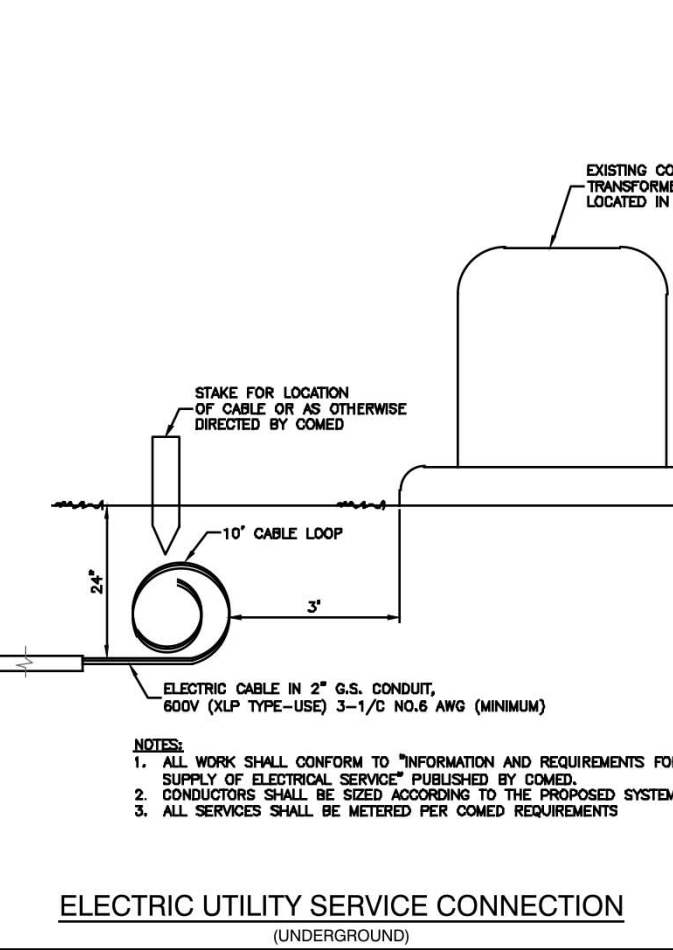
TYPICAL TRENCH DETAIL FOR ELECTRIC CABLE (UNDER PAVEMENT OR SIDEWALK)

REVISION DATE: 4/10/20



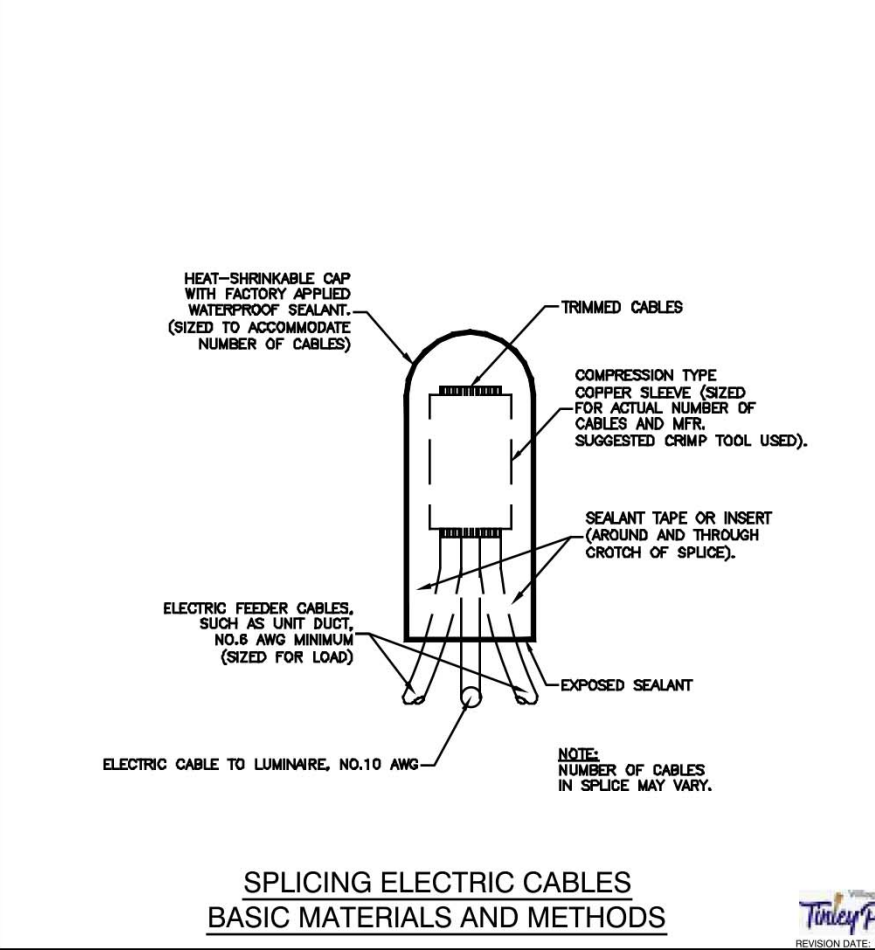
TYPICAL TRENCH DETAIL FOR ELECTRIC CABLE (UNDER LANDSCAPED AREA)

REVISION DATE: 4/10/20



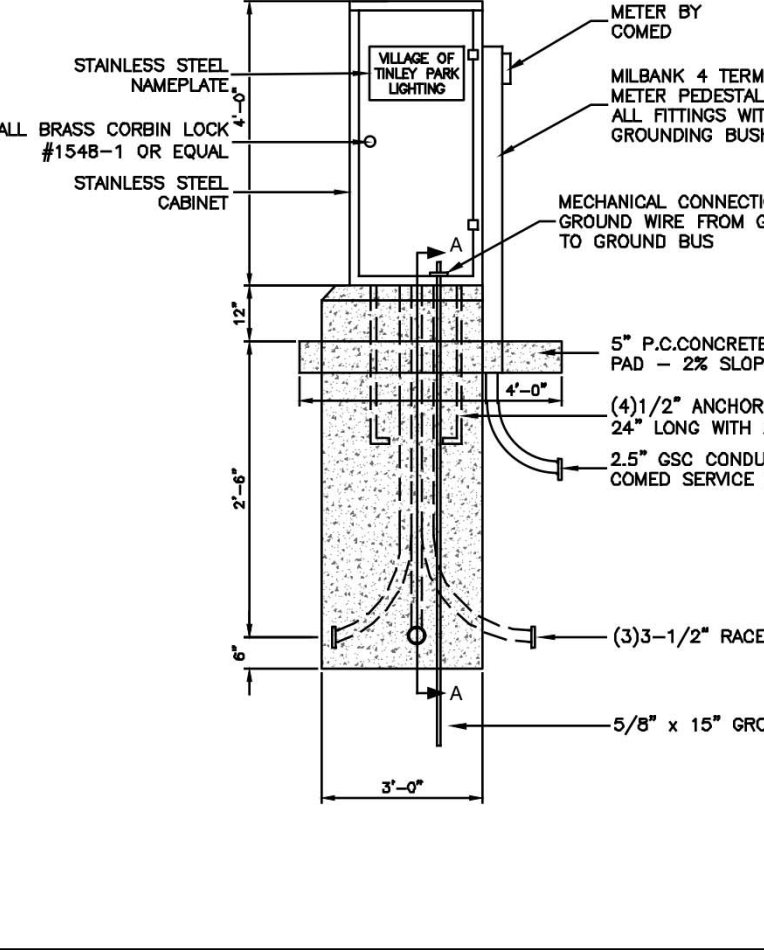
ELECTRIC UTILITY SERVICE CONNECTION (UNDERGROUND)

REVISION DATE: 4/10/20



SPlicing ELECTRIC CABLES BASIC MATERIALS AND METHODS

REVISION DATE: 4/10/20



TYPICAL CONTROL INSTALLATION

REVISION DATE: 4/10/20

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES

(184-001172)

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OAK PARK TOWNES
TINLEY PARK, IL
CONSTRUCTION DETAILS

Date: 5-05-23
Scale: NONE
File Name: 05-105-OAK PARK TOWNES-549-23
Drawn: JAR/TMF
Checked: DWO
Sheet:
12 OF 14
Project No.:
05-105

Village of
Tinley Park
FEISSON DATE: 9/13/22

CONTROLLER WIRING DIAGRAM

CONTROLLER WIRING DIAGRAM LEGEND

- 3-1/2" (N, 1/8" BORE SERVICE WIRE IN 6-1/2" DIA. GALVANIZED STEEL CONDUIT FOR 3 WIRE, 100% SERVICE.
- (1) MAIN CIRCUIT BREAKER, 1 POLE, 600 VOLT, 100 AMP BASE, NON-INTERCHANGEABLE TRIP RATING NEMA 14000 AMP AT 240 VOLTS.
- (2) MAIN CIRCUIT BREAKER, 1 POLE, 600 VOLT, 100 AMP BASE, NON-INTERCHANGEABLE TRIP RATING NEMA 14000 AMP AT 240 VOLTS.
- (3) SURGE ARRESTER, 1% LIMITED, NET 280 CAPACITANCE, 150 AMP 60 HZ. MAX. WAVE VOLTAGES.
- (4) 20 AMP CIRCUIT BREAKER, 1 POLE, 120 VOLT, 100 AMP BASE, NON-INTERCHANGEABLE TRIP RATING NEMA 14000 AMP AT 240 VOLTS.
- (5) 20 AMP CIRCUIT BREAKER, 1 POLE, 120 VOLT, 100 AMP BASE, NON-INTERCHANGEABLE TRIP RATING NEMA 14000 AMP AT 240 VOLTS.
- (6) WIRING PANEL TO READ WIRING, MAINTENANCE CIRCUIT IS LANE WHEN MAIN BREAKER IS OPEN.
- (7) METER SOCKET, 16, 3 WIRE, 100A.
- (8) 120 VOLT, 120 VOLT DUPLEX GPO RECEPTACLE MOUNTED IN BOX.
- (9) NEUTRAL BUS BAR, 1/4"x1/2" MINIMUM LENGTH MOUNTED ON PANEL WITH LUGS.
- (10) SWITCH FOR LIGHTING FIXTURE MOUNTED IN BOX, 20 AMP.
- (11) WEATHER-PROOF LIGHTING FIXTURE WITH 1800 LUMEN, 120 V LED LAMP.
- (12) IN-LINE FUSEHOLDER WITH FUSE IS NOTED IN FUSE TABLE.
- (13) GROUND BUS BAR 1/4"x1/2" MINIMUM LENGTH MOUNTED ON PANEL WITH LUGS.
- (14) LUMINAIRE
- (15) CIRCUIT (RED)
- (16) CIRCUIT (BLACK)
- (17) CIRCUIT (RED)
- (18) CIRCUIT (BLACK)

GENERAL NOTES FOR CONTROL CABINET

1. ENTIRE CONTROL CABINET SHALL BE GROUNDING.
2. ALL WIRING SHALL BE TAGGED WITH SELF-STICKING WIRE MARKERS.
3. GROUND BUS TO BE COLOR CODED GREEN, NEUTRAL BUS WHITE, AND BONDED TO CABINET ENCLOSURE BY LISTED PRESSURE CONNECTORS OR LISTED CLAMPS.
4. ALL INTERNAL CONTROLLER WIRING TO BE NO.12 AWG UNLESS OTHERWISE SPECIFIED.
5. CABINET WIRING INSULATION TO BE TYPE 90-90 OR APPROVED EQUAL.
6. THE CONTROLLER SHALL BE UL LISTED, NEMA 3R AND SUITABLE FOR USE AS SERVICE ENTRANCE.

L HANDHOLE WIRING DIAGRAM (9) 20A-120V GFCI-WR
FEEDING RECEPTACLE

NOTES:

- EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS AND 60' INTERVALS (MAX.).
CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS (MAX.).
INSTALL 2-#4 DEFORMED BARS THAT ARE 10' LONG OVER ALL TRENCHES.
TRANSITION CURB AND GUTTER, AS NECESSARY, TO MEET DRAINAGE STRUCTURE REQUIREMENTS.
CURB FLAG SHALL BE SLOPED AT $\frac{1}{8}$ " PER FOOT TO OR AWAY FROM CURB BASED ON PAVEMENT PROFILE.
FORM SIZES TO BE USED 2'x10' IN FRONT AND 2'x12' IN BACK. ANY UNDERCUT BENEATH THE CURB SHALL BE BROUGHT UP TO GRADE WITH SAND OR STONE SCREENINGS, THE COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR.

ELEVATION

TYPICAL SECTION

- LEGEND
- (A) PORTLAND CEMENT CONCRETE, 5"
- (B) AGGREGATE BASE COURSE, TYPE B, 4"

- NOTES:
1. AGGREGATE BASE COURSE SHALL BE CA-6.
 2. PREMOULDED EXPANSION JOINTS SHALL BE PROVIDED:
 - a. AT PROPERTY LINES AND CONSTRUCTED AGAINST EXISTING SIDEWALK.
 - b. AT SIDEWALK INTERSECTIONS.
 - c. AGAINST DRIVEWAYS, CURB AND GUTTER AND BUILDINGS.
 - d. EVERY 50 FEET.
 3. TOOLED CONTRACTION JOINTS SHALL BE PROVIDED EVERY 5 FEET.
 4. TWO (2) #4 REBAR 10 FEET IN LENGTH SHALL BE PROVIDED OVER ALL UTILITY TRENCHES.
 5. AT DRIVEWAYS, THICKNESS SHALL BE A MINIMUM OF 7 INCHES THICK.
 6. WIDTH SHALL BE 6 FEET (6') IN COMMERCIAL AND INDUSTRIAL DISTRICTS.
 7. SIDEWALK STUCCO SHALL ONLY BE LOCATED AT INTERSECTIONS AND ALIGN WITH UTILITY SIDEWALK EXTENSIONS. STOP/YIELD SIGNS ARE RECOMMENDED IN THESE LOCATIONS.
 8. CURB DEPRESSIONS, ADA RAMPS AND DETECTABLE WARNING SURFACES REQUIRED AT INTERSECTIONS. SEE SIDEWALK RAMP DETAILS.

PROPOSED MONOLITHIC CURB & SIDEWALK

NOTES

1. PROVIDE ADDITIONAL DRAWINGS FOR HANDRAIL DETAIL, IF REQUIRED.
2. AGGREGATE BASE COURSE SHALL BE AGGREGATE BASE COURSE, TYPE B, 4" (C4-e)
3. CONCRETE SHALL BE PORTLAND CEMENT CONCRETE. WIDTH SHALL BE 6 FEET (6') IN COMMERCIAL AND INDUSTRIAL DISTRICTS
5. PREMOULDED EXPANSION JOINT LOCATIONS SHALL MATCH TYPICAL.

CURB CONSTRUCTION NOTES:

1. At all joints and radii points, provide and install 2-#6 dowel bars 30" long with 5" long 1" diam dowel caps, bars to be greased. Maximum joint spacing not to exceed 40'.
2. All curb shall be built on a minimum 2" thick granular cushion.
3. Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE 2'X6' ARMOR-TILE, ADA SOLUTIONS OR APPROVED EQUAL CAST-IN-PLACE INLINE TRUNCATED CONE TILE, FEDERAL STANDARD COLOR 30168 BRICK RED, A ONE INCH MINIMUM TWO INCH MAXIMUM SIDE BORDER IS REQUIRED WHEN INSTALLED ON FIVE FOOT OR MORE SIDEWALKS. SHALL BE PERPENDICULAR TO ALIGNMENT OF SIDEWALK.
2. FOR ADDITIONAL DETAILS, SEE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD DRAWING 424001-10, 424011-03 & 424021-04 CURB RAMPS FOR SIDEWALKS.

ELEVATION

NO

1. PATROL FENCE WEEKLY, AFTER $\frac{1}{2}$ " RAIN INSPECT THE DAY AFTER.
2. WIRES OF MESH SUPPORT SHALL BE MIN. GAGE NO. 12.
3. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
4. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 902 GEOTECHNICAL TABLE 1 OR 2, CLASS WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN OR 60 FOR WOVEN.

TEMPORARY CONSTRUCTION ENTRANCE

WATERMAIN PROTECTION CASE II
WATERMAIN BELOW SEWER LINE WITH 18" MINIMUM SEPARATION

GUIDELINES

1. Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
2. If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for sewer line to prevent damage due to settlement.
4. Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet perpendicular to the watermain and pressure test.

OTES:

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

GENERAL NOTES

- [illegible]

STAGE 2

STANDARD PAVEMENT PATCHING DETAILS

- (STORM DRAIN OR UTILITY INSTALLATIONS
BY OPEN CUT ACROSS EXISTING PAVEMENT,
N.T.S.

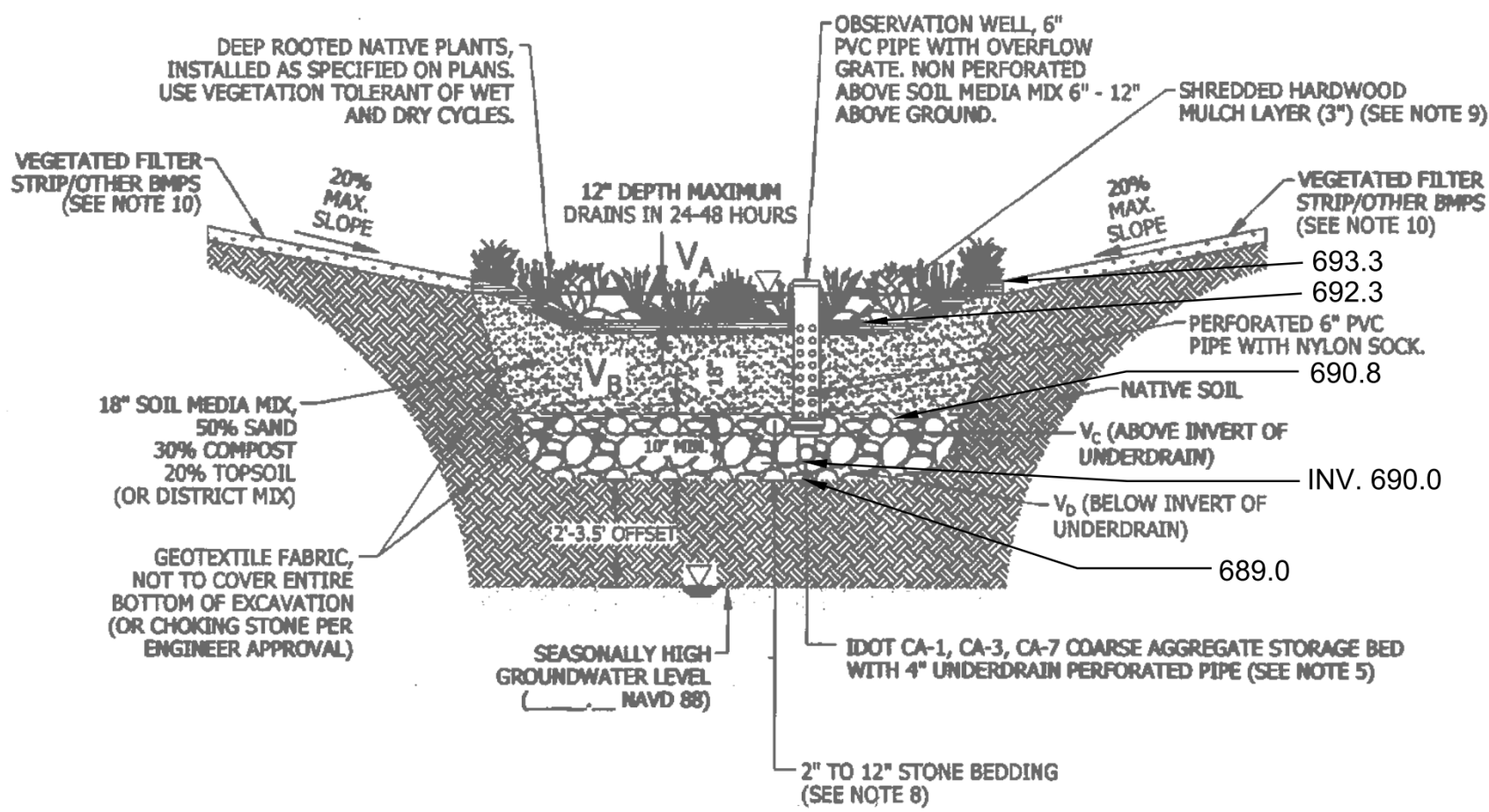
STAGE 3

WATERMAIN PROTECTION CASE I
WATERMAIN ABOVE SEWER LINE WITH LESS THAN 18" SEPARATION

GUIDELINES

- Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
- If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
- Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet perpendicular to the watermain and pressure test.
- Point loads shall not be allowed between watermain or watermain casing and sewer.

M:\000005-105-24\dwg\05-105-24 OAK PARK TOWNHOMES 7-1-2005-105-OAK PARK TOWNHOMES-5-405-23, 14-MISC DETAILS, Plotted: 5/18/2023 2:13 PM By: TTHinc. COPYRIGHT 2020 - JOSEPH A. SCHUDT & ASSOCIATES



BOTTOM OF THE FACILITY:	ELEV. 689.00
SEASONALLY HIGH GROUNDWATER:	ELEV. 687.00
SEPARATION:	FEET 2.00

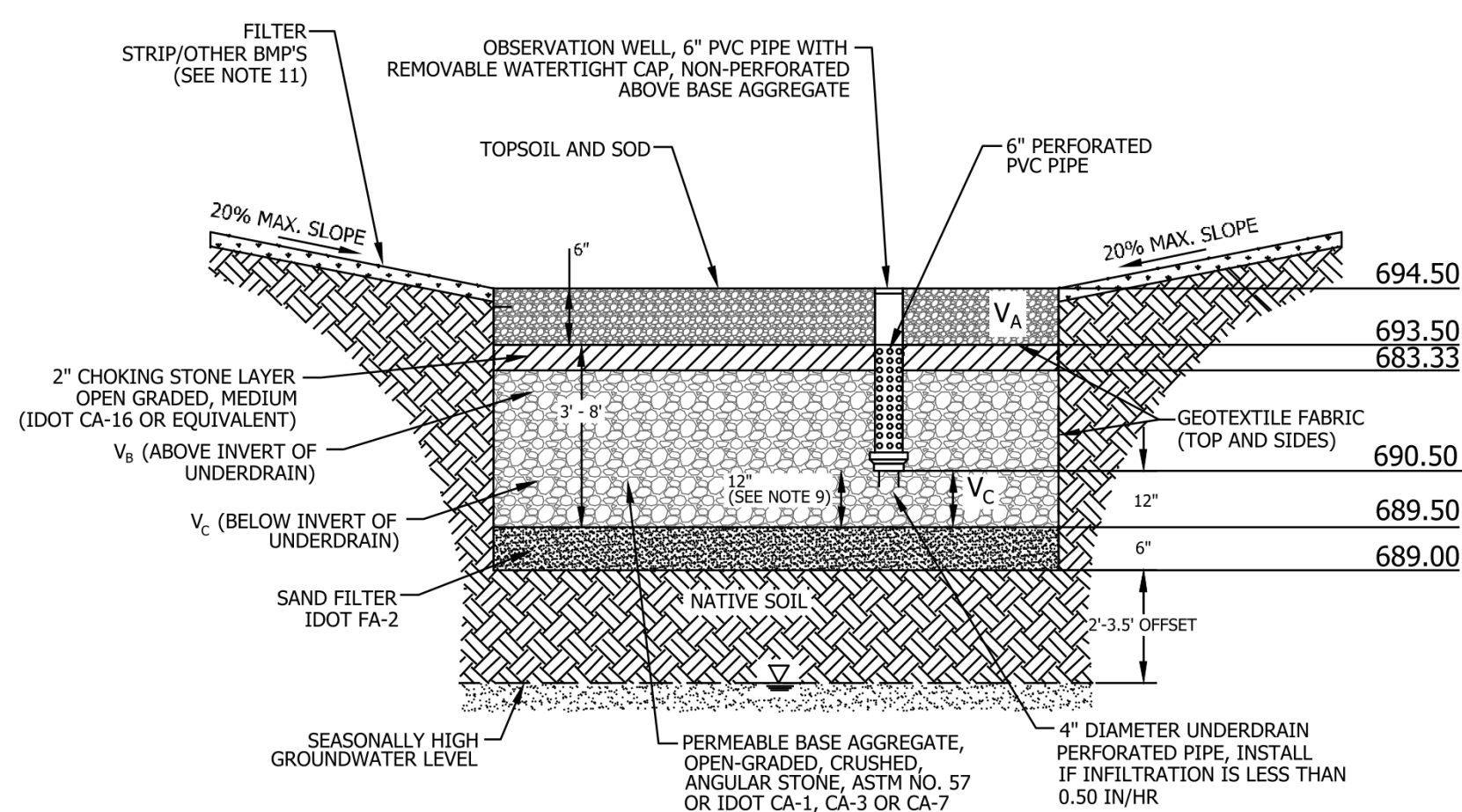
VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	1225	0.75	1.00	$1.00 \times V_A$	919
V_B : SOIL MEDIA MIX	1600	1.5	0.25	$0.50 \times 0.25 \times V_B$	300
V_C : COARSE AGGREGATE (ABOVE INVERT)	1600	0.8	0.36	$0.50 \times 0.36 \times V_C$	230
V_D : COARSE AGGREGATE (BELOW INVERT)	1600	1.0	0.36	$0.36 \times V_D$	576
TOTAL					2025 Ft ³

= 0.046 Ac. Ft.

NOTES:

- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
- SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
- GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
- STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
- MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
- MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
- FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

BIO SWALE DETAIL



BOTTOM OF THE FACILITY:	ELEV. 689.00
SEASONALLY HIGH GROUNDWATER:	ELEV. 687.00
SEPARATION:	FEET 2.00

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : TOPSOIL	5,400	0	0.00	0.00	0
V_B : COARSE AGGREGATE (ABOVE INVERT)	5,400	2.83	0.36	$0.50 \times 0.36 \times V_B$	2,751
V_C : COARSE AGGREGATE (BELOW INVERT)	5,400	1.0	0.36	$0.36 \times V_C$	1,944
TOTAL					4,695

0.108 AC. FT.

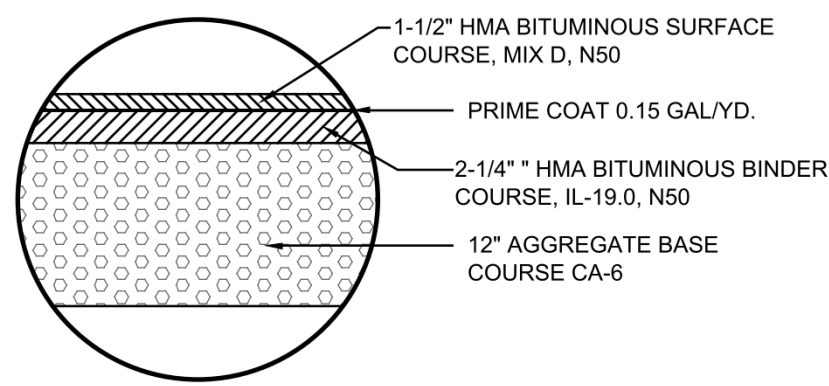
NOTES:

- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
- SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%.
- AVOID COMPACTING NATIVE SOILS. SCARIFY COMPACTED FILL.
- GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
- STONE STORAGE OPTIONS ARE IDOT CA-1, IDOT CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
- MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
- ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
- FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

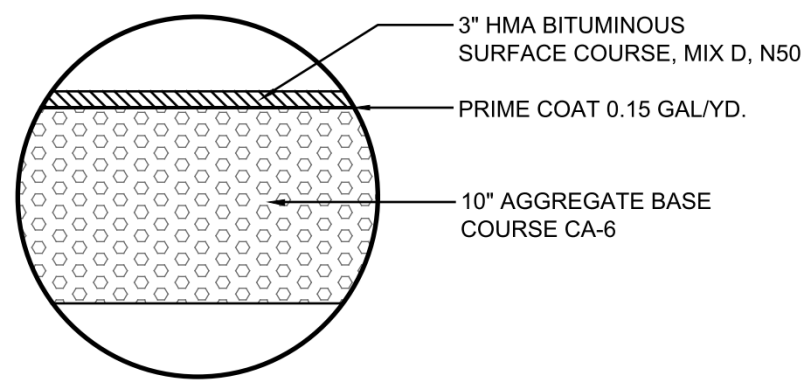
NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/4/18
	INFILTRATION TRENCH DETAIL	STD. DWG. NO.6
		PAGE NO. 7

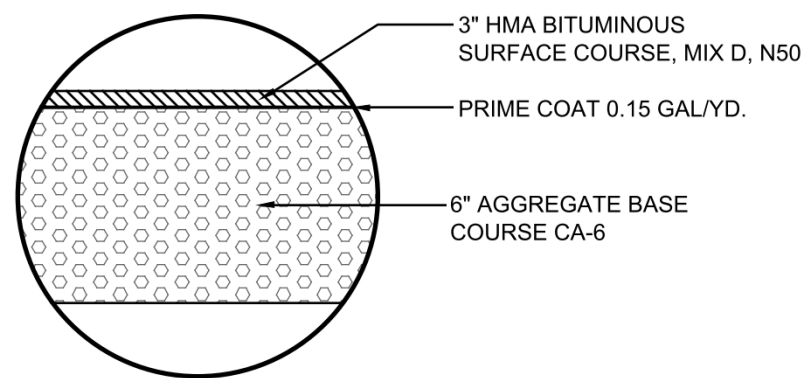
$$\begin{array}{r} \text{TOTAL VOLUME CONTROL} = 0.108 \\ \underline{0.046} \\ 0.154 \text{ Ac. Ft.} \\ > 0.148 \text{ Ac. Ft. REQ'D} \end{array}$$



178th PLACE
PAVEMENT DETAIL
N.T.S.



