



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

September 18, 2025 – 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 August 7, 2025 Regular Meeting

ITEM #1 PUBLIC HEARING – DRIVEWAY CURB-CUT WIDTH VARIATION – 4 MESSINA CT
Consider recommending that the Village Board grant Nicole Reese a Variation from Section VIII.A.6. and Section III.H.1. “Driveways” of the Zoning Ordinance to allow for a wider driveway curb cut at 4 Messina Ct in the R-2 PD (Single-Family Residential; Odyssey PUD) Zoning District.

ITEM #2 PUBLIC HEARING – K9 RESORTS SPECIAL USE – 16040 HARLEM AVENUE– SITE PLAN/ARCHITECTURAL APPROVAL
Consider recommending that the Village Board grant Zack Nisbet of WCDR Tinley Park, LLC a Special Use for a Substantial Deviation from the Park Center Plaza PUD to allow for the establishment of a kennel at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza PUD) Zoning District. Site Plan/Architectural Approval will also be considered.

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**

August 7, 2025

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 August 7, 2025.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on August 7, 2025 at 7:00 p.m.

Michael O. Whalen, Associate Planner, called the roll.

Present Plan Commissioners: James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Chairman Garrett Gray

Absent Plan Commissioners: Amanda Martinez
Edgar Montalvo
Steve Sepessy

Village Staff: Michael Coleman, Interim Community Development Dir.
Michael O. Whalen, Associate Planner

Petitioners: Mike Hackett, Gas N Wash (Item 2)
Chris Kalischefski, WT Group (Item 2)
Betsy Gensburg, Gensburg, LTD. (Item 1)
Ellen Sims, Amazing Smiles (Item 1)

Members of the Public: Therese Radtke
Carlos Williams

COMMUNICATIONS – Michael O. Whalen, Associate Planner, noted that COMMISSIONER MONTALVO was absent for health reasons. He requested that the second item listed on the agenda be heard first.

APPROVAL OF THE MINUTES – Minutes of the July 17, 2025 Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER MANI made a motion to approve the minutes of the July 17, 2025 Plan

Commission meeting. COMMISSIONER HAMILTON seconded the motion. All were in favor.
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 17, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – RESIDENTIAL DWELLING UNIT CONVERSION (MIXED-USE) – 16532 OAK PARK AVENUE – SPECIAL USE FOR A DWELLING TO THE REAR OF A PRINCIPAL USE AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that that the Village Board grant Dr. Jason Crescenzo on behalf of Tinley Park Medical Property LLC and Amazing Smiles a Special Use for a Dwelling located to the rear of a principal commercial use, and Site Plan / Architectural Approval at 16532 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district.

Present Plan Commissioners: James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Chairman Garrett Gray

Absent Plan Commissioners: Amanda Martinez
Edgar Montalvo
Steve Sepessy

Village Staff: Michael Coleman, Interim Community Development Dir.
Michael O. Whalen, Associate Planner

Petitioners: Betsy Gensburg, Gensburg, LTD
Ellen Sims, Amazing Smiles

Members of the Public: Therese Radtke

CHAIRMAN GRAY introduced item #1. He noted the proof of publication.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER HAMILTON made the motion; COMMISSIONER MANI seconded. Voice vote. All were in favor. Motion carried.

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

CHAIRMAN GRAY invited the Petitioner to speak.

Besty Gensburg and Ellen Sims were sworn in. Besty said that she is available for questions.

COMMISSIONER MARAK asked if the proposed dwelling unit would have its own HVAC controls. Betsy Gensburg said yes.

COMMISSIONER GATTO said the building looks very commercial. She asked why the dwelling unit was needed. Ellen Sims said that adding a dwelling unit would lower the property taxes assessed by the County. She also said that a doctor recently relocated from out of state to work at their practice, and was looking for a nearby housing option. She said the doctor is currently renting in Naperville and that the doctor was interested in renting the proposed dwelling unit.

CHAIRMAN GRAY said the Plan Commission has approved Special Uses to add residential units to commercial buildings in the past, including next door at Brady Gill funeral home. He asked what would happen to the tenant if the building was sold. Ellen Sims said that the practice's previous location also renovated to add an apartment. She said the owners were considering selling that property, and included a stipulation in the sales contract that any tenant must be allowed to remain for the duration of the lease. She added that the owners ultimately did not sell that property.