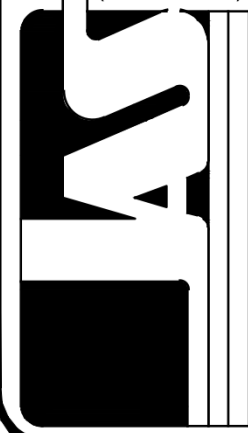
COMMON DRIVE ASPHALT PAVEMENT
DETAIL
N.T.S.



INDIVIDUAL PRIVATE DRIVE
ASPHALT PAVEMENT
DETAIL
N.T.S.

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

(184-001172)



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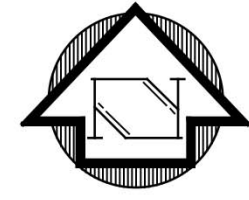
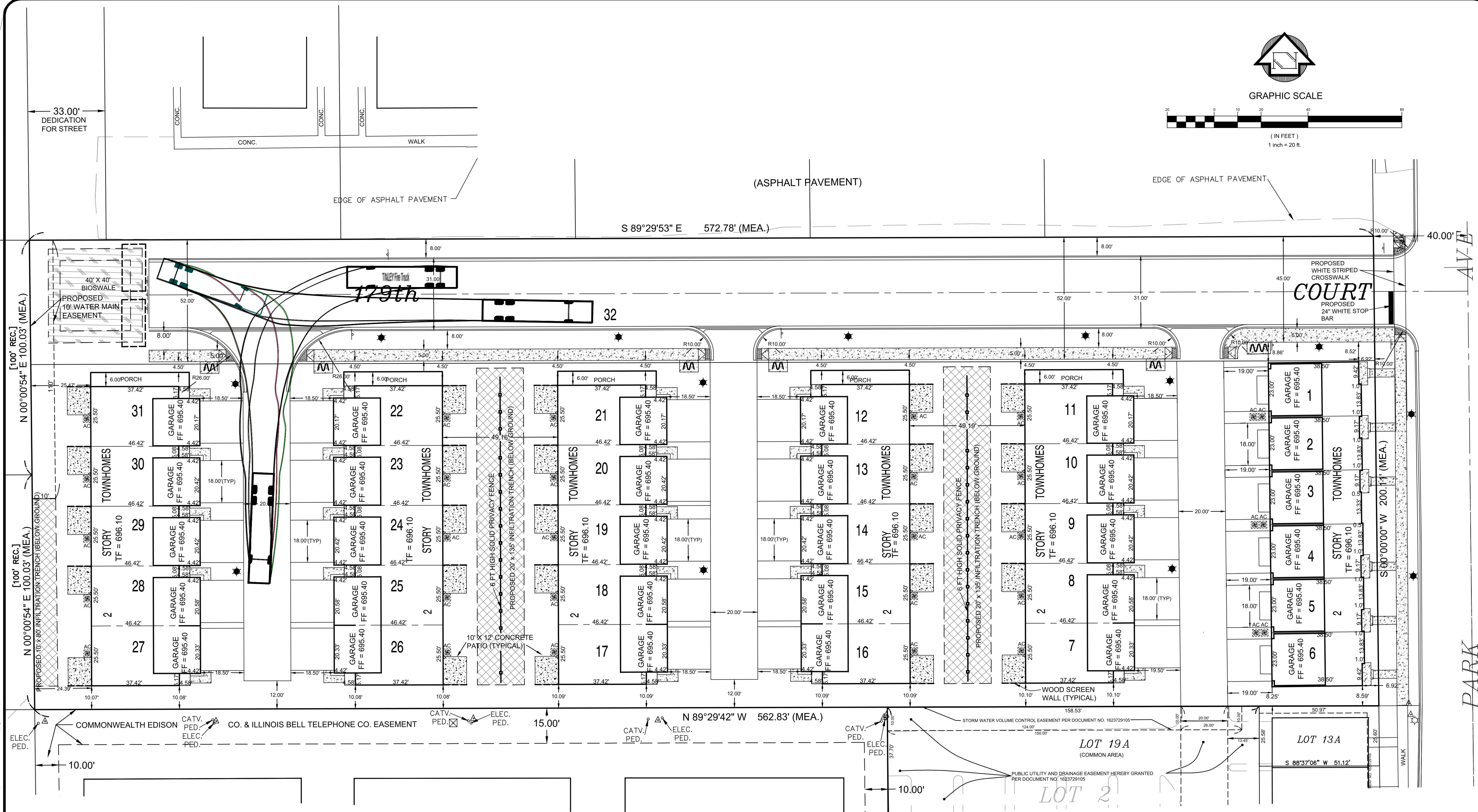
OAK PARK TOWNES

TINLEY PARK, IL

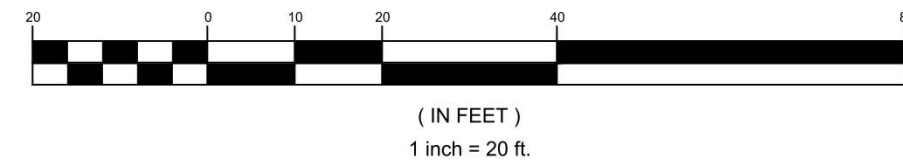
CONSTRUCTION DETAILS

Date: 5-054-23
Scale: NONE
File Name: 10-105-OAK PARK TOWNES-5-405-23
Drawn: JAR/TMF
Checked: DWO
Sheet:
14 OF 14
Project No.:
05-105

M:\2005\05-105-214 Oak Park Townhomes 7-1-2005-05-Oak Park Townhomes-4-03-23, FIRE TRUCK ROUTE, Pinned: 1/30/2023 1:48 PM By: Tferrie, COPYRIGHT 2023, JOSEPH A. SCHUDT & ASSOCIATES



GRAPHIC SCALE



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES
(184-001172)

REVISIONS:

NO.	DATE	DESCRIPTION
1	05-04-23	JOSEPH A. SCHUDT & ASSOCIATES ALL RIGHTS RESERVED This drawing is the property of Joseph A. Schudt & Associates, Inc. and is not to be reproduced or used in any manner without the written consent of Joseph A. Schudt & Associates, Inc.

OAK PARK TOWNES
TINLEY PARK, IL
FIRE TRUCK ROUTE

Date: 1-04-23
Scale: 1"=20'
File Name: 05-105-OAK PARK TOWNES-4-03-23
Drawn: TF
Checked: DWO
Sheet:
1 OF 1
Project No.:
05-105

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

OAK PARK TOWNES BY EEP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND THAT IT, AS SUCH OWNER, HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED WITH THE DEDICATIONS AND EASEMENTS AS SHOWN ON THE HEREON DRAWN PLAT.

DATED THIS _____ DAY OF _____, A.D. 2023.

OAK PARK TOWNES BY EEP, LLC
2200 CABOT DRIVE
SUITE 110
LISLE, IL 60532

BY: _____

TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, OF OAK PARK TOWNES BY EEP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID 17822 OAK PARK, INC.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED AND ACCEPTED BY THE MAYOR AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS, AT A MEETING HELD ON _____ DAY OF _____, A.D. 2023.

BY: _____

MAYOR

BY: _____

VILLAGE CLERK

VILLAGE CLERK

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUES AGAINST THE PROPERTY DESCRIBED HEREON.

DATED THIS _____ DAY OF _____, A.D. 2023.

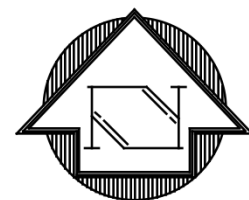
VILLAGE CLERK

PLAT OF VACATION

OF RIGHT OF WAY

THAT PART TAKEN FOR WIDENING OF OAK PARK AVENUE AS SHOWN IN DOCUMENT NUMBER 23905184, RECORDED APRIL 28, 1977, BEING THE EAST 10 FEET OF LOT 5 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

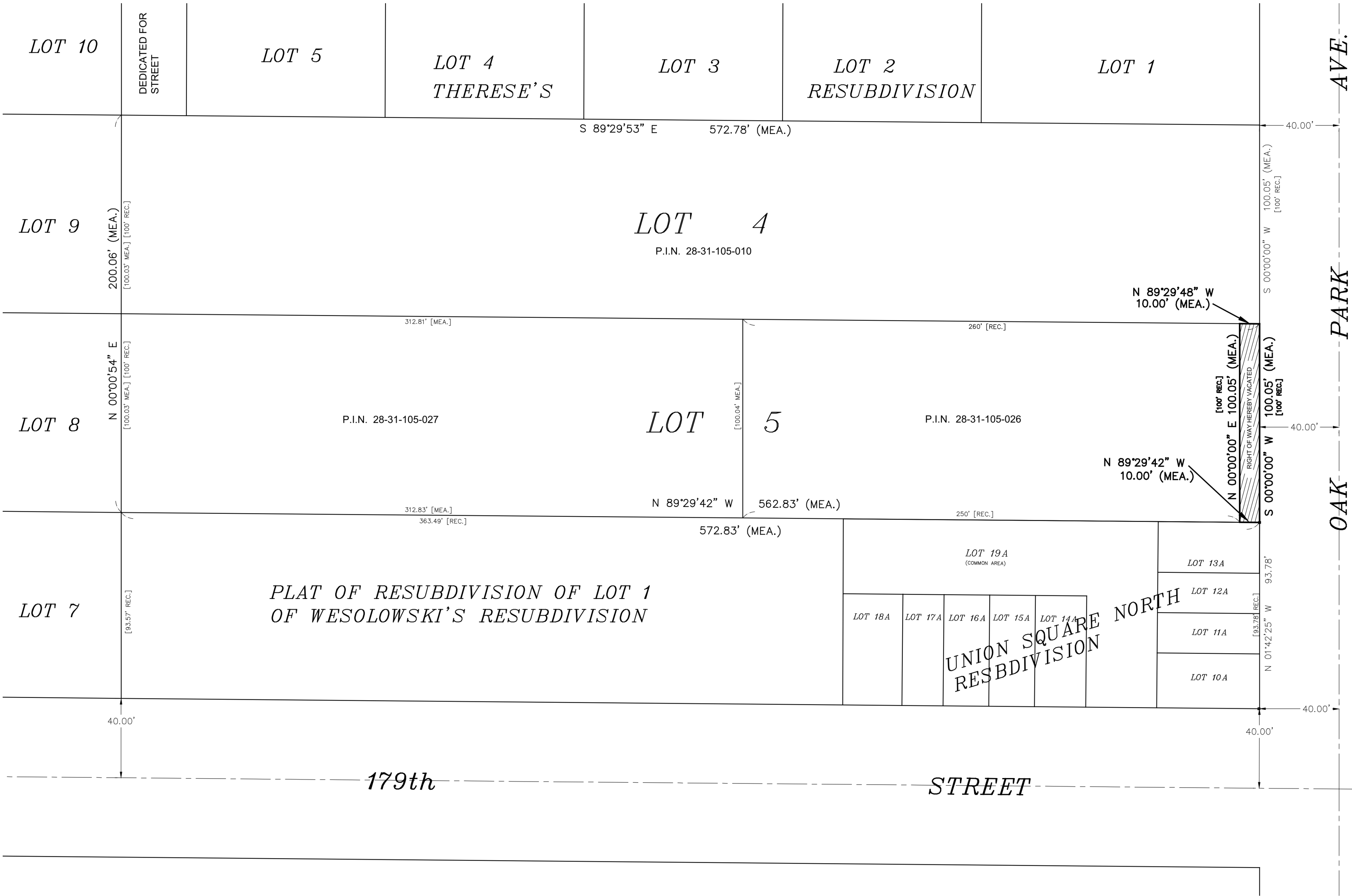
P.I.N. 28-31-105-026



GRAPHIC SCALE



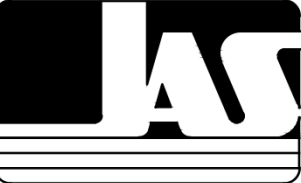
(IN FEET)
1 inch = 30 ft.



PREPARED BY AND AFTER
RECORDING:

RETURN TO:

Joseph A. Schudt & Associates



9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

MAIL FUTURE TAX BILLS TO:

OAK PARK TOWNES BY EEP, LLC
2200 CABOT DRIVE
SUITE 110
LISLE, IL 60532

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STATE OF ILLINOIS)
COUNTY OF WILL) SS.

JOSEPH A. SCHUDT & ASSOCIATES HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED AT AND UNDER THEIR SUPERVISION FROM OFFICIAL PLATS AND RECORDS.

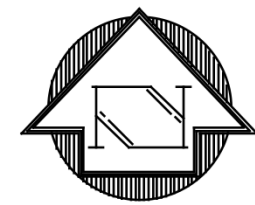
MOKENA, ILLINOIS _____, A.D. 2023.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-24)



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.

05-105-227-OPT



(IN FEET)
1 inch = 30 ft.

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 114,612 SQ. FT. (2.631 ACRES), MORE OR LESS.

P.I.N.'S 28-31-105-010, 28-31-105-026, 28-31-105-027

		ADDRESS
LOT #	AREA	OAK PARK AVENUE
1	1736 S.F.	17822
2	1712 S.F.	17824
3	1712 S.F.	17826
4	1712 S.F.	17828
5	1712 S.F.	17830
6	2365 S.F.	17832
7	3731 S.F.	17834
8	2608 S.F.	17836
9	2602 S.F.	17838
10	2596 S.F.	17840
11	3187 S.F.	17842
12	3182 S.F.	17844
13	2586 S.F.	17846
14	2586 S.F.	17848
15	2586 S.F.	17850
16	3689 S.F.	17852
17	3691 S.F.	17854
18	2587 S.F.	17856
19	2587 S.F.	17858
20	2587 S.F.	17860
21	3184 S.F.	17862
22	3184 S.F.	17864
23	2587 S.F.	17866
24	2587 S.F.	17868
25	2587 S.F.	17870
26	3690 S.F.	17872
27	3685 S.F.	17874
28	2591 S.F.	17876
29	2597 S.F.	17878
30	2603 S.F.	17880
31	3211 S.F.	17882
32	30,358 S.F.	

NOTE:
LOT 32 SHALL INCLUDE EASEMENT PROVISIONS FOR VILLAGE OF TINLEY
PARK MUNICIPAL UTILITIES, COMED, NICOR, AT&T, AND AUTHORIZED
CABLE T.V. PROVIDER. SEE SHEET 2 OF 2 FOR EASEMENT PROVISIONS.



9455 ENTERPRISE DRIVE
PHONE: 708-720-1000
e-mail: survey@jaseng.com

MOKENA, IL 60448
FAX: 708-720-1065
<http://www.jaseng.com>

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JOSEPH A. SCHUDT & ASSOCIATES

5-05-23
3-31-22

SHEET 1 OF 2
05-105-012-OPT

M:\2005\05-105-214\dwg\05-105-214 OAK PARK TOWNHOMES 7-1-20\05-105-012-OAK PARK TOWNES SUB PLAT 3-30-22

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.

FINAL PLAT
OF
OAK PARK TOWNES SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 114,612 SQ. FT. (2.631 ACRES), MORE OR LESS.

P.I.N.'S 28-31-105-010, 28-31-105-026, 28-31-105-027

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:
The Village of Tinley Park, Illinois,

A.T. & T Telephone Company
ComEd Electric Company
and the
Authorized C.A.T.V. Franchise

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and sounds and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility and Drainage Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dashed lines marked "Public Utility and Drainage Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlets", "common elements", "open spaces", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

MUNICIPAL UTILITY EASEMENTS

Non-exclusive, perpetual easements are hereby reserved for and granted to the Village of Tinley Park, Illinois, its successors and assigns over all areas marked "Public Utility and Drainage Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, install, remove, repair, inspect, maintain, and operate overland drainage services and storm water volume control routes, storm and/or sanitary sewers and services, and water mains and services, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village in, over, upon, along, under and through said indicated easement, together with right of access across and upon the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, roots or other plants and appurtenances without obligation to restore or replace and without need for providing compensation therefore on the easement that interfere with the operation of the sewers, mains, and services provided. No permanent buildings, structures or other obstructions shall be placed on said easements without the prior written consent of the Village, but same may be used at the risk of the owner for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Tinley Park and to Village approval as to design and location.

An easement is hereby reserved for and granted to

NF-COR Gas Company

its respective successors and assigns ("NI-COR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Public Utility and Drainage Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-COR facilities or in, upon or over the property identified on the plat for utility purposes without the prior written consent of NI-COR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)) as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

OAK PARK TOWNES BY EEP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND THAT IT, AS SUCH OWNER, HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED WITH THE DEDICATIONS AND EASEMENTS AS SHOWN ON THE HEREON DRAWN PLAT.

DATED THIS _____ DAY OF _____, A.D. 2023.

OAK PARK TOWNES BY EEP, LLC
2200 CABOT DRIVE
SUITE 110
LISLE, IL 60532

BY: _____

TITLE: _____

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, WE, THE ABOVE, AS OWNERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS OAK PARK TOWNES SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146, BREMEN HIGH SCHOOL DISTRICT 228, AND SOUTH SUBURBAN COLLEGE DISTRICT 510, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 2023.

BY: _____

TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, OF OAK PARK TOWNES BY EEP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID 17822 OAK PARK, INC.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MAIL FUTURE TAX BILLS TO:

OAK PARK TOWNES BY EEP, LLC
2200 CABOT DRIVE
SUITE 110
LISLE, IL 60532

PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS, AT A MEETING HELD ON THE _____ DAY OF _____, A.D. 2023.

BY: _____

CHAIRMAN

BOARD OF TRUSTEES

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2023, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

BY: _____

PRESIDENT

ATTEST: _____

VILLAGE CLERK

VILLAGE CLERK

THIS IS TO CERTIFY THAT I, VILLAGE CLERK OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS, FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING OR UNPAID SPECIAL ASSESSMENTS DUES AGAINST THE HEREON DRAWN PROPERTY.

DATED THIS _____ DAY OF _____, A.D. 2023.

VILLAGE CLERK

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

DATED THIS _____ DAY OF _____, A.D. 2023.

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, ENGINEER OF THE VILLAGE OF TINLEY PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF SAID VILLAGE.

ON _____ DAY OF _____, A.D. 2023.

BY: _____

VILLAGE ENGINEER

PREPARED BY AND AFTER
RECORDING:

RETURN TO:



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, D. WARREN OPPERMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152, HAVE SURVEYED AND RESUBDIVIDED THE ABOVE DESCRIBED PROPERTY AND FURTHER DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOT 5 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 114,612 SQ. FT. (2.631 ACRES), MORE OR LESS.

LOT CORNER MONUMENTS TO BE SET UPON CONSTRUCTION COMPLETION.

BASIS OF BEARING IS ASSUMED.

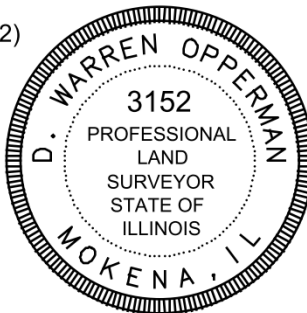
I FURTHER CERTIFY THAT I HAVE RESUBDIVIDED THE SAME INTO LOTS AS SHOWN. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY. MONUMENTS SHOWN ARE IN PLACE AS LOCATED. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS IS TO CERTIFY THAT WE HAVE EXAMINED FIRM MAP NUMBER 17031C0708 J, EFFECTIVE DATE AUGUST 19, 2008, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COOK COUNTY, WITH REFERENCE TO THE ABOVE NAMED TRACT, BY ELEVATION, AND FIND THE PROPERTY TO BE IN ZONE X (NO SHADING) WHICH IS AN AREA DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.

DATED: _____, A.D. 2023.

ENGINEER & SURVEYOR: JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

9455 ENTERPRISE DRIVE
MOKENA, IL 60448
1-708-720-1000



BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-24)

5-05-23
3-31-22

SHEET 2 OF 2
05-105-012-OPT

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

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

LANDSCAPE CALCULATIONS:

Oak Park Parkway - 200' less 30' (curb cut) = 170 Feet
170 divided by 25 = 6.8 or 7 Parkway Trees Provided 6

Proposed Interior Parkway - 522' x 2 = 1044 Feet
1044 divided by 50 = 20.8 or 21 Parkway Trees Provided 21

Oak Park - Arterial - 174 Feet
Not required per Legacy Code

North Perimeter Bufferyard - 573 Feet
Existing Apartments - Legacy 'NG' Zoning - No Buffer Required

West Perimeter Bufferyard - 200'
Existing R-1 & Proposed R-6 Zoning
5' Legacy Code Bufferyard Provided
200 divided by 50 = 4

Plant Type	Requirement	Provided
Canopy Tree	2 x 4 = 8 Trees	8
Ornamental/Evergreen Tree	1 x 4 = 4 Trees	4
Shrubs	20 x 4 = 80 Shrubs	80

Southwest Perimeter Bufferyard - 363' Feet
Existing R-6 Zoning
5' Legacy Code Bufferyard Provided
363 divided by 50 = 7.1

Plant Type	Requirement	Provided
Canopy Tree	2 x 7.1 = 14 Trees	*
Ornamental/Evergreen Tree	1 x 7.1 = 7 Trees	*
Shrubs	20 x 7.1 = 142 Shrubs	146

*30 Existing trees are being preserved within the 5' buffer

Southeast Perimeter Bufferyard - 209'
Existing Town Homes - Legacy 'NG' Zoning - No Buffer Required

Interior Lot Landscaping
31 units @ 1 tree per unit = 31 Trees Provided = 31
(29 New Shade Trees & 2 New 8' Evergreen Trees)

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
DECIDUOUS SHADE TREES				
AFJ	4	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AGC	6	Acer n.'Green Column'	Green Column Black Maple	2.5" BB
ARR	2	Acer r.'Redpoint'	Redpoint Red Maple	2.5" BB
CO	2	Celtis occidentalis	Hackberry	2.5" BB
GTD	12	Gleditsia t.'Draves'	Street Keeper Honeylocust	2.5" BB
QB	8	Quercus bicolor	Swamp White Oak	2.5" BB
QE	2	Quercus ellipsoidalis	Hills Oak	2.5" BB
QR	4	Quercus rubra	Red Oak	2.5" BB
TSB	10	Taxodium d.'Mickelson'	Shawnee Brave Bald Cypress	2.5" BB
TCG	6	Tilia c.'Glenleven'	Glenleven Linden	2.5" BB
UAP	6	Ulmus a.'Princeton'	Princeton Elm	2.5" BB
UF	2	Ulmus 'Frontier'	Frontier Elm	2.5" BB

EVERGREEN TREES

PFA	2	Picea p.'Fat Albert'	Fat Albert Colorado Spruce	8' BB
DECIDUOUS ORNAMENTAL TREES				
CC	1	Cercis canadensis	Eastern Redbud	8" BBcl.
CCI	1	Crataegus c. inermis	Thornless Cockspur Hawthorn	2.0" BB
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6" BBcl.

DECIDUOUS SHRUBS & SHRUB ROSES

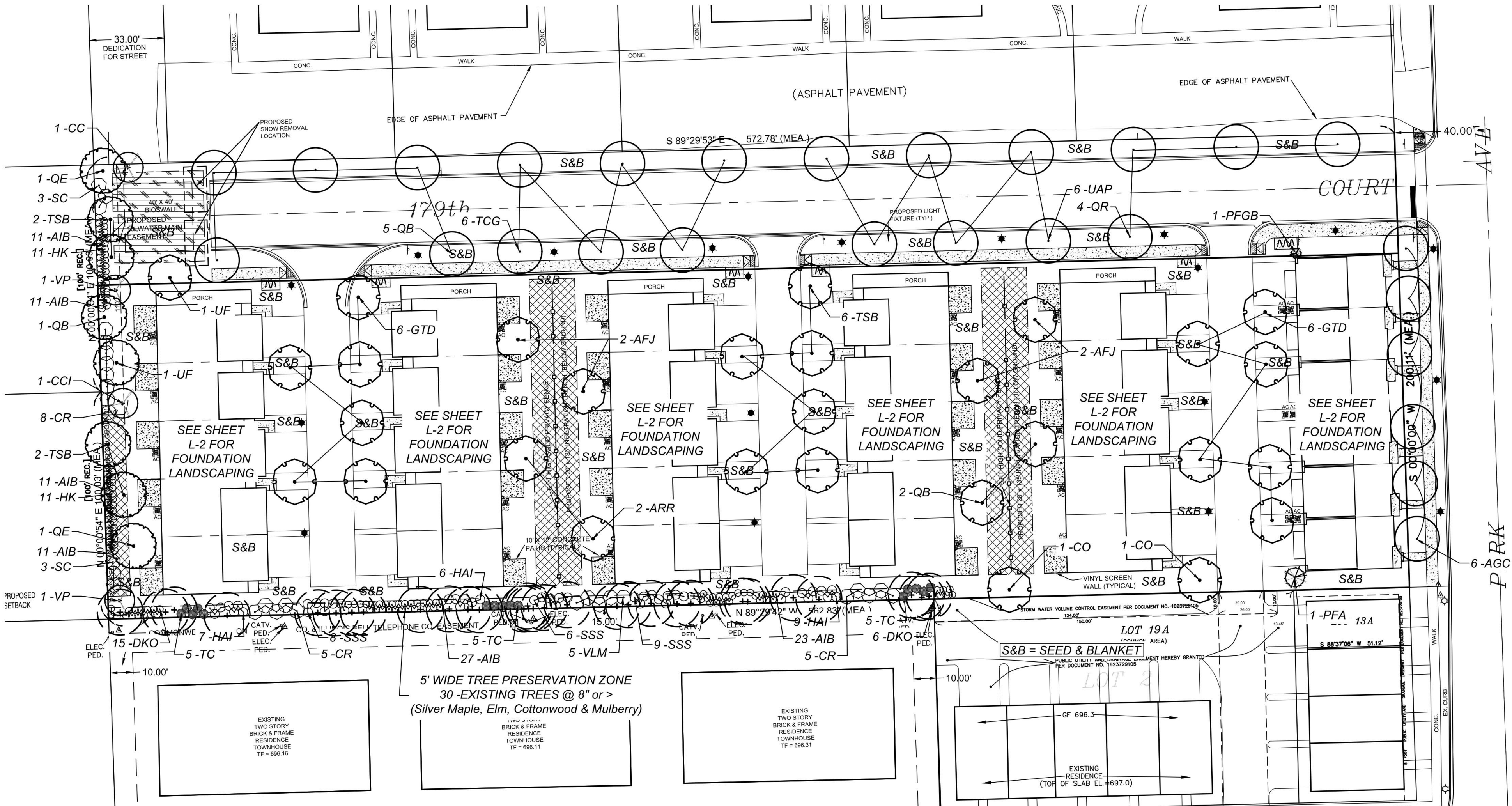
AIB	94	Aronia m.'Morton'	Iroquois Beauty Chokeberry	#3
CR	18	Cornus racemosa	Grey Dogwood	3' BB
DKO	21	Diervilla r.'G2X88544'	Orange Kodiak Diervilla	#3
HAI	22	Hydrangea a.'Abetwo'	Incrediball Hydrangea	#5
HK	22	Hypericum k.'SMHKB2'	Blue Festival St. Johnswort	#3
SC	6	Sambucus canadensis	Elderberry	#3
SSS	23	Sorbaria s.'Sem'	Sem Ural False Spirea	#5
VLM	5	Viburnum l.'Mohican'	Mohican Viburnum	3' BB

EVERGREEN SHRUBS

TC	15	Taxus cuspidata	Spreading Japanese Yew	24" #5
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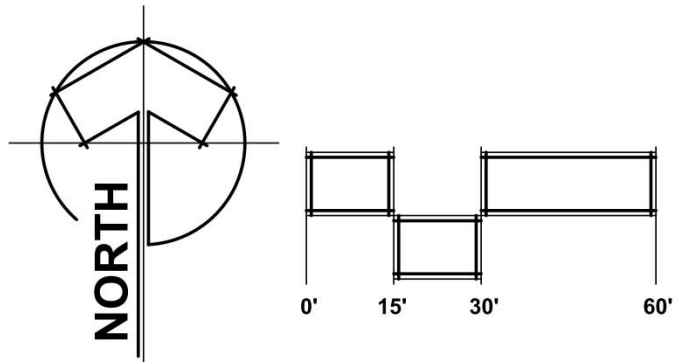
MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
4,250 SY	Seed w/ Straw Blanket	Kentucky Blue Grass/Rye Seed Mix S75 by North American Green (or equal)
50 CY	Mulch	Shredded Hardwood Bark



6' PRIVACY FENCE

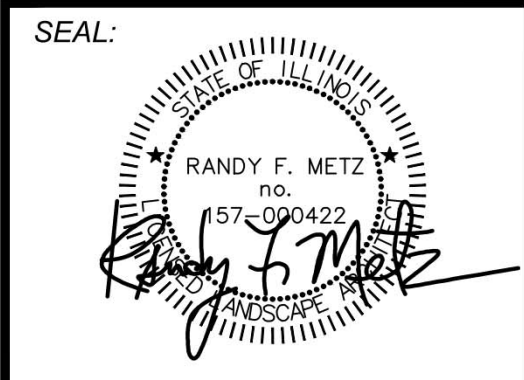
Pembroke 6 ft. x 8 ft Vinyl Privacy Fence
with 5" x 5" x 9' Vinyl Fence Post &
External Post Cap.
Color: White
By: Weatherables (or equiv.)



REVISIONS

NO.	DESCRIPTION	DATE
7	Street Light/Tree Conflicts	5-19-23
6	Street Light/Tree Conflicts	4-6-23
5	New Site Plan	1-25-23
4	Staff Review	11-10-21
3	Building Architecture	6-14-21
2	New Site Plan	6-7-21
1	Client Review & New Base	2-25-20

OAK PARK TOWNES TINLEY PARK, ILLINOIS



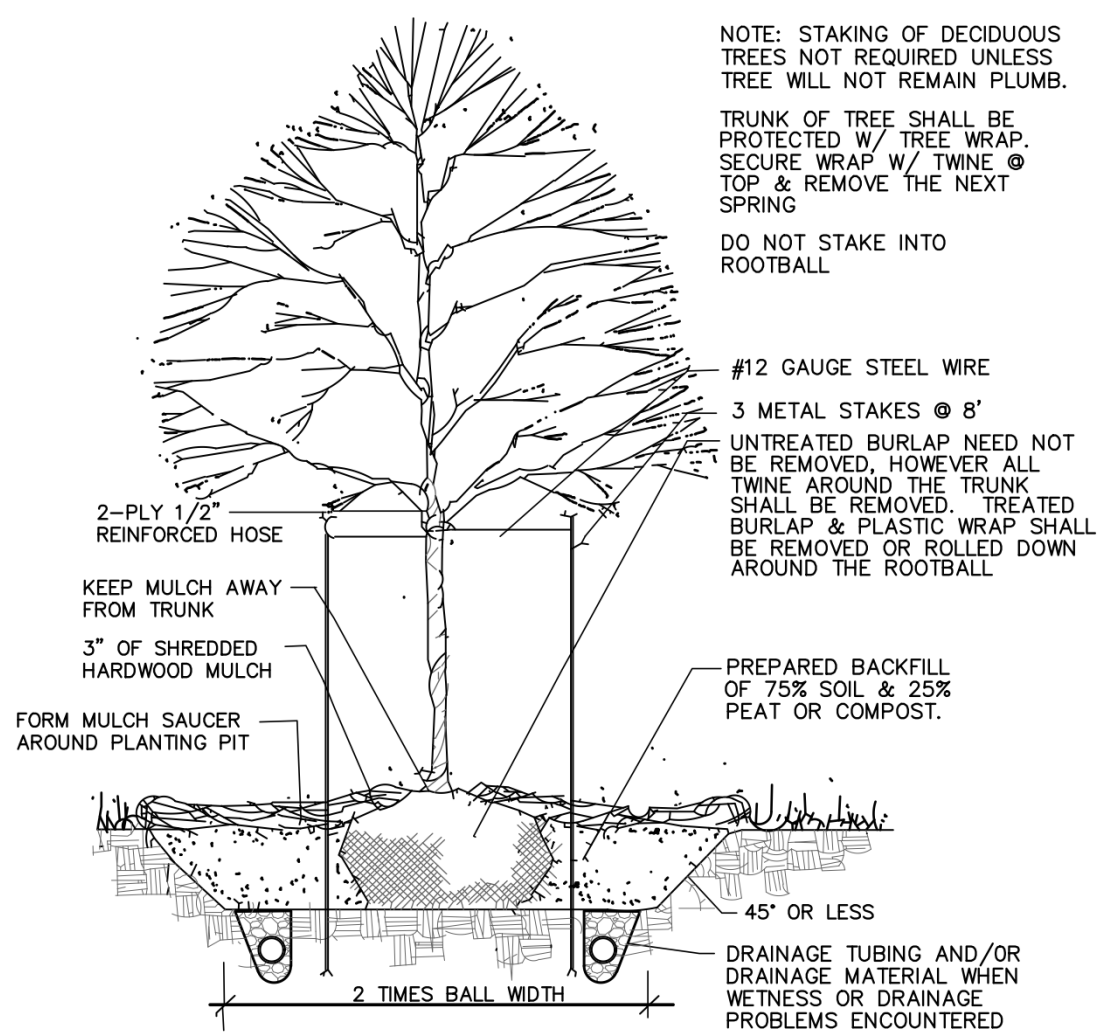
METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE LANDSCAPE PLAN

PROJECT NO.:
20-129
DATE: 02-12-2020
SCALE: 1"=30'

SHEET
L-1

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NOTE: STAKING OF DECIDUOUS TREES NOT REQUIRED UNLESS TREE WILL NOT REMAIN PLUMB.

TRUNK OF TREE SHALL BE PROTECTED W/ TREE WRAP. SECURE WRAP W/ TWINE @ 10' & REMOVE THE NEXT SPRING

DO NOT STAKE INTO ROOTBALL

#12 GAUGE STEEL WIRE

3 METAL STAKES @ 8'

UNTREATED BURLAP NEED NOT BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE REMOVED. TREATED BURLAP & PLASTIC WRAP SHALL BE REMOVED OR ROLLED DOWN AROUND THE ROOTBALL

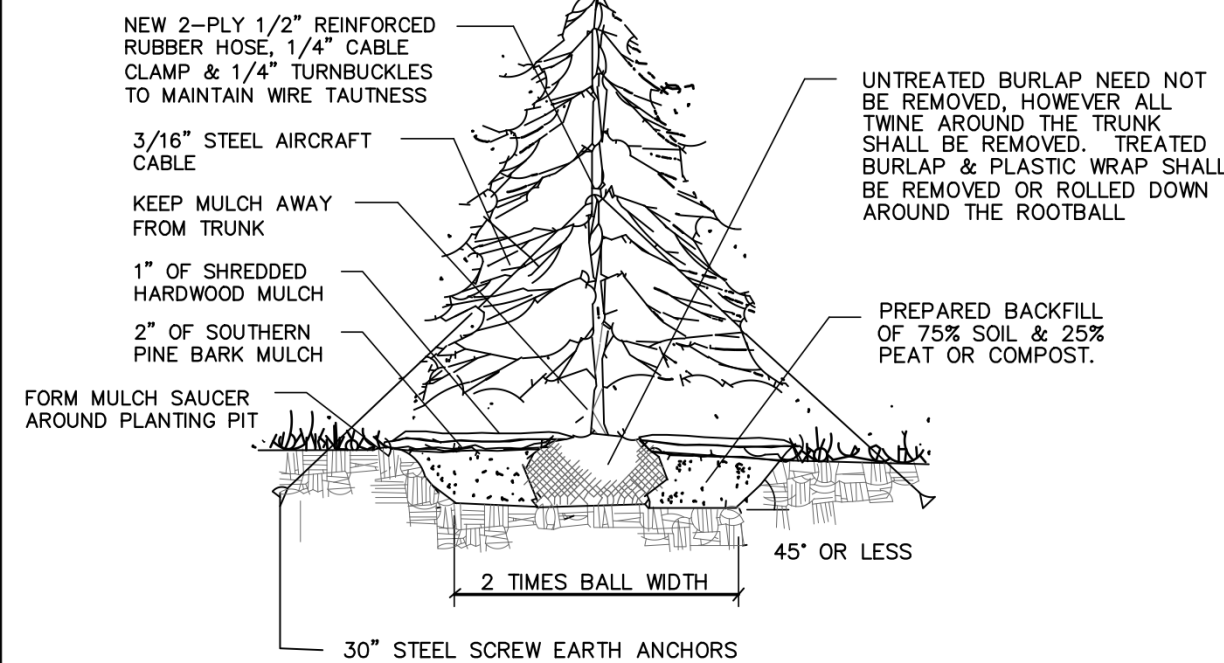
PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR COMPOST.

45" OR LESS

DRAINAGE TUBING AND/OR DRAINAGE MATERIAL WHEN WETNESS OR DRAINAGE PROBLEMS ENCOUNTERED

DECIDUOUS TREE

NTS



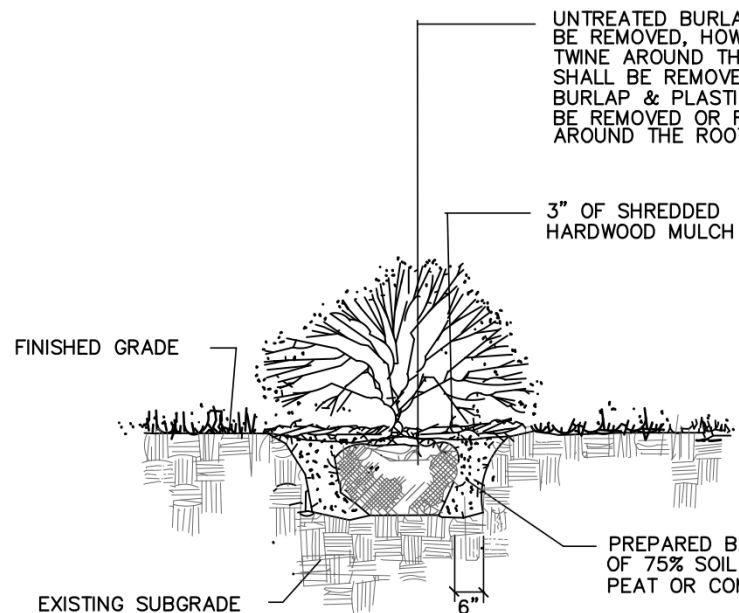
UNTREATED BURLAP NEED NOT BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE REMOVED. TREATED BURLAP & PLASTIC WRAP SHALL BE REMOVED OR ROLLED DOWN AROUND THE ROOTBALL

PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR COMPOST.

45" OR LESS

EVERGREEN TREE

NTS



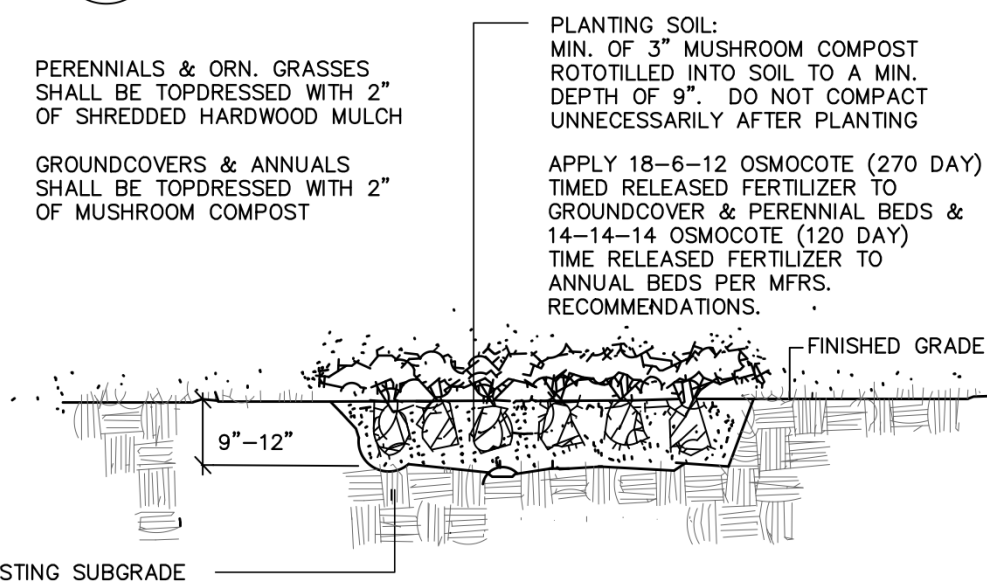
UNTREATED BURLAP NEED NOT BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE REMOVED. TREATED BURLAP & PLASTIC WRAP SHALL BE REMOVED OR ROLLED DOWN AROUND THE ROOTBALL

3" OF SHREDDED HARDWOOD MULCH

PREPARED BACKFILL OF 75% SOIL & 25% PEAT OR COMPOST.

SHRUBS

NTS



PERENNIALS & ORN. GRASSES SHALL BE TOPDRESSED WITH 2" OF SHREDDED HARDWOOD MULCH

GROUNDCOVERS & ANNUALS SHALL BE TOPDRESSED WITH 2" OF MUSHROOM COMPOST

PLANTING SOIL: MIN. OF 3" MUSHROOM COMPOST ROTOTILLED INTO SOIL TO A MIN. DEPTH OF 9". DO NOT COMPACT UNNECESSARILY AFTER PLANTING

APPLY 18-6-12 OSMOCOTE (270 DAY) TIMED RELEASED FERTILIZER TO GROUNDCOVER & PERENNIAL BEDS & 14-14-14 OSMOCOTE (120 DAY) TIME RELEASED FERTILIZER TO ANNUAL BEDS PER MFRS. RECOMMENDATIONS.

ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING

SEE SPECIFIC SPACING DIMENSION ON DRAWINGS

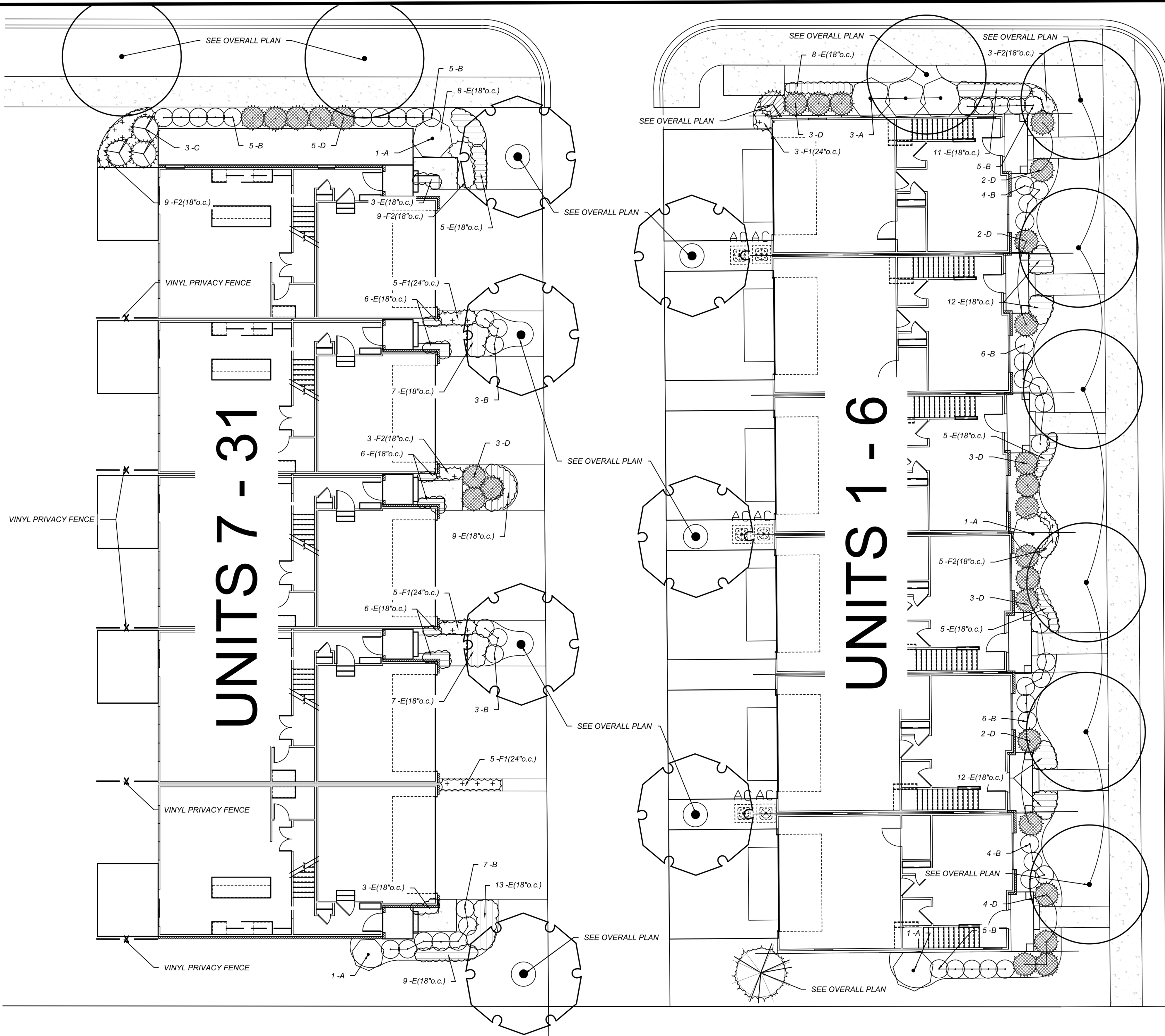
CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVERS & ANNUALS)

NTS



PROTO-TYPICAL FOUNDATION LANDSCAPE PLAN

PLANT LIST - FOUNDATIONS PLANTINGS

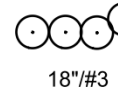
The following is a general listing of quality plant material from which final plant species assignments may be selected.

NOTE: No less than five (5) percent or no more than twenty-five (25) percent of the total foundation plantings shall be of one (1) individual species.

- Plants to be used in heavy shade locations (North Sides of Buildings)

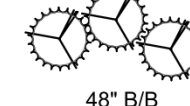
PLANT TYPE 'A' - LARGE DECIDUOUS SHRUBS

- Cornus s. 'Isanti'
- Cotoneaster acutifolia
- Hydrangea a. 'Abetwo'
- Hydrangea p. 'Limelight'
- Hydrangea p. 'Renny'
- Physocarpus o. 'Seward'
- Syringa p. 'Miss Kim'
- Viburnum b. 'Molokai'
- Viburnum d. 'Christom'
- Viburnum x juddii
- Viburnum cayuga
- Weigela f. 'Alexandra'
- Redosier Dogwood
- Peking Cotoneaster
- Incrediball Hydrangea
- Limelight Hydrangea
- Vanilla Strawberry Hydrangea
- Summer Wine Ninebark
- Miss Kim Dwarf Lilac
- Mohawk Viburnum
- Blue Muffin Viburnum
- Judd Viburnum
- Cayuga Viburnum
- Wine & Roses Weigela



PLANT TYPE 'B' - DWARF DECIDUOUS SHRUBS & SHRUB ROSES

- Cotoneaster apiculata
- Fothergilla gardenii
- Diervilla 'G2X86544'
- Diervilla s. 'Butterfly'
- Hydrangea a. 'Annabelle'
- Hydrangea m. 'Bailmer'
- Hydrangea p. 'ILVOBO'
- Hypericum kalmianum
- Rhus a. 'Gro-Low'
- Ribes a. 'Green Mound'
- Rosa 'Meinrot'
- Rosa 'Meijocaps'
- Rosa 'Meigalpio'
- Rosa 'BALMIR'
- Rosa 'BALGIR'
- Rosa 'Radiko'
- Sorbaria a. 'Sem'
- Spiraea b. 'Tor'
- Spiraea x b. 'Anthony Waterer'
- Spiraea x b. 'Froebel'
- Spiraea x m. 'Gold Flame'
- Spiraea x m. 'Darsnorm'
- Weigela x 'Dark Horse'
- Cranberry Cotoneaster
- Dwarf Fothergilla
- Kodiak Orange Bush-honeysuckle
- Kodiak Red Bush-honeysuckle
- Southern Bush-honeysuckle
- Annabelle Hydrangea
- Endless Summer Hydrangea
- Bobo Hydrangea
- Kalm St. John's Wort
- Gro-Low Sumac
- Green Mound Alpine Currant
- Apricot Drift Rose
- Pink Drift Rose
- Red Drift Rose
- Kashmir Easy Elegance Rose
- My Girl Easy Elegance Rose
- Double Knock Out Rose
- Sem Ural Faste Spiraea
- Birchleaf Spiraea
- Anthony Waterer Spiraea
- Froebel's Spiraea
- Gold Flame Spiraea
- Snow Storm Spiraea
- Dark Horse Weigela



PLANT TYPE 'C' - UPRIGHT EVERGREEN SHRUBS

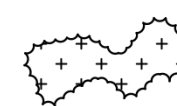
- Juniperus v. 'Cupressifolia'
- Euonymus f. 'Sarcocoe'
- Hillspire Juniper
- Sarcocoe Euonymus

PLANT TYPE 'D' - EVERGREEN/BROADLEAF SHRUBS

- Euonymus f. 'Emerald Gaiety'
- Euonymus f. 'Sarcocoe'
- Juniperus c. 'Gold Lace'
- Juniperus c. 'Kallay's Compact'
- Taxus m. 'Densiformis'
- Emerald Gaiety Euonymus
- Sarcocoe Euonymus
- Gold Lace Juniper
- Kallay's Compact Juniper
- Dense Yew

PLANT TYPE 'E' - PERENNIALS

- Achillea millefolium sp.
- Coreopsis v. 'Moonbeam'
- Echinacea sp.
- Geranium s. 'Max Frei'
- Hemerocallis sp.
- Heuchera sp.
- Hosta 'Brother Stefan'
- Hosta 'Frances'
- Hosta 'Halcyon'
- Nepeta f. 'Cat's Meow'
- Rudbeckia f. 'Vielte's Little Suzy'
- Sedum s. 'Autumn Fire'
- Yarrow
- Moonbeam Coreopsis
- Coneflower
- Max Frei Bloody Cranesbill
- Daylily
- Coralbells
- Brother Stefan Hosta
- Frances Hosta
- Halcyon Hosta
- Cat's Meow Catmint
- Little Suzy Black-eyed Susan
- Autumn Fire Sedum



PLANT TYPE 'F' - ORNAMENTAL GRASSES

GROUP 1

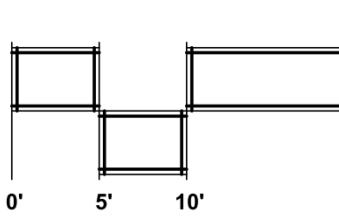
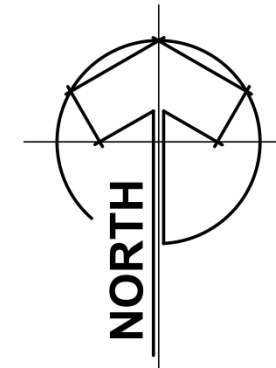
- Calamagrostis a. 'Karl Foerster'
- Panicum v. 'Cheyenne Sky'
- Schizachyrium s. 'Carouse'
- Sporobolus heterolepis

GROUP 2

- Carex m. 'Ice Dance'
- Deschampsia c. 'Pixie Fountain'
- Hakonechloa m. 'All Gold'
- Pennisetum a. 'Hamelin'
- Sesleria autumnalis

- Feather Reed Grass
- Cheyenne Sky Switch Grass
- Carouse Little Bluestem
- Prairie Dropseed

- Ice Dance Sedge
- Pixie Fountain Tufted Hair Grass
- Japanese Forest Grass
- Hamelin Fountain Grass
- Autumn Moor Grass



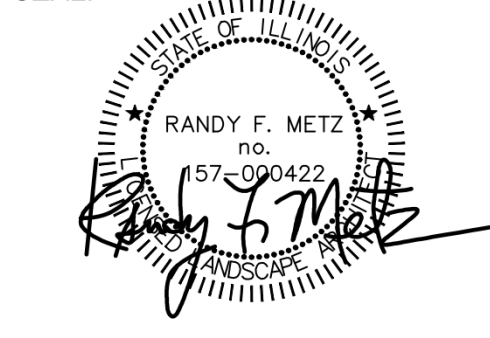
REVISIONS

NO.	DESCRIPTION	DATE
7	Street Light/Tree Conflicts	5-19-23
6	Street Light/Tree Conflicts	4-6-23
5	New Site Plan	1-25-23
4	Staff Review	11-10-21
3	Building Architecture	6-14-21
2	New Site Plan	6-7-21
1	Client Review & New Base	2-25-20

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.

OAK PARK TOWNES TINLEY PARK, ILLINOIS

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.:

20-129

DATE: 02-12-2020

SCALE: 1"=10'

SHEET

L-2

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, belling, and burflagging of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shrivelled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlrapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil for required filling and spreading shall be obtained from on-site stock pile(s) generated from site stripping. In the event that the quantity of stock piled topsoil is insufficient then topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH

Mulch shall consist of the following:

- A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.
C. SOUTHERN PINE BARK (conifer mulching)
Pine bark shall be horticultural-grade milled pine bark with 80% by volume sized between 0.1 and 15.0 mm. Pine bark shall be composted sufficiently to breakdown all woody materials and shall be screened. The pH range shall be between 4.0 and 7.0.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcovers, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

- A. Wrap shall be - Breathable synthetic fabric tree wrap. While in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to be temporarily stocked. The Contractor shall be responsible for the restoration of the damaged existing turf. All restoration shall be sodded.