COMMISSIONER MANI said he thinks the proposal looks nice. CHAIRMAN GRAY agreed and said the layout was nice. He said that having use of the parking lot after the offices close would be a nice amenity for the residents to have guests over.

COMMISSIONER HAMILTON said that the Village encourages mixed-use buildings. He asked about the tax benefit. Ellen Sims said she first heard about the tax benefits of mixed-use buildings from a patient that was a Village employee. Michael O. Whalen said that Cook County has a special property classification for mixed-use properties that assesses these properties different from fully commercial properties. He said that the County's incentive can substantially reduce tax burden for mixed-use properties.

COMMISSIONER MARAK asked when the County started offering the program. He noted that there is a housing shortage throughout the country. Michael O. Whalen said he did not know when the County began assessing mixed-use properties differently. He said that Cook County generally places a larger share of the overall tax burden on commercial properties and a smaller share of the burden on residential properties.

CHAIRMAN GRAY said the Village has had many mixed-use projects in recent years.

COMMISSIONER GATTO asked if the Legacy Code offered some benefit to mixed-use development. Michael O. Whalen said that some areas within the Legacy Code actually require mixed-use buildings, with the goal of bringing more residents in proximity to businesses downtown. He also added that there is a trend in Chicago where developers are converting older office buildings into residential buildings, and that this would be the Village's first example of an office to residential conversion. He also noted that the upcoming Tinley in Tune Comprehensive Plan specifically encourages different housing types.

Michael Coleman, Interim Community Development Director, noted that the proposed floor plan of the dwelling unit could easily be converted back into office space if market conditions change.

CHAIRMAN GRAY said that the dwelling unit should actually decrease the parking demand for the site. He asked if current office users have staggered schedules or if everyone is all there at the same time. Ellen Sims listed the current office tenants and their typical days of operation.

CHAIRMAN GRAY asked if any members of the public wished to speak.

Therese Radtke was sworn in. She said she used to be on a school district committee and learned about Cook County's tax policy. She noted that Cook County's assessment of commercial properties pushed some businesses to move from Cook County to Will County, especially businesses in the far south suburbs. She said this began at least 20 years ago. She asked how much tax revenue would be lost by allowing the project to proceed. Michael O. Whalen said the County Assessor would classify the property differently and a different formula would be applied to determine the taxes. Therese Radtke said that her property taxes went up a lot during the last reassessment. She said that she was concerned about increasing taxes in her neighborhood and noted that a lot of people cannot afford increases.

CHAIRMAN GRAY asked Therese Radtke if she has ever appealed her taxes. She said that she had. CHAIRMAN GRAY noted that there was an upcoming seminar hosted by the Mayor that would discuss the property tax appeal process. He said he understood wondering if this project could cause a ripple effect that would increase everyone's taxes. He noted that his taxes went up substantially.

COMMISSIONER MARAK said that there are fewer residents and fewer units in the Village than there used to be and said the Village needs to readjust. He said adding new residents would better spread the property tax burden in the Village.

Therese Radtke said that she does think there is a ripple effect, because if more businesses add small dwelling units, that would mean more properties getting a significant tax break. She said she did not think this was fair. CHAIRMAN GRAY said there's a balance. He said he knows property tax assessments are very complicated. He thanked Therese Radtke for giving comments.

COMMISSIONER HAMILTON said he thinks the answer to the tax issue is encouraging more growth by attracting businesses and residents. He said he does not think it is beneficial to point fingers.

CHAIRMAN GRAY asked if anyone else from the public wished to speak. None came forward.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER MANI made the motion. Seconded by COMMISSIONER GASKILL. Voice vote. All were in favor. Motion carried.

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion on the Site Plan/Architectural Approval. COMMISSIONER MANI made a motion to grant the Petitioner, Dr. Jason Crescenzo on behalf

of Tinley Park Medical Property LLC and Amazing Smiles, Site Plan and Architectural Approval at 16532 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the August 7, 2025 Staff Report, subject to the following conditions: 1. Approval is subject to approval of the requested Special Use Permit by the Village Board. COMMISSIONER GASKILL seconded the motion. Roll call vote. All were in favor. Motion carried.