3.11 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., galotings). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.12 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saloons, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

A. CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree gyps (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.1 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The Inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.2 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD

The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

B. REPLACEMENTS & DAMAGES

The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.

C. EXCLUSIONS

The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.

D. GUARANTEE PERIOD INSPECTION

During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (DOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guarantee analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

1. PRIOR TO SEEDING 6-24-24
Nitrogen..... 6%
Phosphorous..... 24%
Potash..... 24%

2. AFTER SEEDING 18-5-9

- Nitrogen..... 18%
Phosphorous..... 5%
Potash..... 9%

- a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)

- 30% KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% PERENNIAL RYEGRASS (blend of 2 cultivars)
10% CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding))

2. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS heretofore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)

- a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)

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

2.5 HYDROMULCH (if specified)

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

2.6 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS SPRING FALL

Turf grass April 1 * to May 31 Aug. 15 to Sept. 30
* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

D. HERBICIDE

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

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.

Acceptance shall be granted upon conformance with the following:

1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

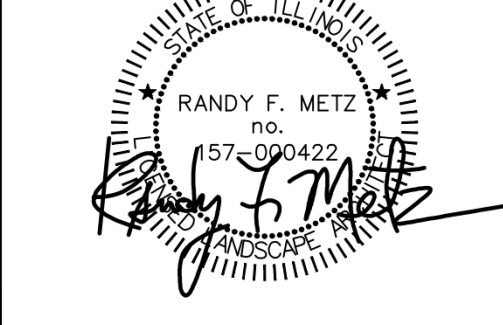
The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

REVISIONS

7	Street Light/Tree Conflicts	5-19-23
6	Street Light/Tree Conflicts	4-6-23
5	New Site Plan	1-25-23
4	Staff Review	11-10-21
3	Building Architecture	6-14-21
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1	Client Review & New Base	2-25-20

OAK PARK TOWNES
TINLEY PARK, ILLINOIS

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

LANDSCAPE
SPECIFICATIONS

PROJECT NO.:

20-129

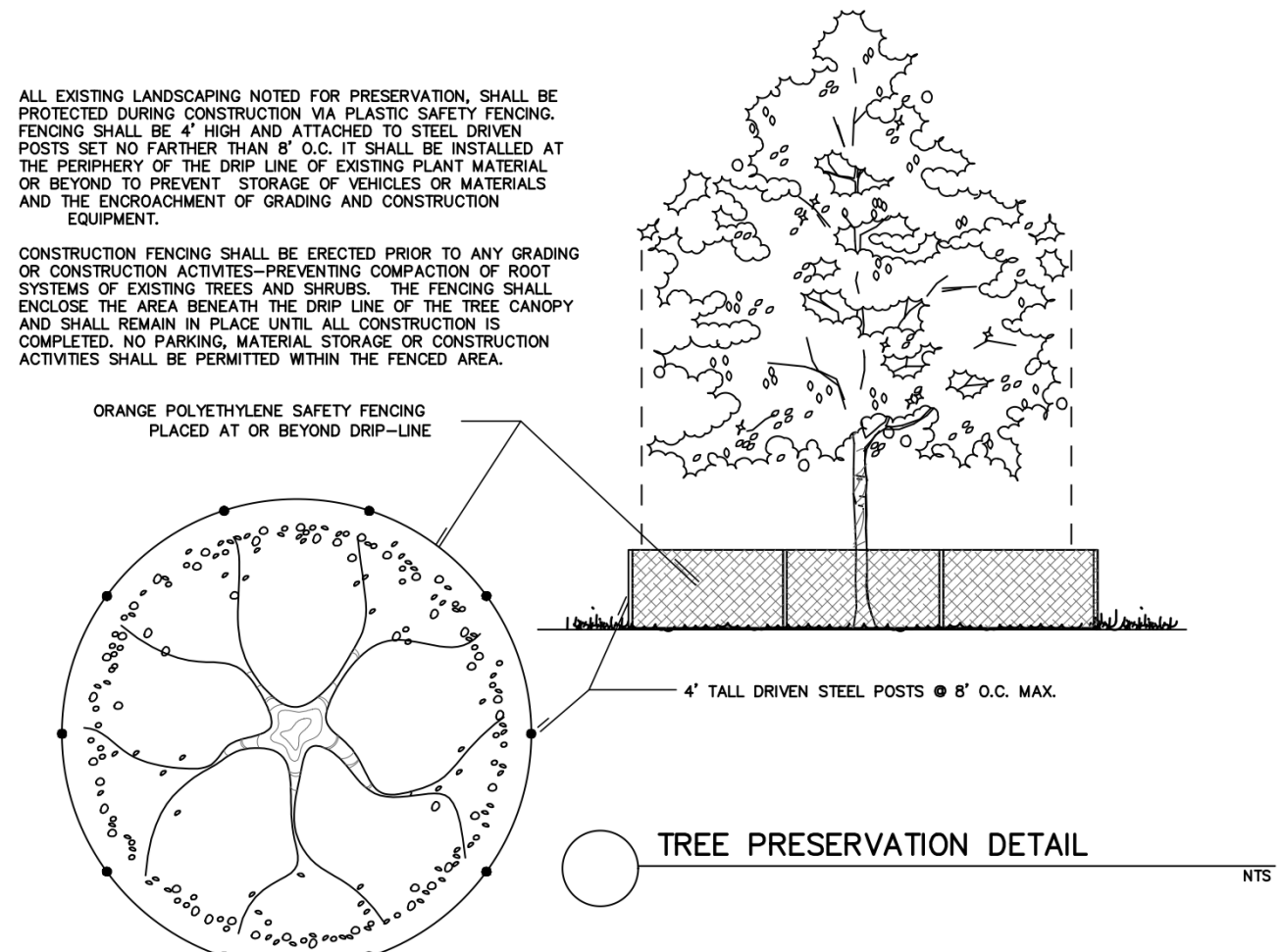
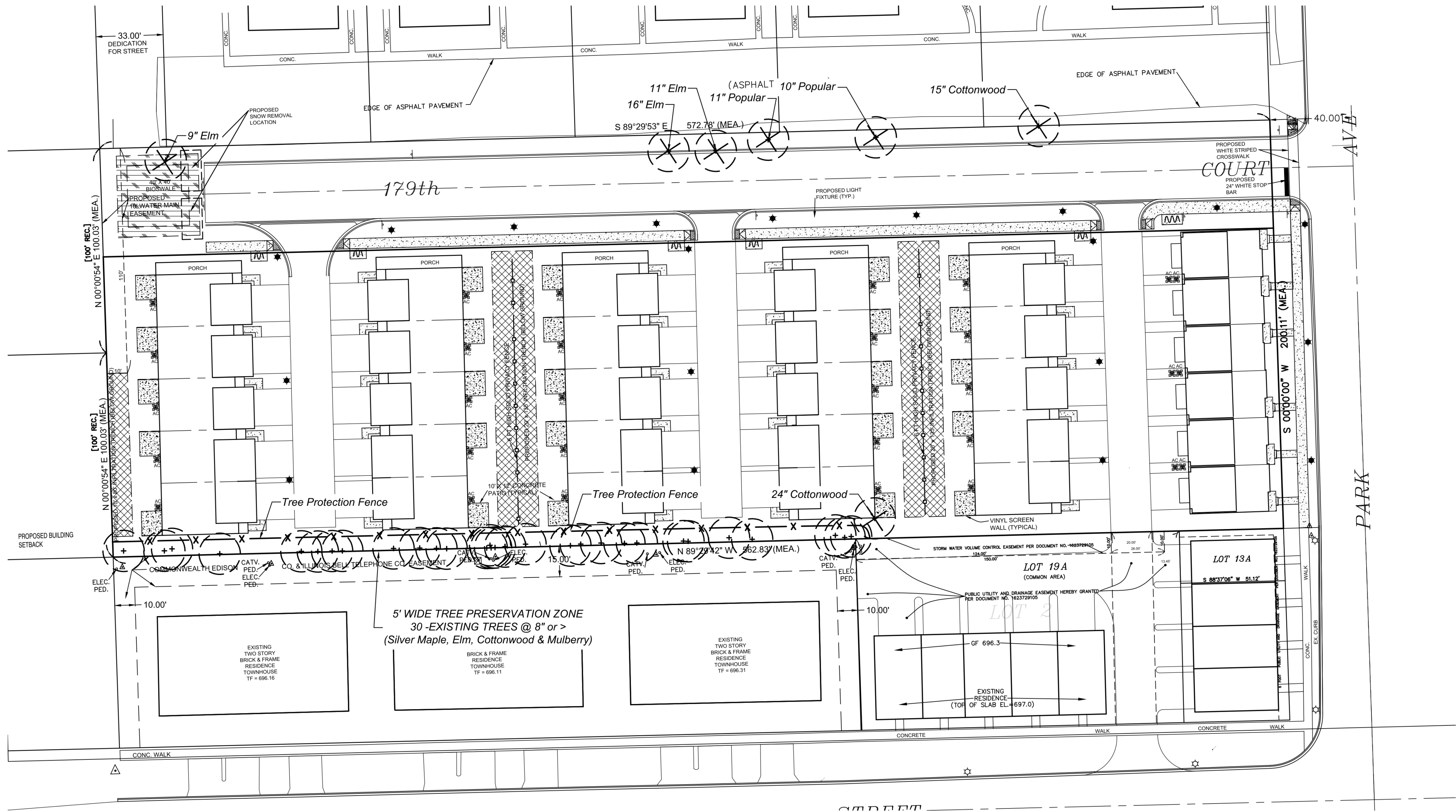
DATE: 02-12-2020

SCALE: 1"=10'

SHEET

L-3

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NORTH

0' 15' 30' 60'

811

Know what's below.
Call before you dig.

REVISIONS

7	Street Light/Tree Conflicts	5-19-23
6	Street Light/Tree Conflicts	4-6-23
5	New Site Plan	1-25-23
4	Staff Review	11-10-21
3	Building Architecture	6-14-21
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1	Client Review & New Base	2-25-20

OAK PARK TOWNES

TINLEY PARK, ILLINOIS

SEAL:

STATE OF ILLINOIS

RANDY F. METZ

no. 157-000422

LANDSCAPE ARCHITECT

METZ & COMPANY

LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

TREE PRESERVATION & REMOVAL PLAN

PROJECT NO.:

20-129

DATE:

02-12-2020

SCALE:

1"=30'

SHEET

TP-1

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HARDIE PANEL VERTICAL SIDING
TEXTURE: SELECT CEDARMILL
COLOR: PEARL GRAY

MODULAR BRICK
WILLOWBROOK
GENERAL SHALE

HARDIE TRIM BOARDS
RUSTIC GRAIN BATTEN BOARDS
COLOR: PEARL GRAY

FYPON (WHITE)
6"W X 4-1/4"H
BULLNOSE CORBEL DENTIL BLOCKS

HARDIE TRIM BOARDS
TEXTURE: 4/4 RUSTIC
COLOR: ARTIC WHITE

GAF MARQUIS WEATHERMAX
CHARCOAL LAMINATED 3-TAB ROOF
SHINGLES

POSTS WRAPPED IN:
HARDIE TRIM BOARDS
TEXTURE: 4/4 RUSTIC
COLOR: ARTIC WHITE

HARDIE PLANK LAP SIDING
TEXTURE: SELECT CEDARMILL
COLOR: BOOTHBAY BLUE

HARDIE SHINGLE SIDING
TEXTURE: STAGGERED EDGE PANEL
COLOR: PEARL GRAY

PAC-CLAD
STANDING SEAM-METAL ROOF
COLOR: BLACK

OAK PARK TOWNES - 3 STORY - 6 UNIT - MATERIAL BOARD

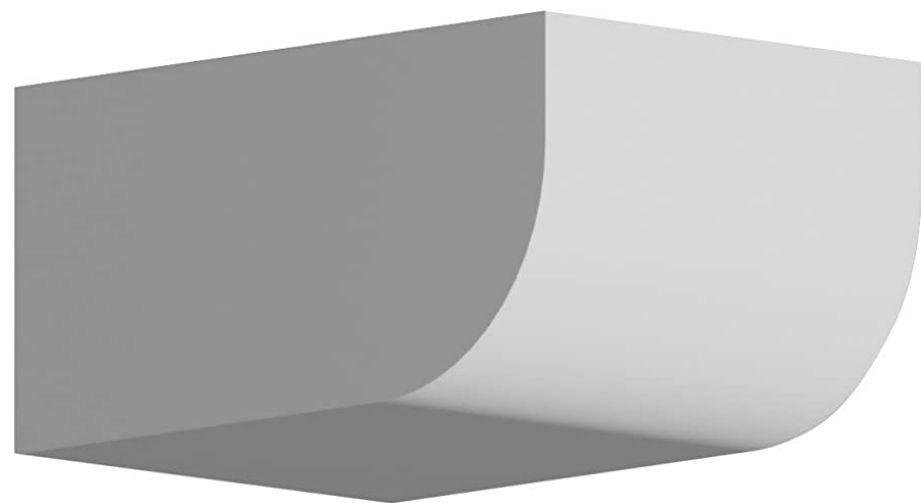
TINLEY PARK, ILLINOIS

060623-FELV-V5.1





ROOF - GAF -
MARQUIS -
WEATHERMAX -
CHARCOAL



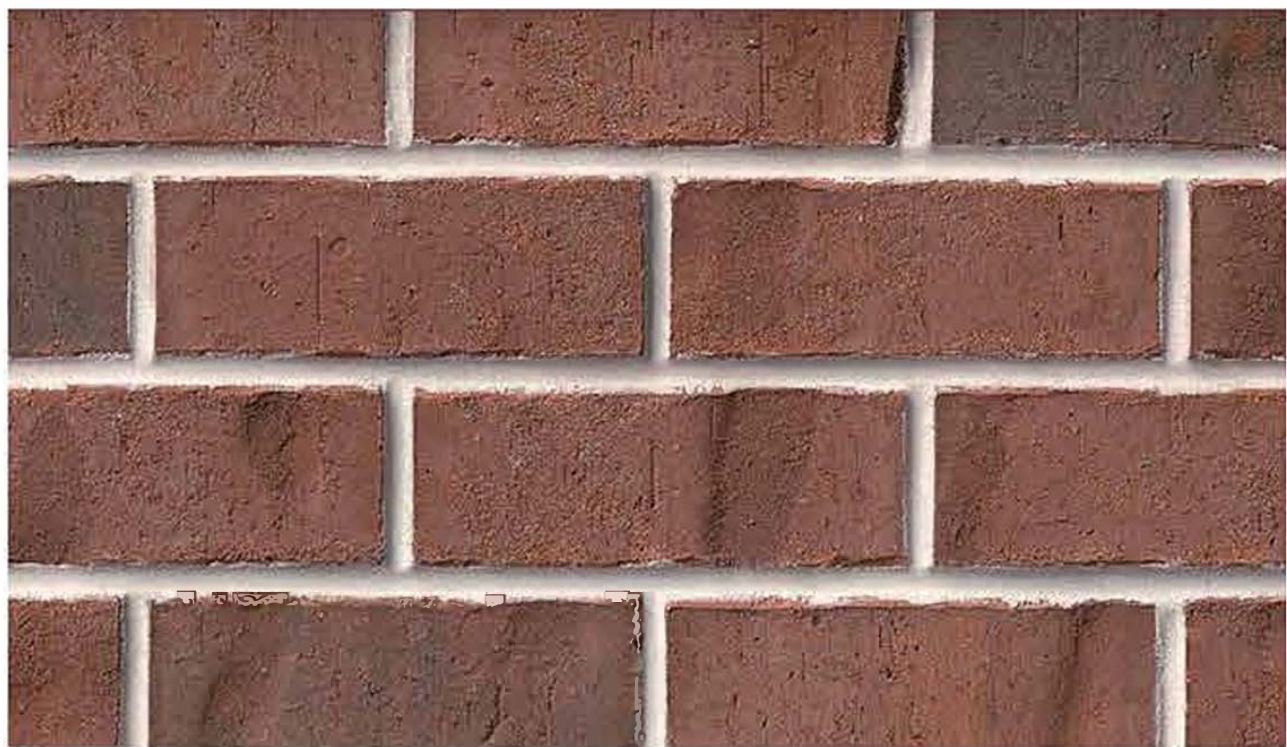
Fypon (white)
6"W X 4-1/4"H
Bullnose Corbel Dentil Blocks



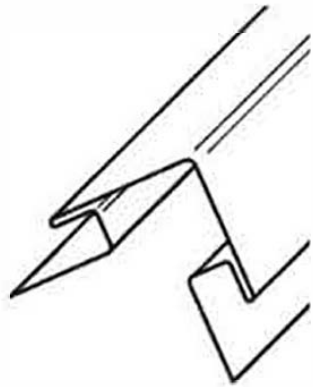
Dixon
Outdoor LED wall mount
20137LEDDMG-BL



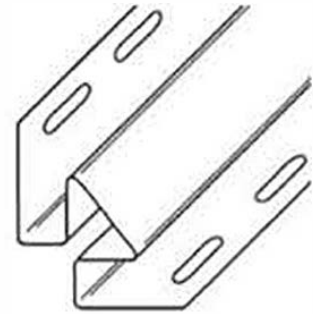
SIMONTON -
SINGLE HUNG
-VINYL -
WHITE



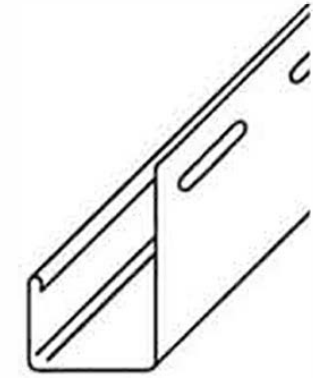
BRICK - MERIDIAN - WILLOWBROOK



1/2" Outside Corner
Code #.....VCNN3
PCS/CTN10
CTNS. Per Crate15
Avg. WT/CTN (lbs) ... 46
Length10'



1/2" Inside Corner
Code #.....VCBINP
PCS/CTN10
CTNS. Per Crate 30
Avg. WT/CTN (lbs) ... 21
Length10'



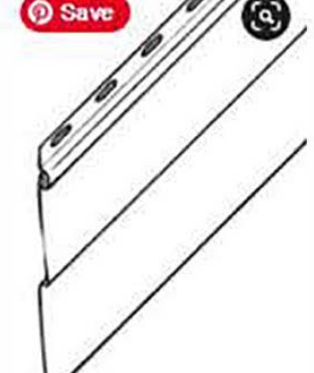
3/8" J-Channel
Code #.....VJB58IF
PCS/CTN 40
CTNS. Per Crate 30
Avg. WT/CTN (lbs) ... 54
Length12'6"



Undersill Trim
Code #.....VTUTB
PCS/CTN 50
CTNS. Per Crate 42
Avg. WT/CTN (lbs) ... 38
Length10'



1/2 Vinyl Starter Base
Code #.....VTSTB
PCS/CTN 50
CTNS. Per Crate 28
Avg. WT/CTN (lbs) ... 57
Length10'



D5
Code #.....VZD50
Length12'
PCS/CTN 20
CTNS. Per Crate18
Avg. WT/CTN (lbs) ... 98
FinishWoodgrain

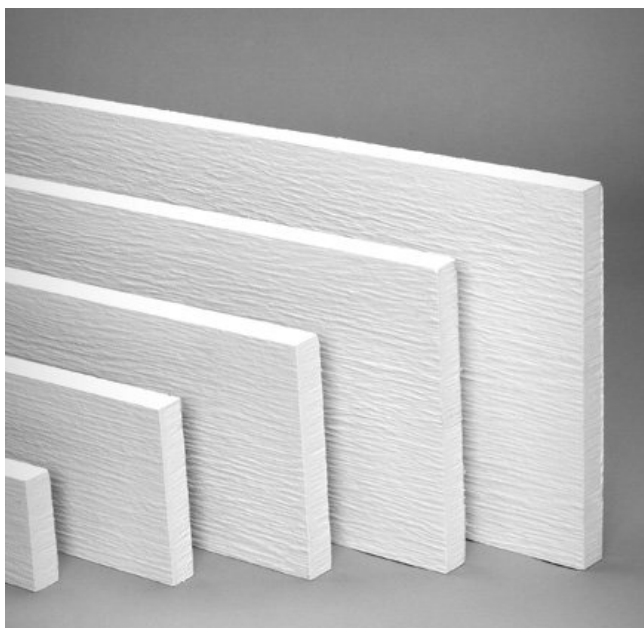
JAMES HARDIE Fiber Cement BOARD



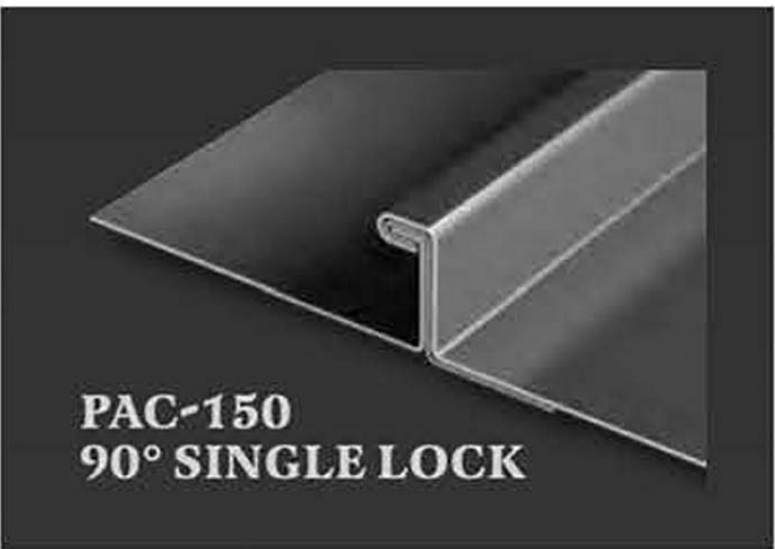
Boothbay Blue



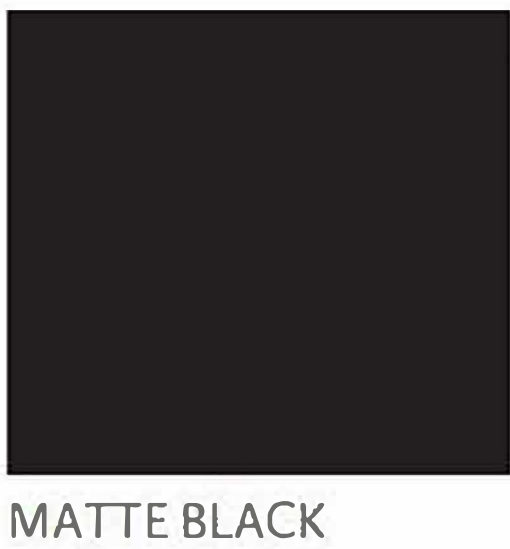
Pearl Gray



Arctic White



METAL ROOF - PAC-CLAD - PAC-150 -
MATTE BLACK



MATTE BLACK

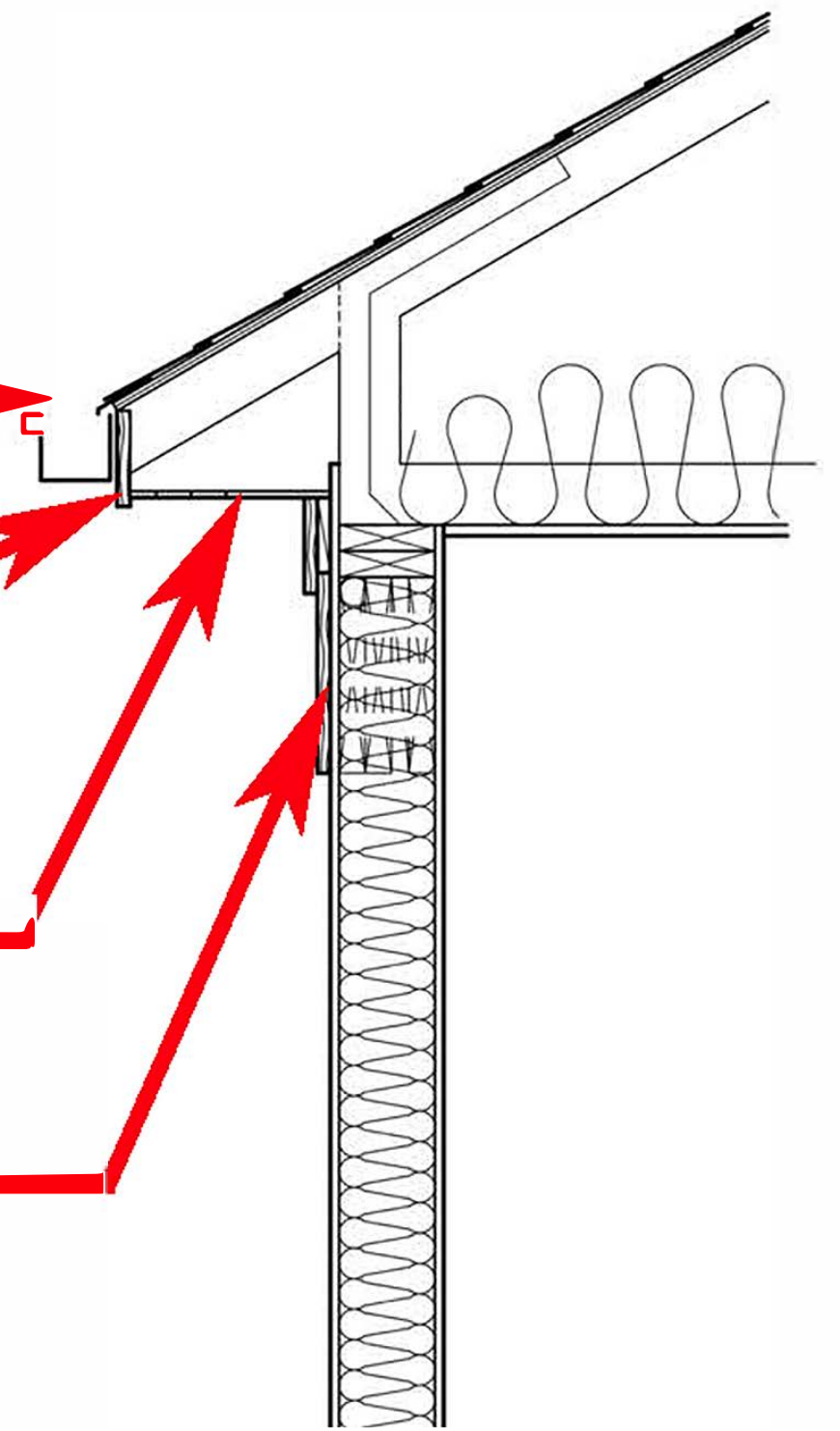
Oak Park Townes - MATERIAL BOARD - 3 Story Units

GUTTER- ALUMINUM - PLY GEM - SEAMLESS GUTTER - WHITE

FASCIA - ALUMINUM WRAPPED - WHITE

SOFFIT - ALUMINUM - WHITE

FRIEZE BOARD - ALUMINUM WRAPPED - WHITE

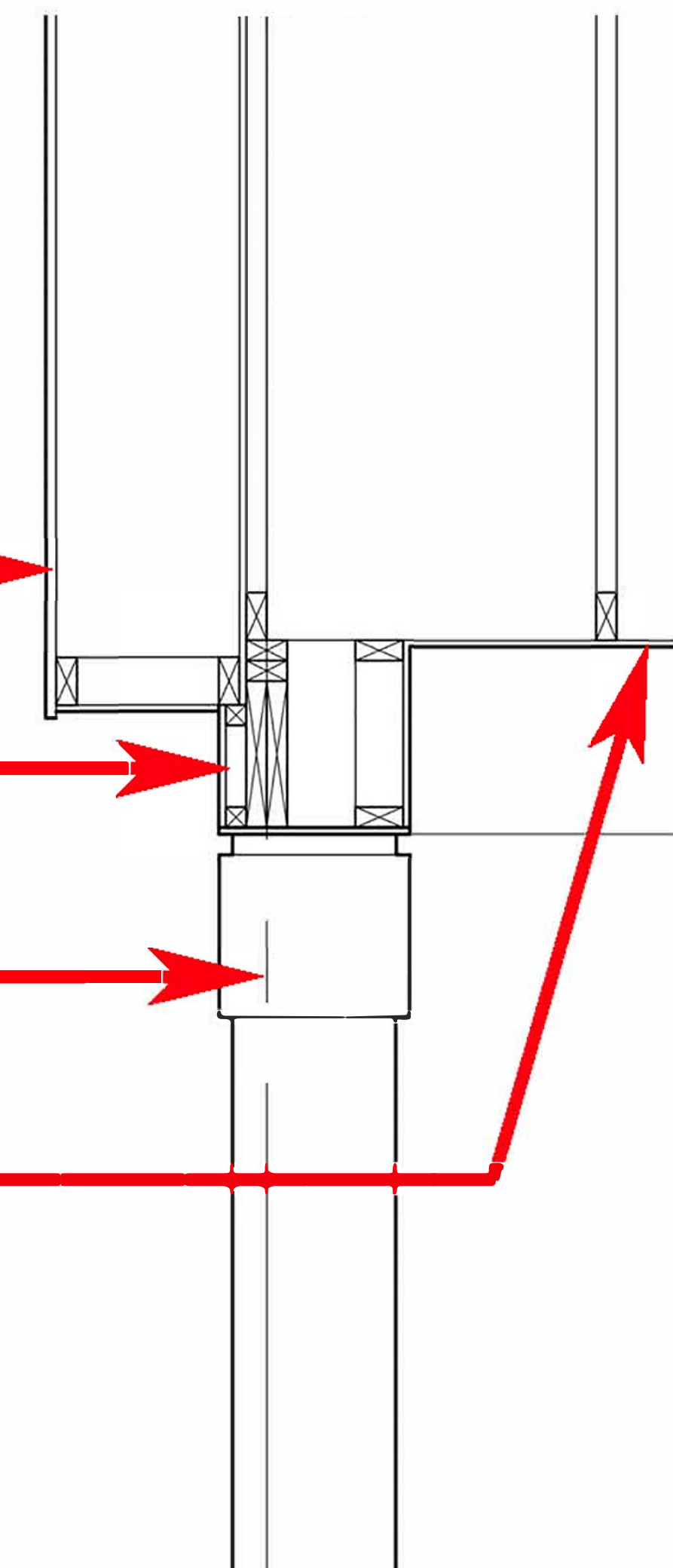


RAKE/ SUBRAKE - ALUMINUM WRAPPED - WHITE

PORCH FRIEZE - ALUMINUM WRAPPED - WHITE

COLUMN - 1X PRE ENGINEERED WOOD - WHITE

PORCH CEILING - ALUMINUM - WHITE



OAK PARK TOWNES - MATERIAL BOARD - 3 Story Units

TINLEY PARK, ILLINOIS

031721-MB2-V1



HARDIE PANEL VERTICAL SIDING
TEXTURE: SELECT CEDARMILL
COLOR: ARTIC WHITE

HARDIE PANEL VERTICAL SIDING
TEXTURE: SELECT CEDARMILL
COLOR: PEARL GRAY

HARDIE PLANK LAP SIDING
TEXTURE: SELECT CEDARMILL
COLOR: BOOTHBAY BLUE

HARDIE PLANK LAP SIDING
TEXTURE: SELECT CEDARMILL
COLOR: PEARL GRAY

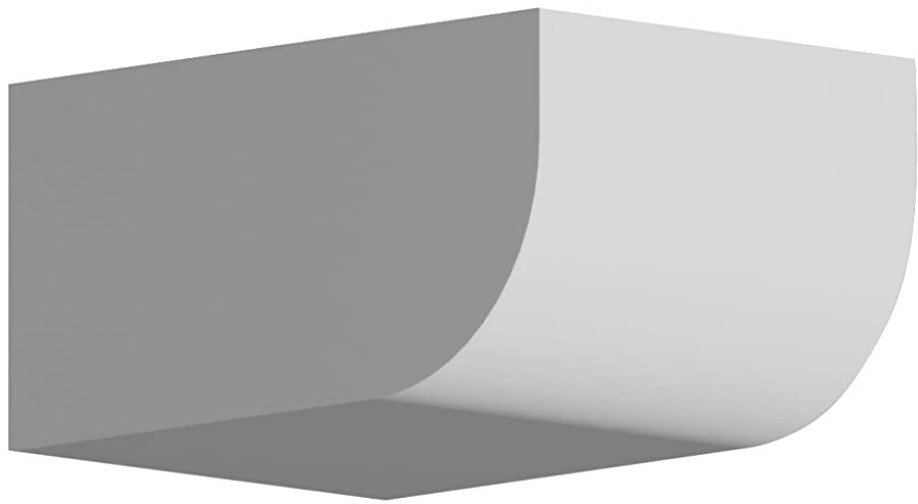
FYPON (WHITE)
6"W X 4-1/4"H
BULLNOSE CORBEL DENTIL BLOCKS

OAK PARK TOWNES - 2 STORY - 5 UNIT - MATERIAL BOARD





ROOF - GAF -
MARQUIS -
WEATHERMAX -
CHARCOAL



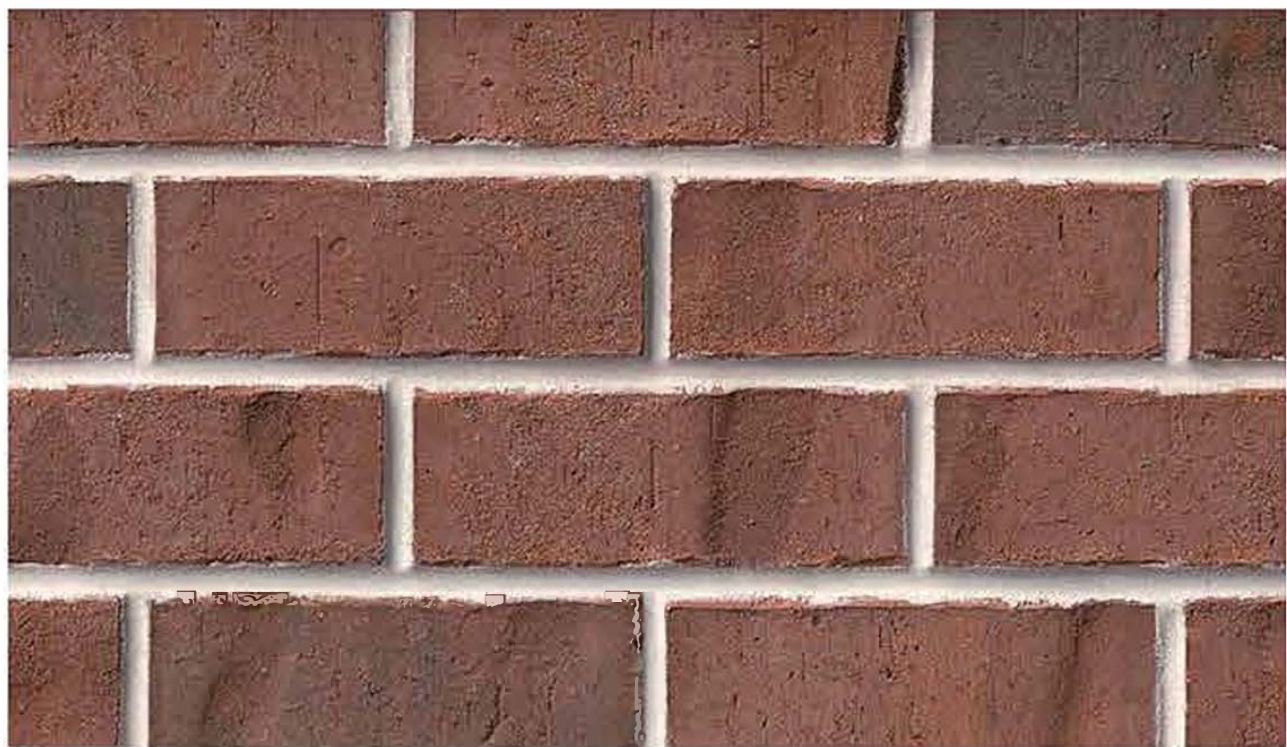
Fypon (white)
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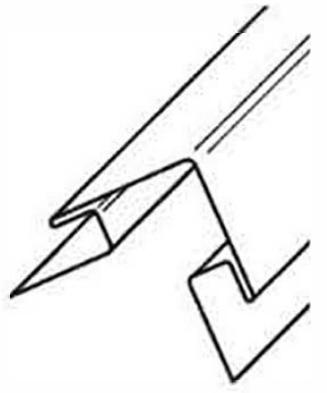
Dixon
Outdoor LED wall mount
20137LEDDMG-BL



SIMONTON -
SINGLE HUNG
-VINYL -
WHITE



BRICK - MERIDIAN - WILLOWBROOK



1/2" Outside Corner

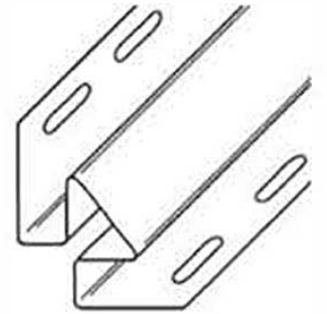
Code #.....VCNN3

PCS/CTN10

CTNS. Per Crate15

Avg. WT/CTN (lbs) ... 46

Length10'



1/2" Inside Corner

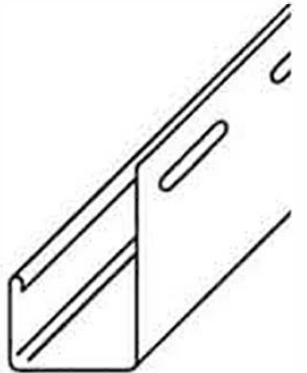
Code #.....VCBINP

PCS/CTN10

CTNS. Per Crate 30

Avg. WT/CTN (lbs) ... 21

Length10'



5/8" J-Channel

Code #.....VJB58IF

PCS/CTN 40

CTNS. Per Crate 30

Avg. WT/CTN (lbs) ... 54

Length12'6"



Undersill Trim

Code #.....VTUTB

PCS/CTN 50

CTNS. Per Crate 42

Avg. WT/CTN (lbs) ... 38

Length10'



1/2 Vinyl Starter Base

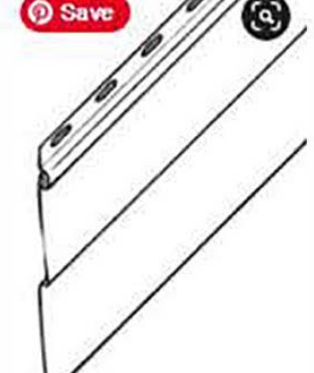
Code #.....VTSTB

PCS/CTN50

CTNS. Per Crate28

Avg. WT/CTN (lbs) ... 57

Length10'



D5

Code #.....VZD50

Length12'

PCS/CTN 20

CTNS. Per Crate18

Avg. WT/CTN (lbs) ... 98

FinishWoodgrain

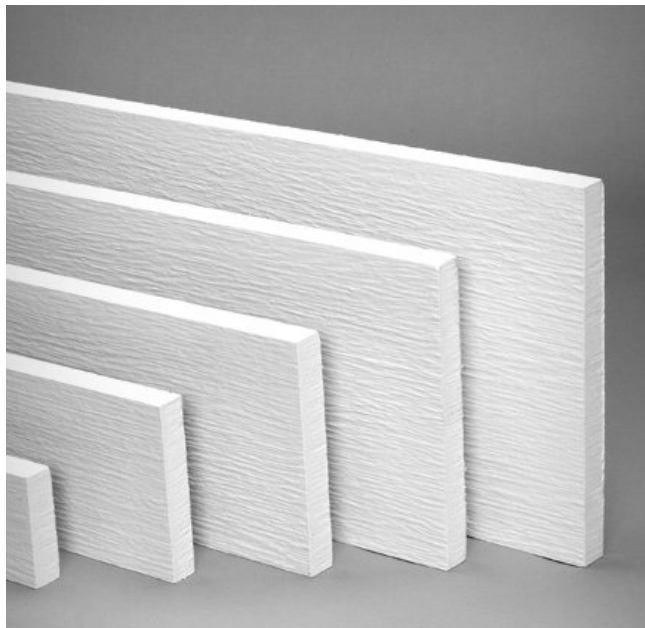
JAMES HARDIE Fiber Cement BOARD



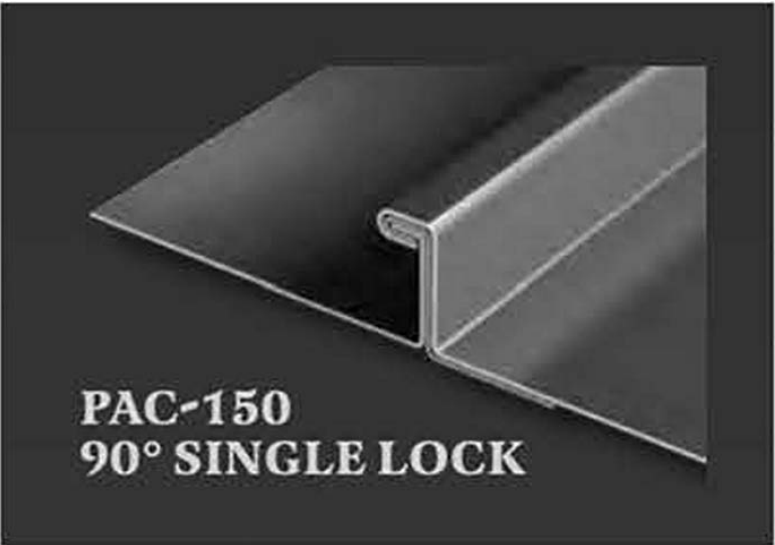
Boothbay Blue



Pearl Gray



Arctic White



PAC-150
90° SINGLE LOCK



MATTE BLACK

METAL ROOF - PAC-CLAD - PAC-150 -
MATTE BLACK

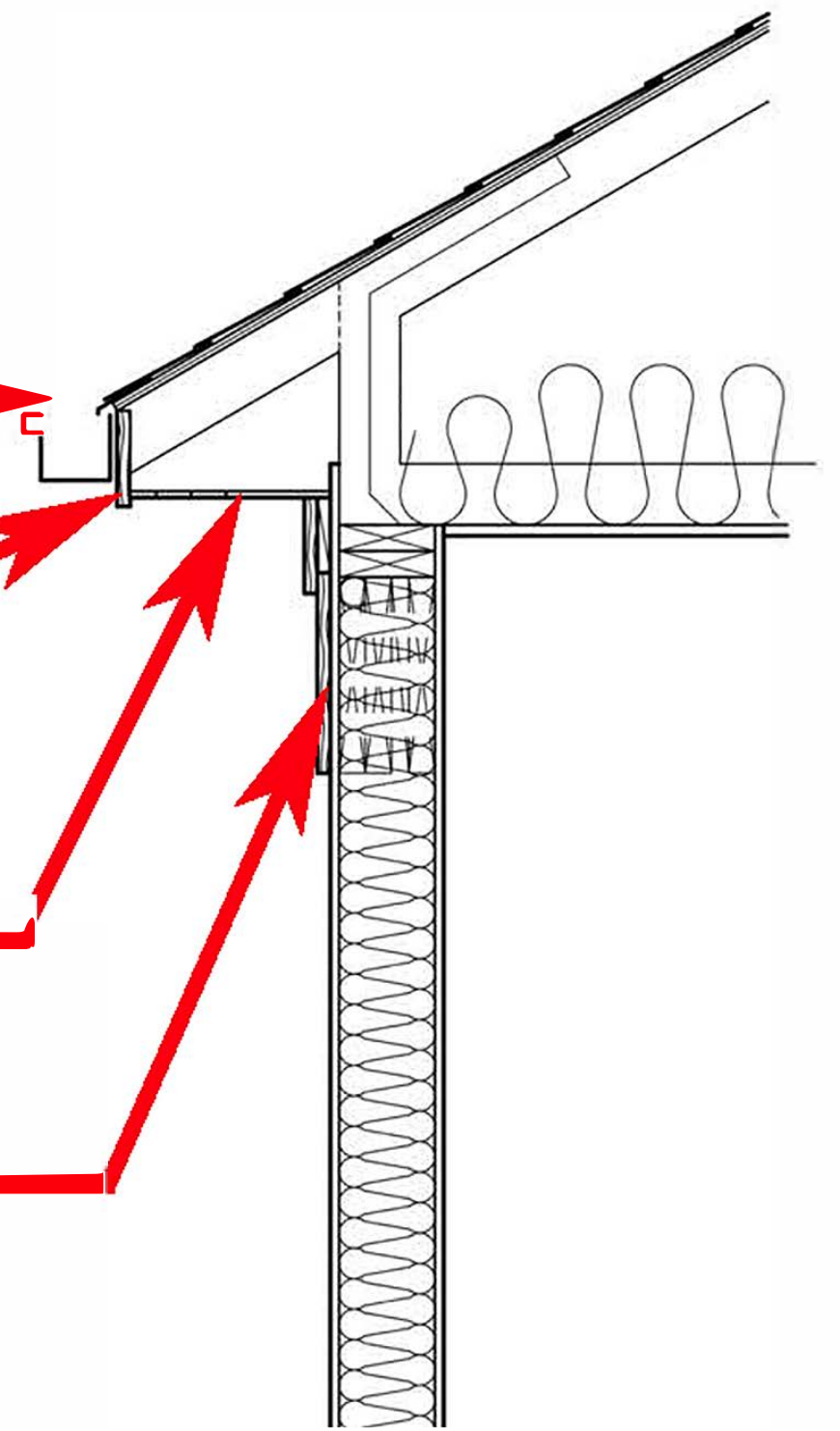
Oak Park Townes - MATERIAL BOARD - 2 Story Units

GUTTER- ALUMINUM - PLY GEM - SEAMLESS GUTTER - WHITE

FASCIA - ALUMINUM WRAPPED - WHITE

SOFFIT - ALUMINUM - WHITE

FRIEZE BOARD - ALUMINUM WRAPPED - WHITE

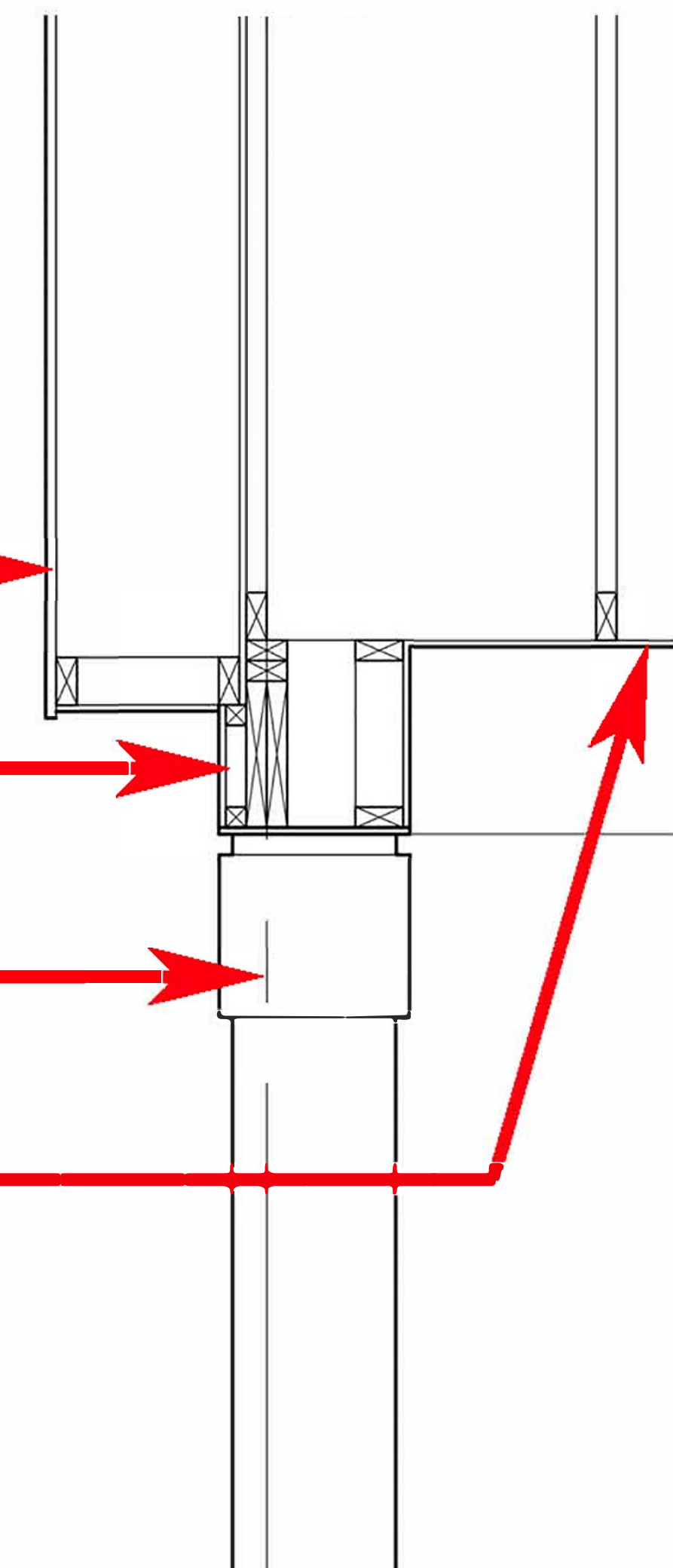


RAKE/ SUBRAKE - ALUMINUM WRAPPED - WHITE

PORCH FRIEZE - ALUMINUM WRAPPED - WHITE

COLUMN - 1X PRE ENGINEERED WOOD - WHITE

PORCH CEILING - ALUMINUM - WHITE



OAK PARK TOWNES - MATERIAL BOARD - 2 Story Units

TINLEY PARK, ILLINOIS

031721-MB2-V1



Stock Code: **20137LEDDMG-BL**

Collection: Dixon

PRODUCT INFORMATION

Base: 20137 Parent: 20137LEDDMG
Mounting Type: Wall UPC: 641594241129
Finish: Black
Diffuser: N/A

PRODUCT MEASUREMENTS

FIXTURE	BACKPLATE / CANOPY
Length:	Length
Width: 5"	Width:
Diameter	Diameter: 4.75"
Height: 11.5"	Height: 1"
Extension: 6.5"	
Overall Height:	

TECHNICAL SPECIFICATIONS

SPECIFICATIONS

Frame Material: Steel
Diffuser Material: N/A
Lamping Type: SSL (Dedicated LED) Jbox: Standard
Lamping Base: SSL Lamp Wattage: 8 W
Lamp Quantity: 1 Total Wattage: 8 W
Voltage: 120v Lamps Included: Yes

QUALIFICATIONS

Location Rating: Wet
Certification: ETL (US/Canada) Listed
ADA Compliant: No Energy Star: No
JA8 Compliant: Outdoor Only Emergency Lighting: No
Marine Grade Finish: Yes
Warranty: 5 Year

PHOTOMETRICS

Dimmable: Yes Nominal Lumens: 800 Lm
CRI: 90 Delivered Lumens: 465 Lm
CCT: 3000K
Recommended Dimmers:
(ELV)LUTRON Maestro CL MACL-153M; (ELV)LUTRON
Maestro MAELV-600; (TRIAC)LEVITON Decora Sureslide 6672

ADDITIONAL NOTES

Optional Color Temperature 100 Piece Minimum Order Quantity;
Custom Finish 100 Piece Minimum Order Quantity

Project Name: _____

Location: _____

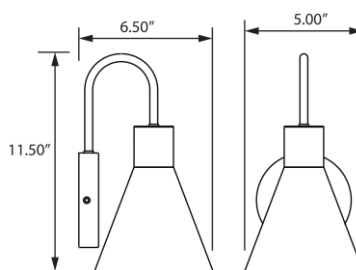
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Quantity: _____

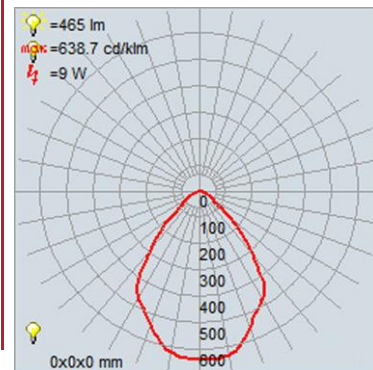
Notes: _____



LINE DRAWING



IES FILE



In addition to Access Lighting's purchase and warranty terms and conditions, by signing below or placing an order, you agree that you are authorized to bind the entity placing any order and acknowledge the following: All of sizes and measurements are approximate and all images are for illustrative purposes only. In the event of an inconsistency, the "Product Measurements" section controls. There also may be slight differences in the colors and designs compared to the displayed and printed images.

Signature: _____

Print Name _____ Date: _____

Toll Free 800-828-5483 www.AccessLighting.com

14410 Myford Road, Irvine, CA 92606

The information is subject to change without notice. 12/22/2022 20137LEDDMG-BL.pdf



OAK PARK TOWNES

PROJECT NARRATIVE

**17822 & 17828 OAK PARK AVENUE
TINLEY PARK, IL 60477**

February 2, 2023

**Prepared by: Joseph A. Schudt & Associates, Inc.
JAS Project Number 05-105-214OPT**

TABLE OF CONTENTS

- 1. Project Narrative Description**
- 2. Calculations**
 - a. Time of Concentration (Tc)**
 - b. Runoff Coefficients – Development (Proposed)**
 - c. Overland Flow Calculations**
- 3. Location Map**
- 4. USGS Map**
- 5. CookViewer Tax Map**
- 6. FEMA FIRM Map**
- 7. NRCS Soils Map**
- 8. USFW Wetland Mapper**

**Oak Park Townes
17822 & 17828 Oak Park Avenue
Tinley Park, IL 60477**

**JOSEPH A. SCHUDT & ASSOCIATES
PROJECT No. 05-105-214OPT
February 2, 2023**

PROJECT NARRATIVE DESCRIPTION

Oak Park Townes is a multi-family development consisting of 31 units in six buildings. The site consists of a parcel on the west side of Oak Park Avenue and 95 feet north of 179th Street containing 2.631 acres. The site is currently vacant and previously had two single family homes on two separate homesites. The homes were demolished and removed approximately 20 years ago. The overall property ownership is 2.631 acres and the proposed development area is 2.631 acres. The site currently has 0 acres of impervious area and following development, the site will have 1.782 acres of impervious area. The site is under the threshold for MWRD WMP permit detention requirements and no detention is proposed, however the site does meet the MWRD WMO permit requirement for Volume Control.

The MWRD stormwater ordinance requirement for Volume Control will be met with an infiltration trench at the rear of the multi-family buildings and a bioswale at the northwest corner of the property. The required volume control is calculated as one inch rainfall over the proposed impervious area of 1.782 acres for a total of 0.148 acre-feet or 6,455 cubic feet of storage. With an infiltration trench with stone void volume, and the bioswale at the northwest property corner, the volume control is calculated as follows.