CHAIRMAN GRAY requested a motion on the Special Use Permit. COMMISSIONER GATTO made a motion to recommend that the Village Board grant Dr. Jason Crescenzo on behalf of Tinley Park Medical Property LLC and Amazing Smiles a Special Use for a Dwelling located to the rear of a principal commercial use, at 16532 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the August 7, 2025 Staff Report. COMMISSIONER HAMILTON seconded the motion. Roll call vote. All were in favor. Motion carried.

CHAIRMAN GRAY noted the item would go to the Village Board for final approval on August 19, 2025.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 17, 2025 REGULAR MEETING

ITEM 2: PUBLIC MEETING – GAS N WASH – 18301 LA GRANGE ROAD – SITE PLAN/ARCHITECTURAL APPROVAL

Consider approving the revised plans relating to retaining wall finish treatments and landscaping enhancements at 18301 LaGrange Road in the B-3 (General Business and Commercial) zoning district.

Present Plan Commissioners: James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Chairman Garrett Gray

Absent Plan Commissioners: Amanda Martinez
Edgar Montalvo
Steve Sepessy

Village Staff: Michael Coleman, Interim Community Development Dir.
Michael O. Whalen, Associate Planner

Petitioners: Mike Hackett, Gas N Wash
Chris Kalischefski, WT Group

Members of the Public: none

Good of the Order

Receive Comments from the Public

Adjournment

DRAFT

PLAN COMMISSION STAFF REPORT

September 18, 2025 –Public Hearing

Petitioner

Nicole Reese

Property Location

4 Messina Court

PIN

31-07-405-018-0000

Zoning

R-2 PD Single-Family
Residential; Odyssey
PUD

Approvals Sought

Variation

Project Planner

Michael O. Whalen, AICP
Associate Planner

Reese – Driveway Curb-cut Width Variation

4 Messina Court



EXECUTIVE SUMMARY

Nicole Reese, the property owner of 4 Messina Court and Petitioner, is requesting a Variation to allow for a larger driveway. The driveway that was constructed at the property is substantially wider than originally proposed on the plans submitted for the building permit for the new house. The Zoning Ordinance limits width of driveways to a maximum of 40 feet, and no greater than a total of 30 feet in the apron intersecting the Village right-of-way. The new driveway is 49 feet 9 inches wide at the curb.

The Petitioner states in the narrative provided with the Variation application that a field change was made widening the driveway curb-cut to allow for safer vehicle movements. The lot is irregularly shaped and is accessed from the cul-de-sac at the end of Messina Court.

The Petitioner is requesting to keep the driveway as-is. If this Variation request is denied, the Petitioner must reduce the size of the driveway, which will involve cutting back the concrete and restoration of the curb.



EXISTING SITE & HISTORY

The subject property is an interior lot that is 14,752 square feet in the Odyssey Club subdivision. The house is being constructed within the larger detached single-family lots within the subdivision, which is a little less than fifty percent complete. The subdivision was originally established in 1990 for the golf course and adjacent dwellings. The PUD has been amended several times throughout the past 30 years to accommodate different housing options.

ZONING & NEARBY LAND USES

The subject property is located within the **R-2 Single-Family Residential Zoning District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-2 Single-Family Residential Zoning District	Vacant Lot
East	R-2 Single-Family Residential Zoning District	Vacant Lot
South	R-2 Single-Family Residential Zoning District	Vacant Lot
West	R-2 Single-Family Residential Zoning District	Detached House

All the surrounding properties are part of the Odyssey Club Planned Unit Development. The vacant lots are designed to provide spaces for larger detached dwellings.

BUILDING PERMIT PROCESS

The Petitioner submitted a building permit application to construct a detached house at 4 Messina Court in the Odyssey Club Subdivision in September of 2023. The Petitioner stated on the application and signed a separate affidavit affirming that they were acting as their own General Contractor for the project. This means the responsibility for the accuracy of the plans and built structure is solely on the property owner.