The total volume control required is 0.148 acre-feet of storage and 0.165 acre-feet of storage is being provided.

The site currently drains toward the west to a stormwater storage area owned by the Village of Tinley Park. Proposed storm sewer will drain from the volume control areas to the west to the Village of Tinley Park detention area. The storm sewers from the Village of Tinley Park detention area flow to the north in Oak Park Avenue and continue north into a series of larger diameter storm sewers and ultimately discharge into Midlothian Creek.

Overland flow and runoff from the site occurs at the northwest corner of the property at the west end of the proposed street. There is no upstream tributary area that entering the site from offsite property. The total tributary area of 2.631 acres with a total 100-year runoff of 18.41 cfs. This overland flow path at the north end of the site results in an overland flow elevation of 693.0 which is 3.1 feet below floor elevation of the proposed buildings. The overland flow calculations are included and the upstream tributary area and overland flow path is indicated on the Drainage Exhibit in the site improvement plan set.

According to the most recent FEMA FIRM Panel 17031C0708J, with an effective date of August 19, 2008, there is no floodplain on the subject property.

There are no wetlands on the site per the National Wetland Inventory Map.

The NRCS Soil Survey data indicates that underlying soils are 100 percent Milford silty clay loam (69A).

End of Narrative

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: OAK PARK TOWNES

PERMIT NUMBER: _____

LOCATION: TINLEY PARK, IL

DATE: 2/2/2023

CONDITION (SELECT FROM DROP-DOWN)

☒ PROPOSED CONDITION

☐ EXISTING CONDITION

SHEET FLOW

1. Segment ID	DRIVEWAY		
2. Surface description	PAVED		
3. Manning's roughness coefficient, n	0.011		
4. Flow length, L (≤ 100 ft)	80	ft	
5. 2-year, 24-hr rainfall, P_2	3.34	in	3.34
6. Land slope, s	1.000	ft/ft	
7. Travel time, T_t	0.21	+	
$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}S^{0.4}} (60)$			= 0.21 min

SHALLOW CONCENTRATED FLOW

8. Segment ID	LAWN		
9. Surface description (drop-down list)	Unpaved		
10. Flow length, L	600	ft	
11. Watercourse slope, s	0.002	ft/ft	
12. Average velocity, V	0.72	fps	
13. Travel time, T_t	13.86	+	
$T_t = \frac{L}{60V}$			= 13.86 min

OPEN CHANNEL FLOW

14. Segment ID			
15. Cross-sectional flow area, A		ft ²	
16. Wetted Perimeter, P_w		ft	
17. Hydraulic radius, R		ft	
18. Flow Length, L		ft	
19. Channel slope, S		ft/ft	
20. Manning's roughness coefficient, n			
21. Average velocity, V		fps	
$V = \frac{1.486}{n} R^{\frac{2}{3}} S^{\frac{1}{2}}$			
22. Travel time, T_t		+	
$T_t = \frac{L}{60V}$			= min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, T_c , or Travel Time, T_t $T_c, T_t = \sum T_t$ = 14.07 min

COMPOSITE RUNOFF CURVE NUMBER (CN)

PROJECT: OAK PARK TOWNES

PERMIT NUMBER:

LOCATION: TINLEY PARK, IL

DATE: 2/2/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

☐ DETAINED AREA

☒ MAJOR STORMWATER SYSTEM

☐ UNRESTRICTED AREA

☐ OTHER:

☐ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

☒ PROPOSED CONDITION

☐ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
IMPERVIOUS AREA	C	98	1.78	174.24
BIOSWALE/INFILTRATION	C	63	0.18	11.28
LAWN	C	74	0.67	49.88

TOTALS:

2.63

235.40

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{235.40}{2.63} \rightarrow \text{Composite CN} = 89.47$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: OAK PARK TOWNES

PERMIT NUMBER:

LOCATION: TINLEY PARK, IL

DATE: 2/2/2023

DEVELOPMENT INFORMATION

1. Area Detained, A	2.631	acres
2. Total Impervious Area	1.778	acres
3. Composite CN	89.47	
4. Volume Control Storage Provided, VC_P	0.165	ac-ft
5. Depth of Rainfall, P	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6. Maximum Retention, S	$S = \frac{1000}{CN} - 10$	1.18	inches
7. Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.30	inches
8. Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12 \frac{in}{ft}} \right)$	1.60	ac-ft

VOLUME CONTROL STORAGE

9. Volume Control Storage Required, VC_R	0.148	ac-ft
10. Additional Volume Control Storage Provided	0.017	ac-ft

ADJUSTED RUNOFF VOLUME

11. Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	1.436	ac-ft
12. Adjusted Runoff Depth, Q_{ADJ}		6.55	inches
13. Adjusted Maximum Retention, S_{ADJ}		2.02	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14. Adjusted Runoff Curve Number, CN_{ADJ}	83.23
--	-------

COMPOSITE RUNOFF COEFFICIENT (C)

PROJECT: OAK PARK TOWNES PERMIT NUMBER: _____

LOCATION: TINLEY PARK, IL DATE: _____

TYPE OF AREA (SELECT WITH DROP-DOWN)

☐ DETAINED AREA ☒ MAJOR STORMWATER SYSTEM
☐ UNRESTRICTED AREA ☐ OTHER: _____
☐ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

☒ PROPOSED CONDITION ☐ EXISTING CONDITION

RUNOFF COEFFICIENT

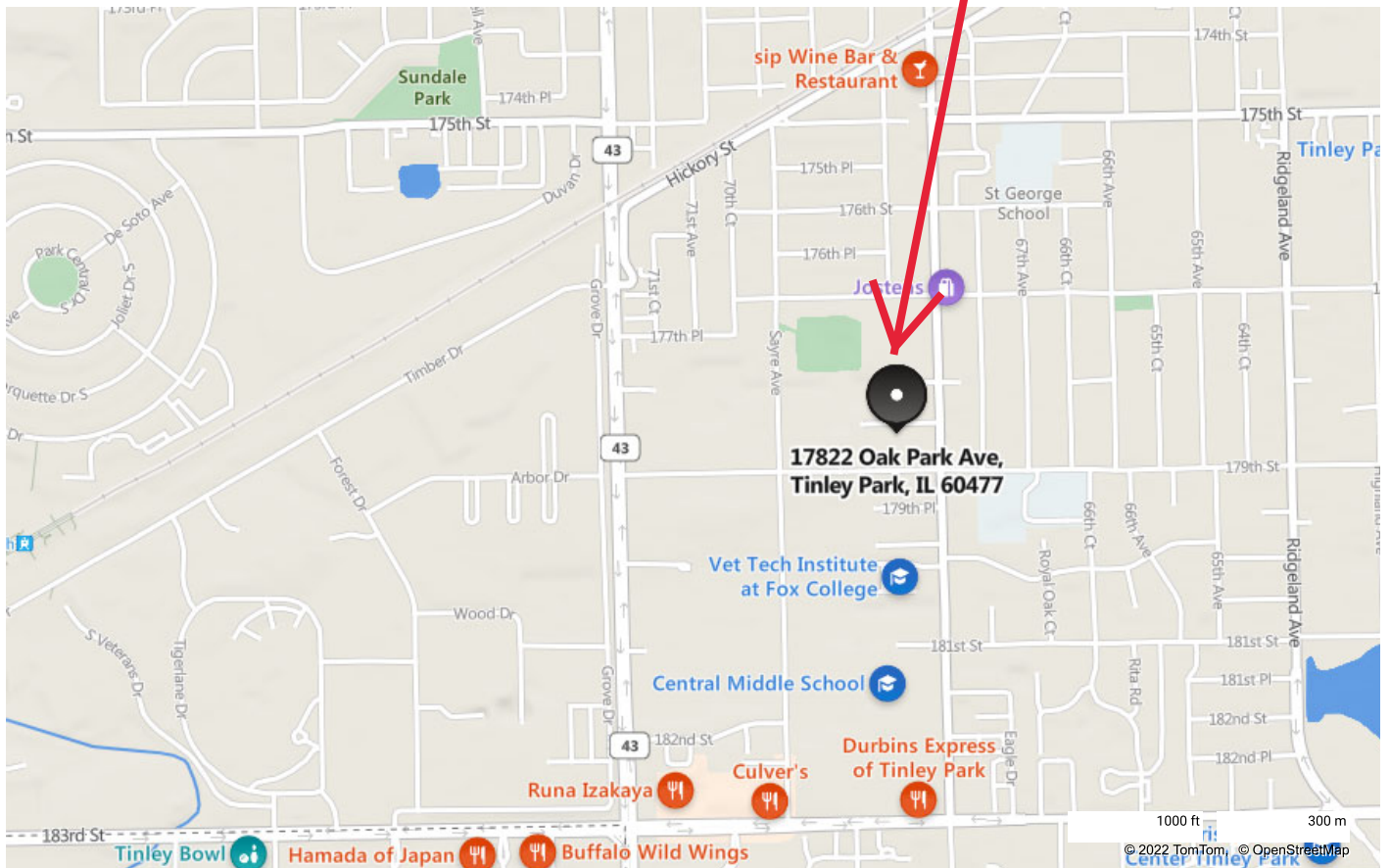
Surface Description	C	Area (acres)	Product (C)(Area)
IMPERVIOUS	0.90	1.78	1.60
LAWN	0.45	0.67	0.30
BIOSWALE/INFILTRATION	0.10	0.18	0.02

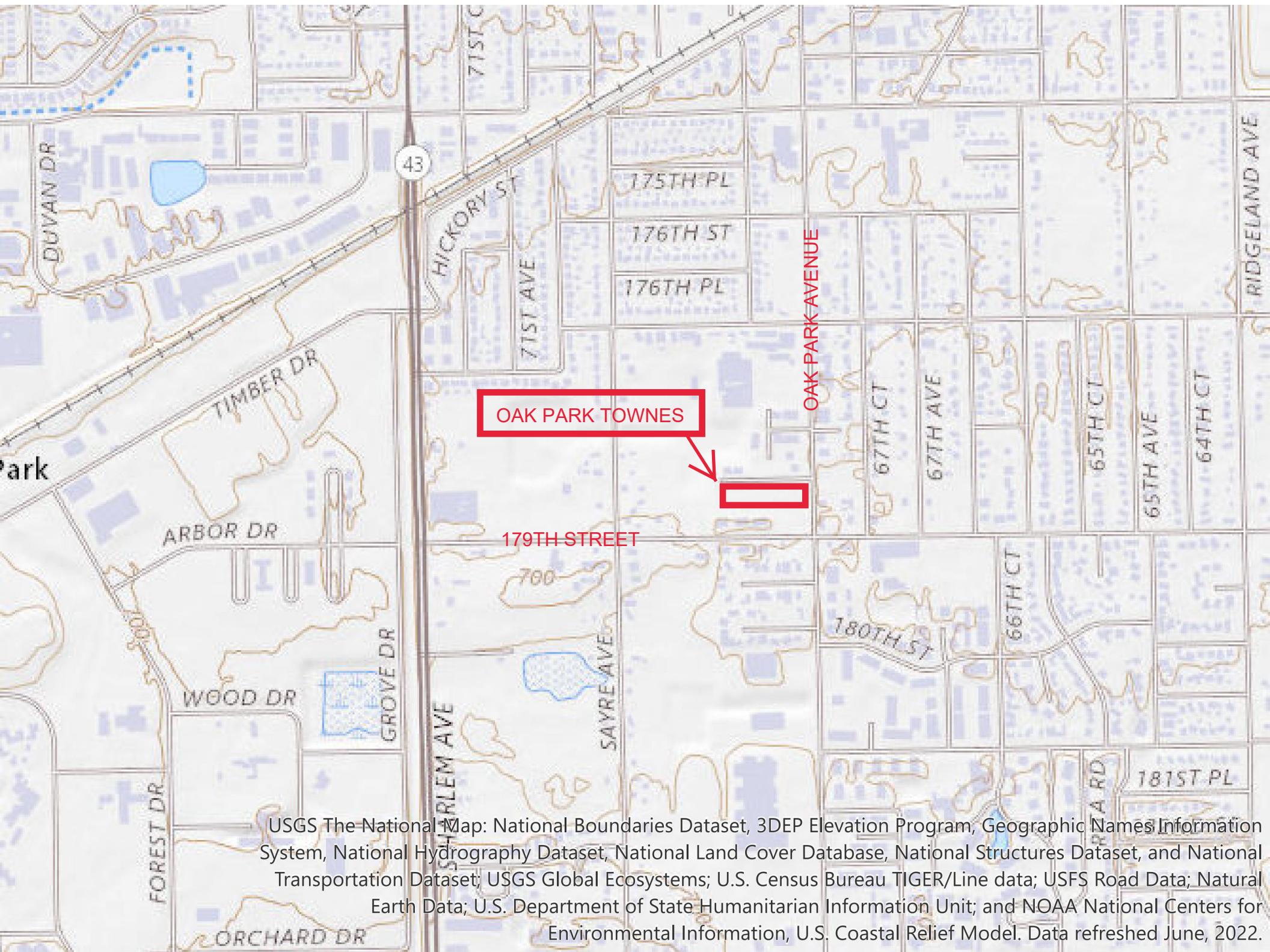
TOTALS:

2.63	1.92
------	------

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{1.92}{2.63} \rightarrow \text{Composite C} = \boxed{0.73}$$





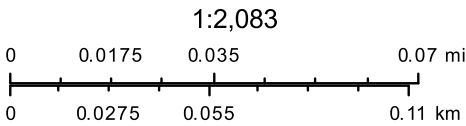
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

Cook County CookViewer



February 2, 2023

OAK PARK TOWNES



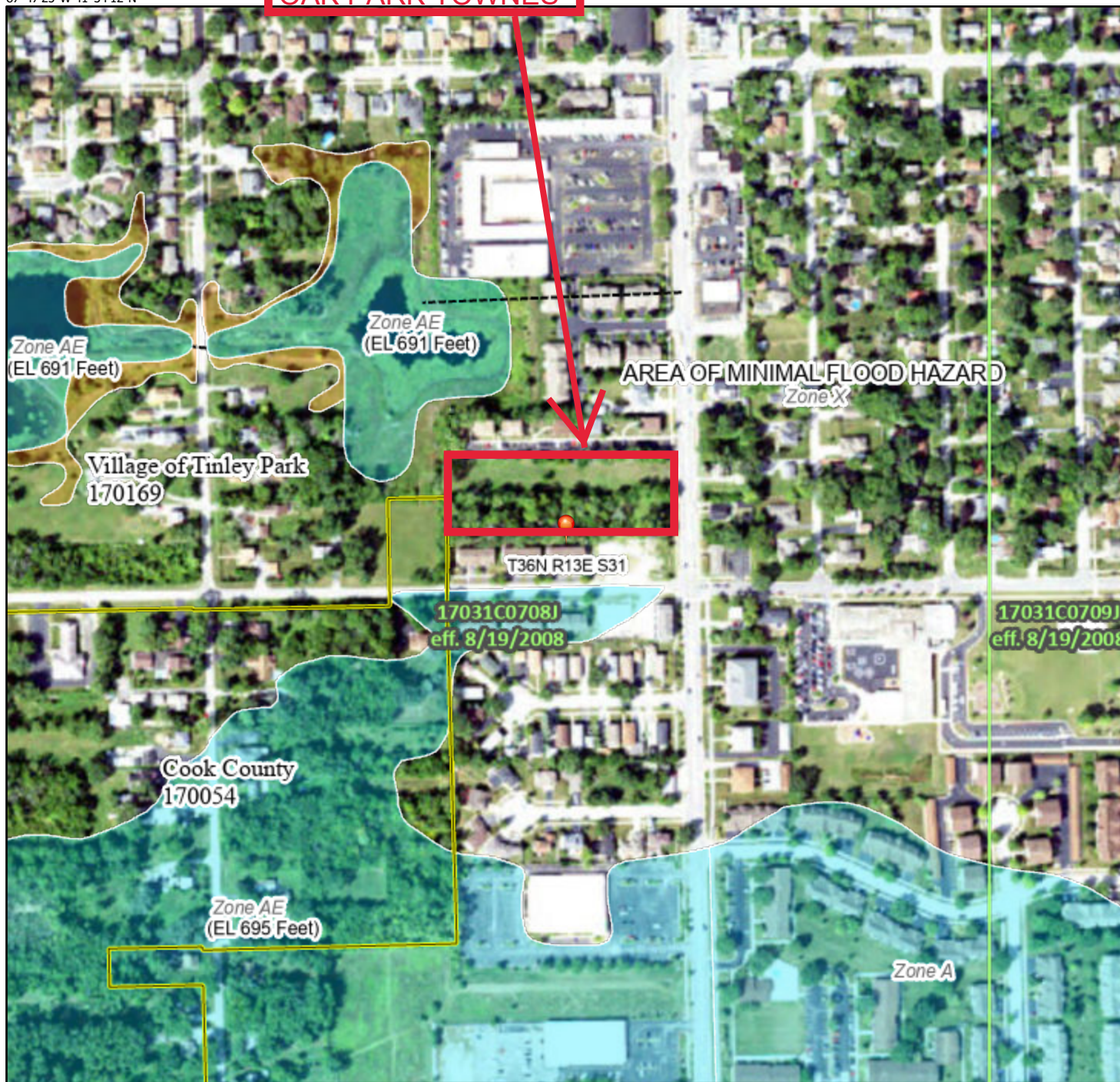
Cook County GIS Dept
Cook County GIS Department

National Flood Hazard Layer FIRMette



87°47'25"W 41°34'12"N

OAK PARK TOWNES



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/2/2023 at 5:30 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

87°46'48"W 41°33'45"N

Soil Map—Cook County, Illinois (OAK PARK TOWNES)



Map Scale: 1:1,000 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 45 90 180 270 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

2/2/2023
Page 1 of 3

Soil Map—Cook County, Illinois
(OAK PARK TOWNES)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois

Survey Area Data: Version 16, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2020—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

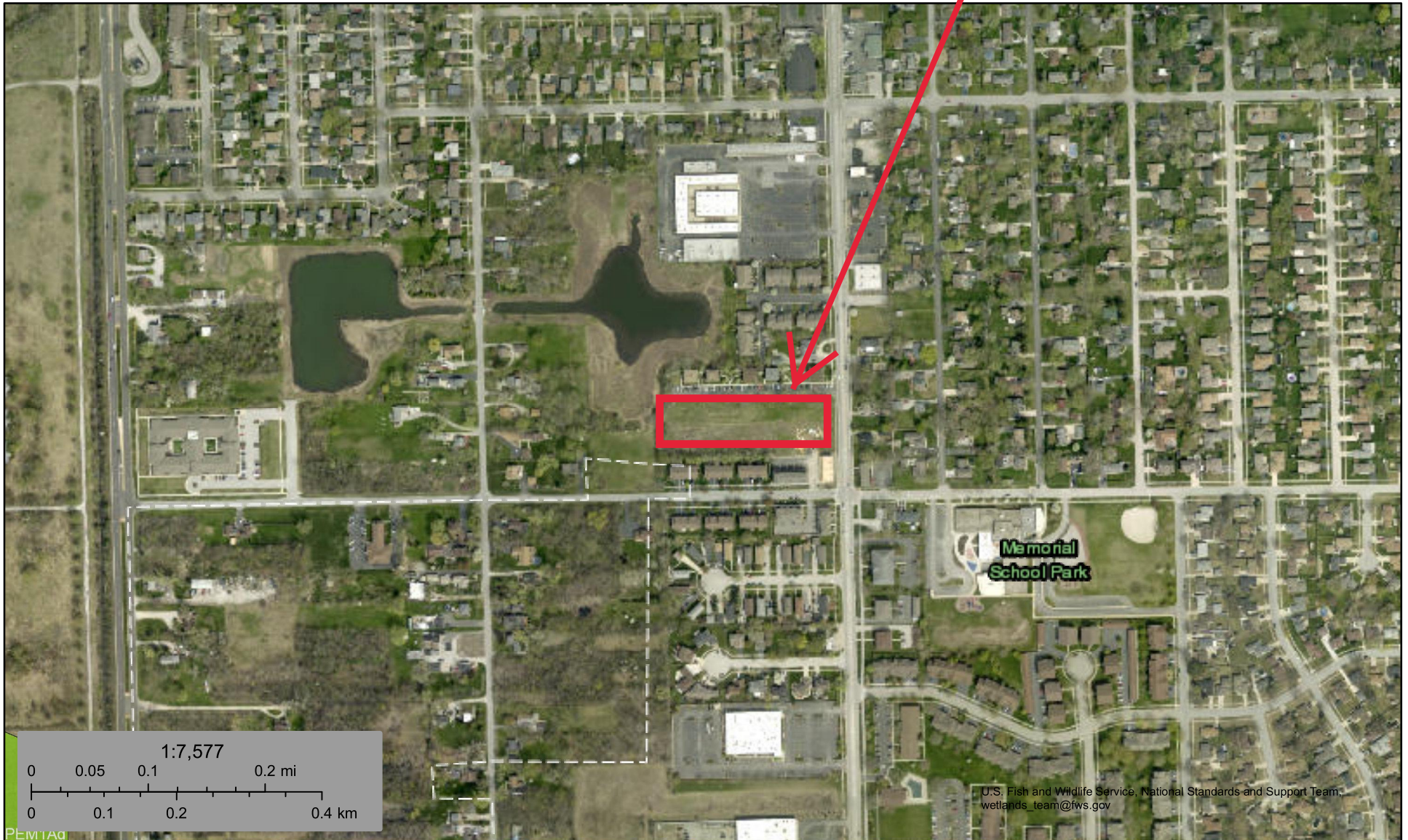
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
69A	Milford silty clay loam, 0 to 2 percent slopes	2.7	100.0%
Totals for Area of Interest		2.7	100.0%



U.S. Fish and Wildlife Service








National Wetlands Inventory

OAK PARK TOWNES



February 2, 2023

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Engineer's Opinion of Probable Construction Costs					
Project:	OAK PARK TOWNES, TINLEY PARK			JAS #05-105-214 OPT	
Description:	Site Improvement Plan EOPCC				
Date:	2/2/2023				
	Revised: 05/16/23				
	Total Site Improvements				
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
	Mass Grading & Soil Erosion & Sediment Control				
1	Construction Entrance	1	EA	\$ 1,800.00	\$ 1,800.00
2	Silt Fence	3,470	LF	\$ 3.00	\$ 10,410.00
3	Concrete Washout	1	EA	\$ 450.00	\$ 450.00
4	Inlet Protection	12	EA	\$ 180.00	\$ 2,160.00
5	Topsoil Stripping	4,100	CY	\$ 5.40	\$ 22,140.00
6	Earth Excavation (Fill)	5,600	CY	\$ 5.40	\$ 30,240.00
7	Topsoil Respread (6" depth)	680	CY	\$ 5.40	\$ 3,672.00
8	Erosion Control Blanket & Seed	1,800	SY	\$ 5.00	\$ 9,000.00
9	Sod	1,550	SY	\$ 10.00	\$ 15,500.00
	Subtotal-Mass Grading, Erosion & Sediment				\$ 95,372.00
	Storm Sewer & Drainage				
1	10" HDPE Pipe	463	LF	\$ 25.00	\$ 11,575.00
2	10" Duct-Iron Pipe	178	LF	\$ 60.00	\$ 10,680.00
3	12" HDPE Pipe	133	LF	\$ 30.00	\$ 3,990.00
4	12" End Section	1	EA	\$ 400.00	\$ 400.00
5	4" PVC Drain	360	LF	\$ 20.00	\$ 7,200.00
6	PVC Observation Well	6	EA	\$ 200.00	\$ 1,200.00
7	24" Dia. Inlet W/ TY1 F & G	10	EA	\$ 1,200.00	\$ 12,000.00
8	Infiltration Trench	950	CY	\$ 35.00	\$ 33,250.00
9	Geotextile Fabric	1050	SY	\$ 2.00	\$ 2,100.00
10	24" Dry Well	2	EA	\$ 1,500.00	\$ 3,000.00
11	Trench Backfill	80	CY	\$ 36.00	\$ 2,880.00
12	10" PVVC C900 Pipe	210	LF	\$ 50.00	\$ 10,500.00
	Subtotal-Storm Sewer				\$ 98,775.00
	Sanitary Sewer				
1	8" PVC Pipe	1100	LF	\$ 40.00	\$ 44,000.00
2	6" PVC Pipe	880	LF	\$ 30.00	\$ 26,400.00
3	4' Dia. Manhole	8	EA	\$ 2,700.00	\$ 21,600.00
4	Trench Backfill	350	CY	\$ 36.00	\$ 12,600.00
5	Pavement Patch	2	EA	\$ 1,000.00	\$ 2,000.00
6	Street Bond	1	EA	\$ 5,000.00	\$ 5,000.00
7	Connect to Existing Sewer	1	EA	\$ 2,000.00	\$ 2,000.00
8	Restoration	1	LS	\$ 2,500.00	\$ 2,500.00
	Subtotal-Sanitary Sewer				\$ 116,100.00

Project:	OAK PARK TOWNES, TINLEY PARK			JAS #05-105-214 OPT	
Description:	Site Improvement Plan EOPCC				
Date:	2/2/2023				
	Revised: 05/16/23				
Page 2					
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
	Water Main				
1	8" Ductile Iron Pipe	1,195	LF	\$ 50.00	\$ 59,750.00
2	8" Valve & 48" Vault	4	EA	\$ 3,150.00	\$ 12,600.00
3	1 1/2" Copper Service	1,790	LF	\$ 40.00	\$ 71,600.00
4	B-Box	62	EA	\$ 500.00	\$ 31,000.00
5	Fire Hydrant w Aux. Valve & Box	6	EA	\$ 3,600.00	\$ 21,600.00
6	Trench Backfill	350	CY	\$ 36.00	\$ 12,600.00
7	8" x 6" Pressure Connect	1	EA	\$ 2,000.00	\$ 2,000.00
	Subtotal-Water Main				\$ 211,150.00
	Street Pavement				
1	Paving 2.25" HMA Surface Course	1,800	SY	\$ 11.50	\$ 20,700.00
2	Paving 2.5" HMA Binder Course	1,800	SY	\$ 11.75	\$ 21,150.00
3	Paving 10" Aggregate Base Course	1,800	SY	\$ 19.00	\$ 34,200.00
4	PCC Sidewalk (5" w/ 4" aggregate base)	2,000	SF	\$ 7.00	\$ 14,000.00
5	Curb & Gutter (B-6.12)	1,135	LF	\$ 30.00	\$ 34,050.00
6	Depressed Curb & Gutter	150	LF	\$ 30.00	\$ 4,500.00
7	Pavement Striping (Stripes, Letters & Symbols)	1	LS	\$ 1,350.00	\$ 1,350.00
8	Signs	9	LS	\$ 2,000.00	\$ 18,000.00
	Subtotal-Street Pavement				\$ 147,950.00
	Common Driveway Pavement				
1	Paving 1.75" HMA Surface Course	930	SY	\$ 10.50	\$ 9,765.00
2	Paving 2.5" HMA Binder Course	930	SY	\$ 11.75	\$ 10,927.50
3	Paving 8" Aggregate Base Course	930	SY	\$ 15.00	\$ 13,950.00
	Subtotal- Common Driveway Pavement				\$ 34,642.50
	Miscellaneous				
1	Decorative Light Standard (Fixture, pole, base, electric)	19	EA	\$ 4,500.00	\$ 85,500.00
2	Bike Rack & Concrete Pad	6	EA	\$ 800.00	\$ 4,800.00
	Subtotal-Miscellaneous				\$ 90,300.00
	TOTAL EOPCC				\$ 794,289.50

TRUSTEE'S DEED

Doc#: 2216418030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 07:41 AM Pg: 1 of 4

Dec ID 20220601640124
ST/CO Stamp 1-901-256-784 ST Tax \$682.00 CO Tax \$341.00

(The above space for recorder's use only)

This Indenture, made this 26th day of May, 2022, between First Secure Bank and Trust Co., an Illinois Banking Corporation f/k/a Family Bank and Trust Co. as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 28th day of October, 2005, and known as Trust Number 10-873, party of the first part, and OAK PARK TOWNES BY EEP, LLC, an Illinois limited liability company, party of the second part.

Address of Grantees: 2200 Cabot Drive, Suite 110, Lisle, IL 60532

Witnesseth, that said party of the first part, in consideration of the sum of ten dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See attached legal description

Commonly Known As: 17822 Oak Park Ave, Tinley Park, IL 60477 (Parcel 1)
17828 Oak Park Ave, Tinley Park, IL 60477 (Parcel 2)

PIN: 28-31-105-010-0000 (Parcel 1)
28-31-105-026-0000; 28-31-105-027-0000 (Parcel 2)

Together with the tenements and appurtenances thereunto belonging.


To have and to hold the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President/Trust Officer and attested by its Authorized Officer/Assistant Trust Officer, the day and year first above written.

FIDELITY NATIONAL TITLE
OC22008190

As Trustee as Aforesaid,

By 

Its: President/Trust Officer

Attest 

Its: Authorized Officer/Assistant Trust Officer


THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

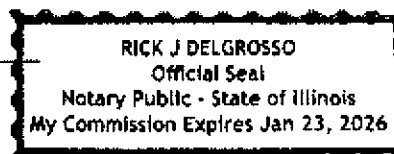
First Secure Bank and Trust Co.
10360 S. Roberts Road
Palos Hills, IL 60465

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Joseph Kirkeeng, President of First Secure Bank and Trust Co., and Mary Chambers, Authorized Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Authorized Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26TH day of May, 2022.


Notary Public



GRANTEE'S ADDRESS &
Mail Tax Bills To:

OAK PARK TOWN BY EEP
2200 Cabot Dr #110
Lisle IL
60532

Mail Recorded Deed To:

Talarico Law Group LLC
15000 S Cicero Ave.
Oak Forest IL
60452

Legal Description

PARCEL 1: LOT 4 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 5 IN BLOCK 2 IN ELMORE'S HARLEM AVENUE ESTATES (EXCEPT THAT PART TAKEN FOR WIDENING OF OAK PARK AVENUE AS SHOWN IN DOCUMENT NO. 23905184, BEING THE EAST 10 FEET OF THE LAND) BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 17822 Oak Park Ave, Tinley Park, IL 60477 (Parcel 1)
 17828 Oak Park Ave, Tinley Park, IL 60477 (Parcel 2)

PIN: 28-31-105-010-0000 (Parcel 1)
 28-31-105-026-0000; 28-31-105-027-0000 (Parcel 2)

REAL ESTATE TRANSFER TAX

07-Jun-2022



COUNTY:	341.00
ILLINOIS:	682.00
TOTAL:	1,023.00

28-31-105-010-0000

| 20220601640124 | 1-901-256-784

Declaration Prepared by,
and after Recording Mail to:

DECLARATION
for
OAK PARK TOWNES BY EEP, LLC

THIS DECLARATION is made by OAK PARK TOWNES BY EEP, LLC, ("Developer").

RECITALS

Developer is the record title holder of certain real estate which is legally described in Exhibit "A" hereto, hereafter referred to as the "Development Area" or the "Parcel". The Development Area shall be the subject of a phased townhome development called "OAK PARK TOWNES BY EEP" (the "Development"). The Development shall include, among other things, residential units, streets, parking areas, walkways, driveways, underground improvements, detention areas and green space.

In order to provide for the orderly and proper administration and maintenance of the Dwelling Unit Exteriors and for the architectural control of the Dwelling Units, the Developer has formed the Residential Association under the Illinois General Not-For-Profit Corporation Act. The Residential Association shall have the responsibility for administering and maintaining the Dwelling Unit Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. The administration and maintenance of the Dwelling Unit Exteriors by the Residential Association shall at all times be subject to this Declaration and all of the rights and easements provided for the Owners in this Declaration. Each Owner of a Dwelling Unit shall be a member of the Residential Association.

In addition, portions of the Parcel, including, without limitation, walkways, driveways, open areas, detention areas, streets, common drives, entranceway, street islands, including improvements located above and below the ground, shall be designated by the Developer as "Community Area". The Community Area shall be maintained by the Residential Association for the common use and enjoyment of all residents of the Development.

During the construction and marketing of the Development, the Developer shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to appoint all members of the Board, as more fully described in Article Nine, the right to come upon the Development Area in connection with Developer's efforts to sell Dwelling Units and other rights reserved in Article Nine.

NOW, THEREFORE, the Developer declares as follows:

ARTICLE ONE

Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration

are defined as follows:

1.01 BOARD: The Board of Directors of the Residential Association, as constituted at any time or from time to time, in accordance with the applicable provisions of Article Five.

1.02 BY-LAWS: The By-Laws of the Residential Association as described in Exhibit "B" hereto.

1.03 CHARGES: The Townhome Assessment, any special assessment levied by the Residential Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the By-Laws.

1.04 COMMUNITY AREA: All Lot Areas and all portions of the Parcel other than Dwelling Unit Exteriors and the residential units comprising a Dwelling Unit. The Community Area shall generally include, but not be limited to, open space, Unit Driveways, common drives, parking areas, walkways, storm water detention and/or retention areas, storm sewers, entranceway on 179th Street, interior streets, street islands and green areas (even if located within the boundaries of a Lot). The Community Area shall be administered, maintained, repaired and replaced by the Residential Association.

1.05 COUNTY: Cook County, Illinois, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in Cook County as of the Recording of this Declaration.

1.06 DECLARATION: This instrument and all Exhibits hereto, as amended or supplemented from time to time.

1.07 DEVELOPER: OAK PARK TOWNES BY EEP, LLC an Illinois limited liability company, its successors and assigns.

1.08 DEVELOPMENT: The residential project comprised of the Dwelling Units.

1.09 DEVELOPMENT AREA: The real estate described in Exhibit "A" hereto with all improvements thereon and rights appurtenant thereto. The Development Area may also be referred to as "Parcel".

1.10 DWELLING UNIT: At the time that each Lot is made subject to this Declaration as part of the Parcel, the Lot shall be improved with a building consisting of a residential unit. Each residential unit shall share a Party Wall with each of one or more other residential units. A Dwelling Unit shall be a residential unit and may include an attached garage. No Dwelling Unit shall be subdivided or partitioned.

1.11 DWELLING UNIT EXTERIOR: The roof, foundation, steps, footings, outer surface of exterior walls and garage doors of the residential unit and attached garage unit comprising the Dwelling Unit; those portions of water, sewer, electric and other operating or utility systems which serve more than one Dwelling Unit (but not including those portions of such systems which serve only such Dwelling Unit); and patios or balconies, if any, but excluding any Community Area.

1.12 LOT: A portion of the Parcel conveyed to an Owner comprised of the Dwelling Unit and the Lot Area.

1.13 LOT AREA: All portions of the Lot which are not improved with a residential unit, including all Unit Driveways and open, landscapable areas. Lot Areas are designated as part of the Community Area to be maintained by the Residential Association.

1.14 MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Dwelling Unit.

1.15 NON-OWNER: A person other than an Owner or a Resident.

1.16 OWNER: A Record owner, whether one or more Persons, of fee simple title to any Dwelling Unit, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. The Developer shall be deemed to be an Owner with respect to each Dwelling Unit owned by the Developer.

1.17 PARCEL: The real estate described in Exhibit "A" hereto with all improvements thereon and rights appurtenant thereto. The Parcel may also be referred to as "Development Area".

1.18 PARKING AREA: A portion of the Community Area which is improved with outdoor unassigned parking spaces for the parking of motor vehicles by Residents, their guests or invitees; provided, however, the portion of the Lot Area extending perpendicular from a Dwelling Unit's garage to the private street shall be for the exclusive parking of an Owner or invitees.

1.19 PARTY WALL: The wall, floor or ceiling shared by adjoining residential units located on adjacent Lots.

1.20 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.21 RECORD: To record in the office of the Recorder of Deeds of Cook County, Illinois.

1.22 RESIDENT: An individual who resides in a Dwelling Unit and who is either an Owner, a tenant of the Owner, a contract purchaser of the Dwelling Unit, or a relative of any such Owner, tenant or contract purchaser.

1.23 RESIDENTIAL ASSOCIATION: The OAK PARK TOWNES Residential

Association, an Illinois not-for-profit corporation, its successors and assigns.

1.24 TOWNHOME ASSESSMENT: The amounts which the Residential Association shall assess and collect from the Owners to pay the Townhome Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.25 TOWNHOME EXPENSES: The expenses of administration (including management and professional services), operation, maintenance, repair and replacement of the Dwelling Unit Exteriors and Community area; the cost of insurance, water, electricity, telephone and other necessary utility expenses for the Dwelling Unit Exteriors and Community area; the cost of, and the expenses incurred for, the maintenance, repair and replacement of personal property acquired and used by the Residential Association in connection with the maintenance of the Dwelling Unit Exteriors and Community area; any expenses designated as Townhome Expenses by this Declaration; and any other expenses lawfully incurred by the Residential Association for the common benefit of all of the Owners.

1.26 TRUSTEE: Any Illinois land trust to which Developer conveys title prior to recordation of this Declaration.

1.27 TURNOVER DATE: The date on which the rights of the Developer to designate the members of the Board are terminated under Section 9.05.

1.28 UNIT DRIVEWAY: A portion of the Lot Area which provide access to a public way or street from a Dwelling Unit.

1.29 VILLAGE: The City of Tinley Park, Illinois, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Village of Tinley Park as of the Recording of this Declaration.

1.30 VOTING MEMBER: The individual who shall be entitled to vote in person or by

proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO

Scope of Declaration

2.01 PROPERTY SUBJECT TO DECLARATION: Developer, as the Owner of fee simple title to the Parcel, expressly intends to, and by Recording this Declaration, does hereby subject the Parcel to the provisions of this Declaration.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All covenants, conditions, restrictions, easements, reservations, liens, charges, rights, benefits and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in any part of the Parcel. Reference in any deed of conveyance, lease, mortgage, trust deed, other evidence of obligation or other instrument to the provisions of this Declaration shall be sufficient to create and reserve all of the covenants, conditions, restrictions, easements, reservations, liens, charges, rights, benefits and privileges which are granted, created, reserved or declared by this Declaration, as fully and completely as though they were set forth in their entirety in any such document.

2.03 DURATION: Except as otherwise specifically provided herein, the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part by a Recorded instrument executed by not less than three-fourths (3/4) of the then Owners.

2.04 DWELLING UNIT CONVEYANCE: Once a Dwelling Unit has been conveyed by the Developer to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Dwelling Unit shall be of the entire Dwelling Unit and there shall be no conveyance or transfer of a portion of the Dwelling Unit without the prior written consent of the Board.

ARTICLE THREE

Covenants and Restrictions as to Use and Maintenance of the Dwelling Unit Exterior and Dwelling Units

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Developer set forth in Article Nine.

3.02 OWNERSHIP: At the time that portions of the Development Area are made subject to this Declaration, they shall consist of Lots or other property which may be conveyed to the Residential Association as Community Area for the benefit of all residents of the Development.

3.03 ACCESS EASEMENT: Each Owner shall have a non-exclusive perpetual easement for ingress to and egress from his Dwelling Unit to the private and public streets and roads over and across the Dwelling Unit Exterior, the Lot area and the Community area,

which easements shall run with the land, be appurtenant to and pass with the title to every Dwelling Unit. The County, the Village or any municipality or other governmental authority which has jurisdiction over the Development shall have a non-exclusive easement of access over the Development for police, fire, ambulance, waste removal, snow removal and other vehicles for the purpose of furnishing municipal or emergency services to the Parcel. The Residential Association, its employees, agents and contractors, shall have the right of ingress to, egress from and parking on the Dwelling Unit Exterior, and the right to store equipment on the Dwelling Unit Exterior, for the purposes of furnishing any maintenance, repairs or replacements of the Dwelling Unit Exterior, as required or permitted hereunder.

3.04 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Lot Areas. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Dwelling Unit, subject to and governed by the provisions of this Declaration, the By-Laws, and the reasonable rules and regulations from time to time adopted by the Residential Association.

3.05 DELEGATION OF USE: Subject to the provisions of this Declaration, the By-Laws and the reasonable rules and regulations from time to time adopted by the Residential Association, any Owner may delegate his right to use and enjoy the Lot Areas to Residents of his Dwelling Unit. An Owner shall delegate such rights to tenants and contract purchasers of the Dwelling Unit who are Residents.

3.06 RULES AND REGULATIONS: The use and enjoyment of the Dwelling Unit Exteriors shall at all times be subject to reasonable rules and regulations duly adopted by the Residential Association.

3.07 UTILITY EASEMENTS: Ameritech, Commonwealth Edison Company, Northern Illinois Gas Company, and all other public and private utilities serving the Parcel are hereby granted the right to lay, construct, renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Lot Areas and

Dwelling Unit Exterior for the purpose of providing utility services to the Parcel or any other portion of the Development Area. In addition, wiring for the fire alarm system shall pass through such Dwelling Unit and the Residential Association and governmental agencies shall have an ingress and egress easement for maintenance of same.

3.08 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Developer and the Residential Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Dwelling Unit Exterior for such uses and purposes as Developer or the Board deems to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities and similar and related purposes. Any and all proceeds from leases, easements, licenses or concessions with respect to the Lot Areas and Dwelling Unit Exterior shall be used to pay the Townhome Expenses. The Residential Association shall have the right and power to dedicate any part or all of the roads or parking areas which constitute part of the Dwelling Unit Exterior to the County, the Village or any municipality or other governmental authority which has jurisdiction over the Development. Some Lots shall have an exterior room for fire alarm panels affecting more than one (1) Lot and one (1) Lot shall have, in addition, a control panel for the irrigation system. The Residential Association and governmental agencies shall have an ingress and egress easement for maintenance of same. In addition, the electricity for said fire alarm panels and irrigation system shall be metered on the Lot where located. As a consequence, the Residential Association, at its sole discretion, shall determine the reasonable cost of the electrical usage and reimburse the Owner for this cost. Each Person, by acceptance of a deed, mortgage, trustee's deed, other evidence of obligation, or other instrument relating to a Lot, shall be deemed to grant a power coupled with an interest to the Board, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Residential Association and duly recorded.

3.09 MAINTENANCE, REPAIR AND REPLACEMENT OF THE DWELLING UNIT EXTERIOR:

A. Maintenance, repairs and replacements of the Dwelling Unit Exterior shall be furnished by the Residential Association, and shall include, without limitation, the following:

(i) Normal maintenance, repair and replacement of the roof, outer surface of exterior walls, foundations, steps, footings, driveways, walkways and patios, but excluding the replacement of broken glass, or the repair of damage to garage doors, or matters customarily covered by an Owner's extended coverage hazard insurance as described in Paragraph 4.02;

(ii) Maintenance, repair and replacement of water, sewer, electrical and other systems which serve more than one Dwelling Unit (but not including those portions of such systems which serve only one Dwelling Unit, such as a garage door opener, heating and air-conditioning unit, and electrical or plumbing fixtures);

B. The Residential Association may cause alterations, additions or improvements to be made to the Dwelling Unit Exterior, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05; except, that, any such alteration, addition or improvement which shall cost more than Five Thousand & 00/100 (\$5,000.00) DOLLARS multiplied by the number of Dwelling Units then subject to this Declaration shall be approved in advance at a special meeting of the Owners.

3.10 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Dwelling Unit, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Dwelling Unit, damage shall be caused to the Dwelling Unit Exterior and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Townhome Expense, then the Owner of the Dwelling Unit shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Board, to the

extent not covered by insurance carried by the Residential Association.

3.11 MAINTENANCE, REPAIR AND REPLACEMENT OF DWELLING UNITS: Each Owner shall be responsible for the maintenance and repair of his Dwelling Unit and shall maintain same in a clean, safe and healthful condition. Maintenance, repair and replacement of the Dwelling Unit Exterior shall be provided by the Residential Association. The Residential Association shall also maintain, repair and replace the Lot Area and Unit Driveway as part of the Community Area.

3.12 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE DWELLING UNITS:
No additions, alterations or improvements shall be made to any Dwelling Unit Exterior by an Owner without the prior written consent of the Board. This includes any fences or privacy walls between units or decks, whether attached or free standing. A landscaping hedge between units shall be allowed subject to Board approval prior to any installation. The Board may (but shall not be required to) condition its consent to the making of an addition, alteration or improvement to a Dwelling Unit Exterior by an Owner upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Board may from time to time set, or (ii) to pay to the Residential Association from time to time the additional cost of maintenance of the Dwelling Unit Exterior as a result of the addition, alteration or improvement. If an addition, alteration or improvement is made to a Dwelling Unit Exterior by an Owner without the prior written consent of the Board, then the Board may, in its discretion, take any of the following actions:

(i) Require the Owner to remove the addition, alteration or improvement and restore the Dwelling Unit Exterior to its original condition, all at the Owner's expense;
or

(ii) If the Owner refuses or fails to properly perform the work required under (i), the Board may cause such work to be done and may charge the Owner for the cost thereof as determined by the Board; or

(iii) Ratify the action taken by the Owner, and the Board may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its prior consent under this Section.

3.13 NO DEDICATION TO PUBLIC USE: Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Dwelling Unit Exterior to or for any public use or purpose whatsoever.

3.14 USE RESTRICTIONS:

A. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designated for profit, altruism, exploration or otherwise shall be conducted, maintained or permitted in any dwelling, or accessory building or on any Lot. This Section shall not be construed in such a manner as to prohibit an owner from maintaining his personal and/or professional library therein, keeping his personal business and/or professional records or accounts therein or handling his personal business and/or professional telephone calls or correspondence therefrom. However, an owner shall not meet with clients on the Lot in connection with his or her business;

B. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Dwelling Unit Exterior. The Parcel shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. All rubbish shall be stored in the Dwelling Unit; and

C. Each Dwelling Unit shall be used only as a residence; provided that no Owner shall be precluded, with respect to his Dwelling Unit, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein, or (iii) handling his personal business or professional calls or correspondence therefrom.

3.15 OBSTRUCTIONS: Except as permitted under Section 9.03, no Owner shall obstruct any Dwelling Unit Exterior or Lot Area, and nothing shall be stored in the Lot Area without the prior written consent of the Board.

3.16 PETS: No animal of any kind shall be raised, bred or kept in any Dwelling Unit Exterior or Lot Area. The Board may from time to time adopt rules and regulations governing the keeping of pets in the Dwelling Units, which may include prohibiting certain species of pets from being kept in the Dwelling Units. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Parcel upon three (3) days written notice from the Board to the Owner of the Dwelling Unit containing such pet and the decision of the Board shall be final.

3.17 PROSCRIBED ACTIVITIES:

A. No noxious or offensive activity shall be carried on in the Parcel nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents;

B. No awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior of the Dwelling Unit, without the prior written consent of the Board;

C. No Owner shall install a mailbox which has not been made available from the Developer or the design of which has not been approved by the Board; and

D. No boats, trailers, commercial vehicles or recreational vehicles shall be parked overnight in the Unit Driveway or Community Area except as may be permitted by the rules and regulations of the Board. Notwithstanding the terms of this paragraph, pick-up trucks of one (1) ton or less and vans of similar size shall be permitted.

3.18 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of

the Parcel which would impair the structural integrity of any building or structure located thereon.

3.19 LEASE OF DWELLING UNIT: Any Owner shall have the right to lease all (but not less than all) of his Dwelling Unit provided that no Dwelling Unit shall be leased for transient or hotel purposes, which are hereby defined as being for a period of less than thirty (30) days or for a period of more than thirty (30) days where hotel services normally furnished by a hotel (such as room service or maid service) are furnished. Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration. The Board may adopt such rules and regulations applicable to the leasing of Dwelling Units as it deems advisable. Notwithstanding anything contained herein, neither the provisions of this Section nor any rules or regulations adopted pursuant hereto shall apply to the leasing of Dwelling Units owned by Developer or Trustee.

3.20 RESIDENTIAL ASSOCIATION'S ACCESS: The Residential Association shall have the right and power to come onto any Dwelling Unit for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

ARTICLE FOUR

Insurance

4.01 RESIDENTIAL ASSOCIATION'S RESPONSIBILITY: The Residential Association shall be responsible for procuring and maintaining comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable, and other liability insurance as it may deem desirable, insuring the

Association from liability in connection with the ownership and/or use of the Community Area.

The Residential Association shall be further responsible for maintaining such policies of insurance for the Community Area against loss or damage by fire and such other hazards contained in the customary fire and extended coverage vandalism and malicious mischief endorsements as the Residential Association may deem desirable provided that such policies shall (i) provide that such policies may not be canceled or substantially modified without at least ten (10) days' written notice to the Residential Association and all mortgagees of record of the Community Area; (ii) provide that all mortgagees of record of the Community Area shall have the right to pay overdue insurance premiums and to obtain new coverage in the event the existing insurance policy lapses; (iii) provide for coverage in the amount of one hundred (100%) percent of full replacement value; and (iv) contain standard mortgage clause endorsements in favor of the mortgagee(s) of the Community Area, as their respective interests may appear. The Residential Association may also obtain such other kinds of insurance as the Residential Association shall from time to time deem prudent.

4.02 OWNER'S RESPONSIBILITY: Each Owner shall procure and maintain in full force at all times insurance covering his Townhouse Unit consisting of, or providing all the protections afforded by, the insurance now generally described as fire, extended coverage, additional extended coverage, vandalism and malicious mischief, to one hundred (100%) percent of the full insurable value thereof, with loss payable on the basis of the cost of replacement without deduction for depreciation, less a deductible amount of no more than Five Thousand & 00/100 (\$5,000.00) DOLLARS and naming the Residential Association as co-insured on each policy. Such insurance shall be written by companies reasonably acceptable to the Residential Association. A certificate of insurance evidencing such coverage shall be furnished to the Residential Association and new certificates evidencing the renewal of each expiring policy of insurance shall be furnished to the Residential Association in each case at least ten (10) days prior to the expiration date of the expiring insurance. In the event the Townhouse Unit or any portion thereof shall be damaged or destroyed by fire or other casualty, the Owner shall cause it to be repaired, restored or rebuilt, as the case may be, as rapidly as possible to at least as good as condition as existed immediately prior to such

damage or destruction and in the same architectural style and design as originally constructed by the Developer and shall conform in all respects to the laws or ordinances regulating the construction of buildings in force at the time of such repair or reconstruction. In the event of the total or substantial destruction of all of the Dwelling Units, the architectural design of the Dwelling Units to be rebuilt and the materials to be used in reconstruction shall be in accordance with the plans approved by the Village.

4.03 OWNER'S FAILURE: Upon the failure of any Owner to procure and maintain the insurance required in Section 4.02 hereof or, in the event the Board, in its discretion, determines that the Dwelling Unit is underinsured, the Board shall have the authority to procure such insurance and/or additional insurance, as the case may be, and the costs thereof shall become a lien upon the Lots in the same manner as provided in Article Six hereof for nonpayment of maintenance assessments.

4.04 REPAIR, RESTORATION OR REBUILDING: All repair, restoration or rebuilding pursuant to the provisions of this Article Four shall be carried out under such supervision and direction as the Board shall deem appropriate in order to assure the expeditious and correct completion of the work concerned, and the Owner or Owners of each Dwelling Unit which shall have been damaged or destroyed shall fully cooperate with, and abide by all instructions and directions of, the Residential Association in connection therewith.

4.05 PROCEEDS USED FOR RESTORING: In the event of such damage or destruction of a Dwelling Unit, the holder of the mortgages encumbering said Dwelling Unit shall allow the proceeds of any insurance required pursuant to Section 4.02 hereof to be utilized in restoring the Dwelling Unit to the terms of this Article.

4.06 OWNER'S FAILURE TO REPAIR, RESTORE OR REBUILD: In any case in which the Owner or Owners concerned shall fail to carry out and see to the repair, restoration or rebuilding required by the provisions of this Article Four, the Residential Association shall cause such repairs or rebuilding to be furnished, provided and installed, in the manner as set

forth in Section 4.03 hereof provided, however, that to the extent the insurance proceeds referred to in Section 4.02 are insufficient as to any Dwelling Unit, the particular Owner shall be responsible to the Residential Association for such deficiency, and the Residential Association shall have, and is hereby granted, a continuing lien on the Lot for which any such repairs or rebuilding are furnished by the Residential Association in the aggregate amount of (a) the cost thereof, (b) interest at a per annum rate equal to the sum of the prime rate at Bank One (or its successor) plus two (2%) percent from the date of the Residential Association's payment of such costs, and (c) reasonable attorney's fees and any court or other costs incurred by the Residential Association in connection therewith, which lien shall bind such Lot in the hands of such Owner, his heirs, devisees, personal representatives, grantees and assigns. In the event such Owner does not forthwith fully repay the Residential Association therefor, as aforesaid, such lien shall be foreclosed against the Lot by the Residential Association in the same manner as hereinafter provided in connection with unpaid assessments. The Residential Association's lien in this Section 4.06 provided for shall be subordinate to the lien of any first mortgage now or hereafter placed upon the Lot.

4.07 BOARD'S AUTHORITY TO SETTLE: In the event of any damage or destruction to the exterior portion of a Dwelling Unit and the loss is covered by policies of insurance, and the Owner or Owners fail to settle or adjust any such claim within a reasonable time, without reasonable cause, then after due notice to said Owner or Owners, the Board shall have the authority to settle and adjust any claim under such policies without the consent of the respective Owner.

ARTICLE FIVE

The Residential Association

5.01 IN GENERAL: Developer has caused the Residential Association to be incorporated as a not-for-profit corporation under Illinois law. The Residential Association

shall be the governing body for all of the Owners and shall exercise all powers and duties vested by law or this Declaration necessary to manage the Development, which powers and duties shall include, but not be limited to the following:

A. The administration and operation of the Dwelling Unit Exterior and the Community Area;

B. Furnishing landscaping, snow removal, waste removal (if not individually contracted by the Owner) and other similar services with respect to the Community Area (including, without limitation, those portions of the Community Area which are Lot Areas);

C. Collection of all assessments due or to become due to the Residential Association and prepare checks (which shall be executed by persons designated by the Board) to pay Townhome expenses;

D. Rendering statements specifying all receipts and disbursements;

E. Preparation of an annual budget;

F. Hiring, supervising and discharging all engineers, janitors and other employees who perform work for the Residential Association;

G. Furnishing all necessary decorating, maintenance, repairs and replacements to the property for which the Residential Association is responsible;

H. Purchasing all normal operating supplies and enter into any necessary service contracts on behalf of the Residential Association;

I. Procuring all insurance which the Residential Association is authorized or obligated to obtain under the terms hereof;

J. Preparing and implementing of appropriate rules and regulations; and

K. Purchasing other goods and services required for the proper administration, operation, maintenance, repair and replacement of the property administered and operated by the Residential Association.

5.02 MEMBERSHIP: Each Owner shall be a member of the Residential Association. There shall be one membership per Dwelling Unit. Membership shall be appurtenant to and may not be separated from ownership of a Dwelling Unit. Ownership of a Dwelling Unit shall be the sole qualification for membership. The Residential Association shall be given written notice of the change of ownership of a Dwelling Unit within ten (10) days after such change.