The site plan submitted with the building permit application for the house depicted a driveway that complied with the Zoning Ordinance (accessed via a curb-cut no wider than 30 feet; Z.O. Sec. VIII.A.6. and Z.O. Sec.III.H.1. “Driveways”). Furthermore outside of the apron at the intersection with the Village right-of-way, Z.O. Sec.III.H.1. “Driveways” states driveways in the property shall have a minimum width of ten feet and a maximum width of 40 feet. The site plan did not explicitly call out the dimensions for the driveway, but what was depicted was compliant since the drawing was to scale. As such, the permit application was approved, and the permit was issued. Construction of the house is nearly complete and many of the final inspections have been completed.

CODE ENFORCEMENT

On July 22, 2025, a Village Code Enforcement Officer observed that the concrete driveway curb-cut appeared to exceed the 30-foot maximum allowed by Z.O. Sec. VIII.A.6. and Z.O. Sec.III.H.1. “Driveways”. The Code Enforcement Officer

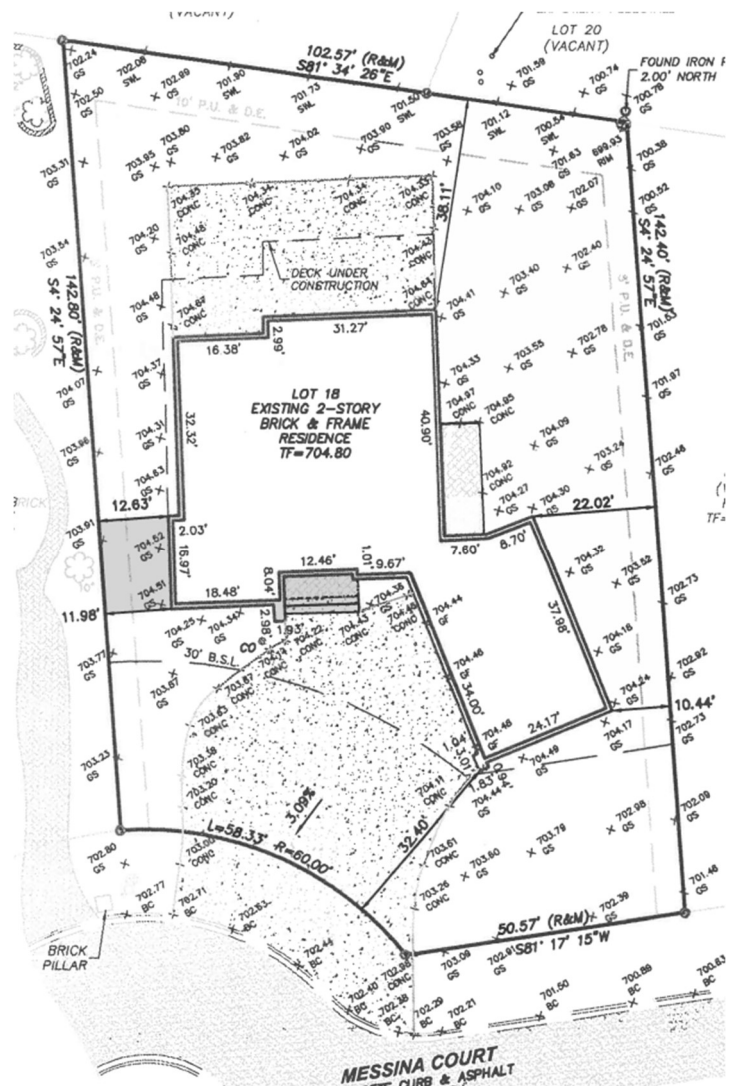
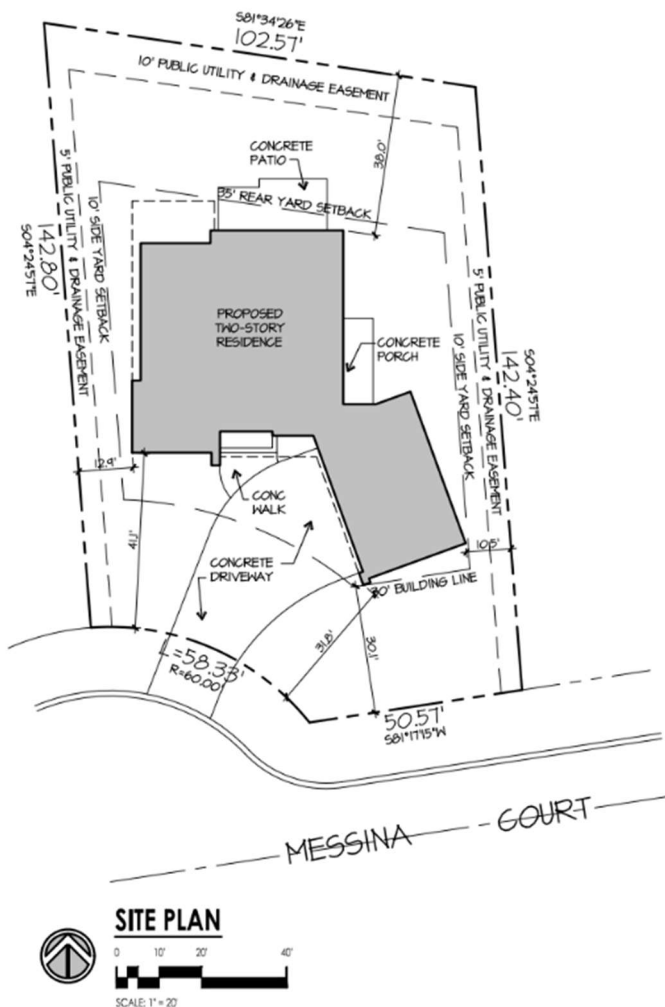
measured the width of the curb-cut with a measuring wheel and determined the curb-cut was 49 feet 9 inches wide. A Code Compliance Initial Notice was sent to the property owners on July 30, 2025, informing the Petitioner the driveway was not code compliant.

VARIATION REQUEST

The Petitioner is requesting to keep the driveway as it is installed today. To do so, she is requesting a Variation from Sections VIII.A.6. and III.H.1. "Driveways" of the Zoning Ordinance. Section VIII.A.6. (Off-Street Parking Requirements: Access) stipulates, in part: "...No driveway across public property or curb cut shall exceed a width of thirty (30) feet." Section III.H.1. "Driveways (Permitted Encroachments in Required Yards) stipulates in part: "Driveways shall have a minimum width of ten (10) feet and a maximum width of forty (40) feet. Driveways shall be no greater than a total of thirty (30) foot in the apron at its intersection with the Village right-of-way." The existing driveway curb-cut is 49 feet 9 inches, 19 feet 9 inches wider than the maximum allowed.

The Petitioner states in her narrative that the driveway was widened from the approved plans by a field correction. The Petitioner states that the purpose of the additional width at the curb is to allow safer vehicle movements into the driveway, with the lot being located on the Messina Court cul-de-sac. The wider curb cut will allow motorists to enter the driveway at a more natural angle whereas the originally proposed driveway would require much sharper turns.

The narrative also acknowledges that revised plans should have been submitted to the Village for review so the issue could have been resolved before the driveway was installed.



Left: Site Plan from approved plans, dated 9/26/2023; Right: As-Built, dated 8/13/2025

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 draft Findings of Fact are provided below for the Commission's review and approval.

The findings of fact drafted by staff below are written in the negative as there is not sufficient evidence that this request meets these standards. The Plan Commission may alter these responses at the meeting if they feel that the request meets these standards.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
The property may still be used as a detached house with a 30-foot driveway.
2. The plight of the owner is due to unique circumstances.
While the lot is irregularly shaped by the cul-de-sac on Messina Court, this lot condition exists throughout the subdivision and throughout the Village.
3. The Variation, if granted, will not alter the essential character of the locality.
Many houses in the neighborhood have large driveways but comply with the maximum curb-cut width.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

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

“...make a motion to recommend that the Village Board grant the Petitioner, Nicole Reese, a Variation from Sections VIII.A.6. and III.H.1. “Driveways” of the Zoning Ordinance to permit a 49-foot-9-inch-wide curb-cut for a driveway at 4 Messina Court, in the R-2 PD (Single-Family Residential; Odyssey PUD) Zoning District, consistent with the submitted plans and adopt the Findings of Fact as proposed in the September 18, 2025 Staff Report.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application and Variation Addendum	Petitioner	8/21