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Residential Association shall be vested exclusively in the Voting Members for each Dwelling Unit. One individual shall be designated as the "Voting Member" for each Dwelling Unit. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Dwelling Unit shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Dwelling Unit shall be designated by such Owner or Owners in writing to the Board and if in the case of multiple individual Owners no designation is given, then the Board at its election may recognize an individual Owner of the Dwelling Unit as the Voting Member for such Dwelling Unit.

5.04 THE BOARD: Subject to the rights retained by the Developer under Section 9.05, the Board shall consist of Three (3) members, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Residential Association shall be vested exclusively in the Developer and the

Owners shall have no voting rights. From and after the Turnover Date, any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the By-Laws) upon an affirmative vote of a majority by the Voting Members present at such meeting, except as otherwise provided herein or in the By-Laws.

5.06 DIRECTOR AND OFFICER LIABILITY: Neither the directors or officers of the Residential Association shall be personally liable to the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such directors or officers, except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or fraud. The Residential Association shall indemnify and hold harmless the Trustee, Developer and each of the directors and officers, his heirs, executors or administrators, against all contractual and other liabilities to others arising out of contracts made by or other acts of the directors and officers on behalf of the Owners or the Residential Association or arising out of their status as directors or officers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any such director may be involved by virtue of such person being or having been a director or officer; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as a director or officer, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Board, there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as a director or officer.

5.07 MANAGING AGENT: Prior to the Turnover Date, the Developer (or an entity controlled by the Developer) may be engaged by the Residential Association to act as the

managing agent for the Residential Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Residential Association and the Developer (or an entity controlled by the Developer). Any management agreement entered into by the Residential Association shall have a term of not more than one year and shall be terminable by the Residential Association for cause on thirty (30) days written notice, or without cause or payment of a termination fee by either party on ninety (90) days written notice.

5.08.DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Residential Association and real property owned by the Residential Association shall be conveyed to the Owners, as tenants-in-common.

5.09.EASEMENT RIGHTS: The Residential Association, its agents and employees shall have the right of ingress and egress over and upon the Lot Areas for any and all purposes in connection with the rights and duties of the Residential Association under this Declaration.

ARTICLE SIX

Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Residential Association shall be exclusively for the purposes of promoting the recreation, health, safety, and welfare of members of the Residential Association, to administer the affairs of the Residential Association, to pay the Townhome Expenses, and to accumulate reserves for any such expenses.

6.02 TOWNHOME ASSESSMENT: Each year on or before December 1, the Board shall adopt subject to the provisions of Subsection B and furnish each Owner with a budget

for the ensuing calendar year which shall show the following, with reasonable explanations and itemizations:

- A. The estimated Townhome Expenses;
- B. The estimated amount, if any, to maintain adequate reserves for Townhome Expenses including, without limitation, amounts to maintain the Capital Reserve;
- C. The estimated net available cash receipts, if any, plus estimated excess funds, if any, from the current year's assessments;
- D. The amount of the "Townhome Assessment" payable by the Owners, which is hereby defined as the amount determined in A above, plus the amount determined in B above, minus the amount determined in C above; and
- E. That portion of the Townhome Assessment which shall be payable each month by the Owner of each Dwelling Unit which is subject to assessment hereunder, which shall be equal to one-twelfth (1/12) of the Townhome Assessment divided by the number of Dwelling Units, so that each Owner shall pay equal Townhome Assessments.

Anything in this Section to the contrary notwithstanding, prior to the Turnover Date, the assessment procedure set forth in Section 6.08 shall apply and the budget provided for in this Section need not disclose the information called for in Subsection E above, although the budget shall disclose the portion of each Owner's share of the Townhome Assessment which shall be added to the Capital Reserve.

6.03 PAYMENT OF TOWNHOME ASSESSMENTS: On or before the first day of January of the ensuing calendar year, and on or before the first day of each and every month thereafter until the effective date of the next annual or revised Townhome Assessment, each Owner of a Dwelling Unit shall pay to the Residential Association, or as the Board may direct,

that portion of the Townhome Assessment, which is payable by each Owner of a Dwelling Unit under Section 6.02 E.

6.04 REVISED ASSESSMENT: If the Townhome Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Board may increase or decrease the assessments payable under Section 6.02 E by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: The Board may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Townhome Expenses incurred (or to be incurred) by the Residential Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Dwelling Unit Exterior, or any other property owned or maintained by the Residential Association; or (ii) to cover an unanticipated deficit under the current or prior year's budget. Any special assessment shall be levied against all of the Owners, share and share alike. No special assessment shall be adopted without the affirmative vote of at least two-thirds (2/3) of the Voting Members who cast their votes on the question. The Board shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Board. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the current or prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Residential Association shall segregate and maintain special reserve accounts to be used solely for making capital expenditures in connection with the Dwelling Unit Exteriors (the "Capital Reserve"). The Board shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of

improvements to the Dwelling Unit Exteriors and the purchase of other property to be used by the Residential Association in connection with its duties hereunder. Each budget shall disclose that percentage of the Townhome Assessment which shall be added to the Capital Reserve and each Owner shall be deemed to make a capital contribution to the Residential Association equal to such percentages multiplied by each installment of the Townhome Assessments paid by such Owner.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the first sale of a Dwelling Unit by the Trustee to a purchaser for value, the purchasing Owner shall make a capital contribution to the Residential Association in an amount equal to three (3) months' Townhome Assessment at the rate in effect with respect to the Dwelling Unit as of the closing. Said amount shall be held and used by the Residential Association for its working capital needs.

6.08 ASSESSMENTS PRIOR TO TURNOVER DATE: Anything herein to the contrary notwithstanding, until the Turnover Date, the assessment procedure set forth in this Section shall apply:

A. The Basic Assessment. The basic assessment ("Basic Assessment") shall be established by the Developer prior to the closing of the first Dwelling Unit;

B. Cost of Living Increase. If, as of the first day of any month after this Declaration is Recorded, the level of the most recently published Cost of Living Index - All items (1967=100) as published from time to time by the Bureau of Labor Statistics (the "Index"), is greater than the level of the most recently published Index as of the date of the Recording of this Declaration (the "Index Base Level"), then, at the option of the Board, the Townhome Assessment payable by each Owner (other than Developer) for such month and months thereafter until next adjusted, shall be equal to the Basic Assessment then in effect multiplied by a fraction, the numerator of which shall be the level of the most recently published Index and the denominator of which shall be the Index Base Level. If the Index

shall cease being published prior to the Turnover Date, such other standard or index selected by the Developer, in its discretion, as shall most nearly approximate the measurements theretofore made by the Index shall be used as the Index hereunder, and the Index Base Level shall be adjusted accordingly;

C. Application of Assessments. Each month each Owner (other than Developer) shall pay as his monthly Townhome Assessment the amount determined under (A) and (B) above. Out of each such payment, the Residential Association shall add that portion of the payment which is designated in the budget as a capital contribution under Section 6.06 to the Capital Reserve. The balance of each such payment shall be used by the Residential Association to pay the Townhome Expenses; and

D. Developer's Obligations. Until the Turnover Date, the Developer shall not be obligated to pay any amounts to the Residential Association as a Townhome Assessment except as provided in this Subsection. The Developer shall pay to the Residential Association the aggregate excess, if any, of the Townhome Expenses incurred and paid prior to the Turnover Date over the aggregate amounts assessed to the Owners (other than Developer) for use by the Residential Association for the payment of Townhome Expenses under Subsection C prior to the Turnover Date. A final accounting shall be made between Developer and the Residential Association within one hundred twenty (120) days after the Turnover Date.

6.09 PAYMENT OF ASSESSMENTS: Assessments levied by the Residential Association shall be collected from each Owner by the Residential Association and shall be a lien on the Owner's Dwelling Unit and also shall be a personal obligation of the Owner in favor of the Residential Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN

Collection of Charges and
Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Developer hereby covenant, and each Owner of a Dwelling Unit by acceptance of a deed therefor shall be and is deemed to covenant and hereby agrees to pay to the Residential Association all Charges made with respect to the Owner on the Owner's Dwelling Unit. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Dwelling Unit against which such Charge is made and also shall be the personal obligation of the Owner of the Dwelling Unit at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Residential Association.

7.02 COLLECTION OF CHARGES: The Residential Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Residential Association when due shall be deemed delinquent. Any Charge which is delinquent for thirty (30) days or more shall bear interest at the rate of eighteen (18%) percent per annum from the due date to the date when paid, together with a reasonable late fee as established by the Board. The Residential Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Board may add a reasonable late fee to any installment of an assessment which is not paid within thirty (30) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by abandonment or transfer of his Dwelling Unit.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to any Mortgagee's mortgage on the Dwelling Unit which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Dwelling Unit. Where title to a Dwelling Unit is transferred pursuant to a decree of foreclosure of the Mortgagee's Mortgage or by deed or assignment in lieu of foreclosure of the Mortgagee's Mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Dwelling Unit shall be personally liable for his share of the Charges with respect to which a lien against his Dwelling Unit has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Townhome Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Dwelling Unit, as provided in this Article.

7.05 SELF-HELP BY BOARD: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the By-Laws, or rules or regulations of the Board, where such violation or breach may be cured or abated by affirmative action, the Board, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Parcel where the violation or breach exists to remove or rectify the violation or breach.

7.06 OTHER REMEDIES OF THE BOARD: In addition to or in conjunction with the remedies set forth above, enforcement of any of the provisions contained in this Declaration or any rules and regulations adopted hereunder may be by proceeding at law or in equity by the Residential Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable or to recover damages, and against the land to enforce any lien created hereunder; and failure by the Residential Association or any Owner to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Board in connection with any action, proceeding or self-help in connection with exercise of its rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen (18%) percent per annum until paid, shall be charged to and assessed against the defaulting Owner, and the Residential Association shall have a lien for all the same, upon his Dwelling Unit as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Dwelling Unit to enforce any lien created hereunder.

ARTICLE EIGHT

Transfer of Community Area

8.01 IN GENERAL: On or before the Turnover Date, the Developer shall convey the Community Area to the Residential Association.

ARTICLE NINE

Developer's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Developer under the provisions of this Declaration or the By-Laws, the Developer shall have the rights

and powers set forth in this Article. Anything in this Declaration or the By-Laws to the contrary notwithstanding, the provisions set forth in this Article shall govern. If not sooner terminated as provided in this Article, the provisions of this Article shall terminate and be of no further force and effect from and after such time as the Developer is no longer vested with or controls title to any part of the Development Area.

9.02 PROMOTION OF PROJECT: In connection with the promotion, sale or rental of any improvements upon the Development Area: (i) the Developer shall have the right and power, within its sole discretion, to construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Parcel as the Developer may, from time to time, determine to be necessary or advisable, including, without limitation, the right to construct and maintain model Dwelling Units, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Developer may deem advisable; and (ii) Developer, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Lot Area, at any and all reasonable times without fee or charge. The Developer shall have the right and power to lease any unit owned by it or the Trustee to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 3.19.

9.03 CONSTRUCTION ON PARCEL: In connection with the construction of improvements to any part of the Development Area, the Developer, its agents and contractors, shall have the right, at the Developer's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Parcel including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Dwelling Units which the Developer deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Parcel. In connection with the rights provided in the preceding sentence, the Developer, its agents and contractors, shall have the right of ingress, egress and parking on the Parcel and the right to store construction

equipment and materials on the Parcel without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Developer shall have the right to dedicate portions of the Parcel to the County, the Village or any municipality or other governmental authority which has jurisdiction over such portions. Developer shall also have the right to reserve or grant easements over the Parcel to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer or water lines, or any other utility services serving any Dwelling Unit, or any other real estate (whether or not a part of the Development Area).

9.05 DEVELOPER CONTROL OF RESIDENTIAL ASSOCIATION: The first Board shall consist solely of three (3) persons from time to time designated by the Developer, which persons may, but need not, be members under Section 5.02. After the Turnover Date, the Board shall consist of three (3) persons. Developer's rights under this Section to designate the members of the Board shall terminate on the first to occur of (i) such time as Developer no longer holds or controls title to any part of the Development Area; (ii) the giving of written notice by Developer to each Residential Association of Developer's election to terminate such rights, or (iii) ten (10) years from the date of Recording hereof. The date on which the Developer's rights under this Section shall terminate shall be referred to as the "Turnover Date". Prior to the Turnover Date, the Voting Members may elect that number of non-voting Delegates to the Board as the Developer may, in its sole discretion, permit. From and after the Turnover Date, the Board shall be constituted and elected as provided in the By-Laws. Prior to the Turnover Date all of the voting rights at each meeting of the Owners shall be vested exclusively in the Developer and the Delegates shall have no voting rights.

9.06 OTHER RIGHTS: The Developer shall have the right and power to execute all documents and do all other acts and things affecting the Parcel which, in the Developer's opinion, are necessary or desirable in connection with the rights of Developer under this Declaration.

9.07 ASSIGNMENT BY DEVELOPER: All rights which are specified in this Declaration to be rights of the Developer are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Developer hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Developer hereunder as fully as if named as such party herein. No such successor assignee of the rights of Developer hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

ARTICLE TEN

Easement for Encroachment

10.01 EASEMENT FOR ENCROACHMENT: In the event that, by reason of the construction, repair, reconstruction, settlement or shifting of a Dwelling Unit, any facilities servicing any such Dwelling Unit, or any Dwelling Unit Exterior shall encroach upon any part of any Dwelling Unit or any Lot Area, then, in any case, there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Dwelling Unit shall have an easement appurtenant to his Dwelling Unit for the continuance, maintenance, repair and replacement of the following improvements, if any, which encroach onto the Lot Area:

- A. The eaves, gutters, downspouts and like appendages which serve the Dwelling Unit;
- B. The chimney which serves the Dwelling Unit;

C. The air-conditioning system compressor located outside of the residential unit which serves the Dwelling Unit and the pipes and ducts running therefrom to the Dwelling Unit; and

D. The balconies, steps, porches, door entries and patios which serve the Dwelling Unit.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

10.02 DECKS: Decks may encroach onto the Lot Area if constructed pursuant to written permission given by the Residential Association.

ARTICLE ELEVEN

Amendment

11.01 SPECIAL AMENDMENT: Anything herein to the contrary notwithstanding, Developer reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration, the Veteran's Administration, or any other governmental agency or any other public, quasi-public

or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, or guarantee or otherwise deal with first mortgages covering Dwelling Units, (iii) to correct clerical or typographical errors or omissions in the Declaration or any Exhibit, or (iv) to bring this Declaration into compliance with applicable laws, ordinances or governmental regulations. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Developer to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Developer to make, execute and Record Special Amendments. The right and power to make Special Amendments hereunder shall terminate at such time as Developer no longer holds or controls title to a portion of the Development Area.

11.02 AMENDMENT: Subject to Section 11.01 and Article Twelve, the provisions of this Declaration may be amended, abolished, modified, enlarged or otherwise changed in whole or in part by the affirmative vote of at least Seventy-five (75%) Percent of the Voting Members or by an instrument executed by Owners of at least Seventy-five (75%) of the Dwelling Units; except that (i) the provisions of this Section 11.02 may be amended only by an instrument executed by all of the Owners and all Mortgagees, (ii) Article Nine or any other provisions relating to the rights of Developer may be amended only upon the written consent of the Developer, and (iii) no amendment to the Declaration which changes the ratio of assessments against Owners shall become effective without the consent of all Mortgagees. No amendment which removes Parcel from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Dwelling Unit shall no longer have the legal access to a public way from his Dwelling Unit. No amendment shall become effective until properly Recorded.

ARTICLE TWELVE

Mortgagee's Rights

12.01 NOTICE TO MORTGAGEES: Upon the specific, written request of a Mortgagee, a Mortgagee shall receive some or all of the following:

A. Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Residential Association to the Owner of the Dwelling Unit covered by the Mortgagee's mortgage;

B. Any audited or unaudited financial statements of the Residential Association which are prepared for the Residential Association and distributed to the Owners;

C. Copies of notices of meetings of the Owners;

D. Notice of the decision of the Owners to release any part of all of the Parcel from the provisions of this Declaration;

E. Notice of the decision of the Owners to make any material amendment to this Declaration, the By-Laws, or the Articles of Incorporation of the Residential Association;

F. Notice of the decision of the Residential Association to terminate professional management and assume self-management;

G. Notice of the commencement of any condemnation or eminent domain proceedings with respect to any property owned by the Residential Association;

H. Notice of any default by the Owner of the Dwelling Unit which is subject to the Mortgagee's mortgage under this Declaration, the By-Laws or the rules and regulations of the Residential Association which is not cured within thirty (30) days of the date of the default;

and

I. The right to examine the books and records of the Residential Association at any reasonable times.

The request of a Mortgagee or other such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Residential Association. Failure of the Residential Association to provide any of the foregoing to a Mortgagee who has made a proper request therefor shall not affect the validity of any action which is related to any of the foregoing.

12.02 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Dwelling Unit Exterior, or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any Dwelling Unit Exterior, any such distribution shall be made to the Owners and their respective Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the Mortgagee of a Dwelling Unit with respect to any such distribution to or with respect to such Dwelling Unit; provided, that, nothing in this Section shall be construed to deny to the Residential Association the right (i) to apply insurance proceeds to repair or replace damaged Dwelling Unit Exterior as provided in Article Four, or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE THIRTEEN

Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as

a part of the original construction of a building and placed on the boundary line between separate Dwelling Units shall constitute and be a "Party Wall", and the Owner of a Dwelling Unit immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Dwelling Unit, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

A. If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Dwelling Unit;

B. Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Dwelling Unit which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Dwelling Units to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Dwelling Unit Exterior shall be paid by the Residential Association as a Townhome Expense to the extent not covered by insurance; and

C. In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Board may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Dwelling Unit.

13.04 CHANGE IN PARTY WALL: Any Owner of a Dwelling Unit who proposes to modify, rebuild, repair or make additions to any structure upon his Dwelling Unit in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Dwelling Unit and the Board, in addition to meeting any other requirements which may apply.

13.05 ARBITRATION: In the event of a disagreement between Owners of Dwelling Units adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Board and the decision of the Board shall be final and binding.

ARTICLE FOURTEEN

Sale, Leasing or Other Alternatives

14.01 SALE OR LEASE: Any Owner other than the Developer who wishes to sell or lease his Lot (or any lessee of any Unit wishing to assign or sublease such Unit) shall give to the Board not less than thirty (30) days' prior written notice of the terms of any contemplated sale or lease, together with the name, address and financial and character references of the proposed purchaser or lessee and such other information concerning the proposed purchaser or lessee as the Board may reasonably require. The members of the Board acting on behalf of the other Owners shall at all times have the first right and option to purchase or lease such Unit Ownership upon the same terms, which option shall be exercisable for a period of thirty

(30) days following the date of receipt of such notice. If said option is not exercised by the Board within said thirty (30) days, the Owner (or lessee) may, at the expiration of said thirty (30) day period and at any time within ninety (90) days after the expiration of said period, contract to sell or lease (or sublease or assign) such Unit Ownership to the proposed purchaser or lessee named in such notice upon the terms specified therein. If the Owner (or lessee) fails to close said proposed sale or lease transaction within said ninety (90) days the Unit Ownership shall again become subject to the Board's right of first refusal as herein provided.

14.02 GIFT: Any Owner other than the Developer who wishes to make a gift of his Unit Ownership or any interest therein shall give to the Board not less than sixty (60) days' written notice of his or her intent to make such gift prior to the contemplated date thereof, together with the name, address and financial and character references of the intended donee and such other information concerning the intended donee as the Board may reasonably require. The members of the Board acting on behalf of the other Owners, shall at all times have the first right and option to purchase such Unit Ownership or interest therein for cash at fair market value to be determined by arbitration as herein provided, which option shall be exercisable until the date of expiration as provided herein. Within fifteen (15) days after receipt of said written notice by the Board, the Board and the Owner desiring to make such gift shall each appoint a qualified real estate appraiser to act as arbitrators. The two arbitrators so appointed shall, within ten (10) days after their appointment, appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days after the appointment of said third arbitrator, the three arbitrators shall determine, by majority vote, the fair market value of the Lot, or interest therein which the Owner contemplates conveying by gift, and shall thereupon give written notice of such determination to the Owner and the Board.

If either party shall fail to select an appraiser, then, the appraiser designated by the other party shall make the appraisal. The Board's option to purchase the Unit Ownership or interest therein shall expire forty-five (45) days after the date of receipt by it of written notice of such determination of fair market value.

14.03 DEVISE: In the event any Owner dies leaving a Will devising his Lot, or any interest therein, and said Will is admitted to probate, the members of the Board acting on behalf of the other Owners, shall have a like option (to be exercised in the manner hereinafter set forth) to purchase said Lot, or interest therein, either from the devisee or devisees thereof named in said Will or from the personal representative acting pursuant to a power of sale, for cash at fair market value which is to be determined by arbitration as herein provided. Within sixty (60) days after the notice of appointment of the appointment of a personal representative for the estate of the deceased Owner, the Board shall appoint a qualified real estate appraiser to act as an arbitrator, and shall thereupon give written notice of such appointment to the said devisee or devisees or personal representative, as the case may be. Within fifteen (15) days thereafter said devisee or devisees, or personal representative, as the case may be, shall appoint a qualified real estate appraiser to act as an arbitrator. Within ten (10) days after the appointment of said arbitrator, the two so appointed shall appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days thereafter, the three arbitrators shall determine, by majority vote, the fair market value of the Lot, or interest therein, devised by the deceased Owner, and shall thereupon give written notice of such determination to the Board and said devisee or devisees, or personal representative, as the case may be. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's right to purchase the Lot, or interest therein, at the price determined by the three arbitrators shall expire sixty (60) days after the date of receipt by it of such notice. The Board shall be deemed to have exercised its option if it tenders the required sum of money to said devisee or devisees or to said personal representative, as the case may be, within the said option periods.

14.04 INVOLUNTARY SALE:

A. In the event any Lot or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale) the person acquiring title through such sale shall, before taking possession of the Unit so sold, give thirty (30) days' written notice to the Board of his intention to do so, whereupon members of the Board acting on behalf of the other

Owners shall have an irrevocable option to purchase such Lot or interest therein at the same price for which it was sold at said sale. If said option is not exercised by the Board within said thirty (30) days after receipt of such notice, it shall thereupon expire and said purchaser may thereafter take possession of said Unit. The Board shall be deemed to have exercised its option if it tenders the required sum of money to the purchaser within said thirty (30) day period.

B. In the event any Owner shall default in the payment of any monies required to be paid under the provisions of any mortgage or trust deed against his Lot, the Board shall have the right to cure such default by paying the amount so owing to the party entitled thereto and shall thereupon have a lien therefor against such Unit Ownership, which lien shall have the same force and effect and may be enforced in the same manner as provided for in Article Seven.

14.05 EXERCISE OF OPTION: The Board, by the affirmative vote of at least three-fourths (3/4) of the Board members, and upon not less than ten (10) days' prior written notice thereof to all the Owners, may exercise any option hereinabove set forth to purchase any Lot or interest therein. The Board or its duly authorized representative, acting on behalf of the Owners, by the affirmative vote of at least three-fourths (3/4) of the Board members, and upon not less than ten (10) days' prior written notice thereof to all the Owners, may bid to purchase at any sale of a Lot or interest therein of any Owner living or deceased, which said sale is held pursuant to an order or direction of a court. The written notice to all the Owners shall set forth the terms of the option to be exercised by the Board or it shall set forth a maximum price which the Board or its duly authorized representative is authorized to bid and pay for said Lot or interest therein. If within said ten (10) days the voting members for at least one-fourth (1/4) of the number of Units shall file with the Board a written objection to any such action by the Board, then such option shall be deemed released and shall not be exercised by the Board. The Lot or interest therein which is subject to such option may thereupon be sold, conveyed, leased, given or devised free and clear of the provisions of this Article.

14.06 RELEASE OR WAIVER OF OPTION: Upon the written consent of at least a majority of the Board members, any of the options contained in this Article Fourteen may be released or waived and the Lot or interest therein which is subject to an option set forth in this Article may be sold, conveyed, leased, given or devised free and clear of the provisions of this Article.

14.07 PROOF OF TERMINATION OF OPTION: A certificate executed and acknowledged by the acting Secretary of the Board stating that the provisions of this Article Fourteen as hereinabove set forth have been met by an Owner, or duly waived by the Board, and that the rights of the Board hereunder have terminated, shall be conclusive upon the Board and the Owners in favor of all persons who rely thereon in good faith, and such certificate shall be furnished by any Owner who has in fact complied with the provisions of this Article or in respect to whom the provisions of this Article have been waived, upon request at a reasonable fee.

14.08 FINANCING OF PURCHASE UNDER OPTION:

A. Acquisition of Lots or any interest therein under the provisions of this Article shall be made from the maintenance fund. If said fund is insufficient, the Board shall levy an assessment against each Owner, which assessment shall become a lien and be enforceable in the same manner as provided in Article Seven hereof.

B. The members of the Board, in their discretion, may borrow money to finance the acquisition of any Lot or interest therein authorized by this Article; provided, however, that no financing may be secured by an encumbrance or hypothecation of any portion of the Development Area other than the Lot interest therein to be acquired.

14.09 TITLE TO ACQUIRED INTEREST: Lots or interests therein acquired pursuant

to the terms of this Article shall be held of record in the name of the members of the Board of Managers and their successors in office, or such nominee as they shall designate, for the benefit of all the Owners. Said Lots or interests therein shall be sold or leased by the Board in such manner as the Board shall determine without complying with the foregoing provisions relating to the Board's right of first refusal. All proceeds of cash sale/or leasing shall be deposited in the maintenance fund and credited to each Owner in the same proportion in which the Board could levy a special assessment under the terms of Section 14.08(A).

14.10 EXCEPTIONS TO THE BOARD'S RIGHT OF FIRST REFUSAL: The Board's right of first refusal as provided in Section 14.01, 14.02 and 14.03 of this Article shall not apply to any sale, lease, gift, devise or other transfer by the Developer, or between co-Owners of the same Unit, or to the spouse, or any lawful children of the Owner, or any one or more of them, or to any trustee of a trust the sole beneficiary or beneficiaries which are the Owners, the spouse or lawful child of the Owner, or any one or more of them. For purposes of this Article Fourteen, unless otherwise specifically provided herein, the word "Owner" shall include any beneficiary of a trust, shareholder of a corporation or partner of a partnership holding legal title to a Unit.

ARTICLE FIFTEEN

Miscellaneous

15.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the By-Laws shall be deemed to have been properly sent when (i) mailed, postage prepaid, to his or its last known address as it appears on the records of the Residential Association at the time of such mailing, or (ii) when delivered personally to his Dwelling Unit.

15.02 CAPTIONS: The Article and Section headings are intended for convenience

only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

15.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

15.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

15.05 CONFLICT WITH VILLAGE AND OTHER GOVERNMENTAL UNITS: In the event there is at any time a conflict between any provision of this Declaration and any provisions of any then effective ordinance, rule or regulation of the Village or any other unit of government having jurisdiction over the Development Area, the ordinance, rule or regulation of that unit of government shall prevail, but only to the extent that it is more restrictive than this Declaration.

15.06 TITLE HOLDING LAND TRUST: In the event title to any Dwelling Unit is conveyed to a title holding trust, under the terms of which all powers of management, operation and control of the Dwelling Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Dwelling Unit. No claim shall be made against any such title holding trustee personally for payment of any lien

or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Dwelling Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Dwelling Unit.

DATED: _____, _____

DEVELOPER:

OAK PARK TOWNES BY EEP, LLC

BY: _____

Its: _____

STATE OF ILLINOIS)

) S.S.

COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of _____, a(n) _____, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, he signed and delivered the said instrument his 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 _____,
_____.

Notary Public

EXHIBIT "A"
TO
DECLARATION FOR
[Insert Name]

The Development Area or Parcel

Legal Description:

P.I.N.(s):

Commonly Known as: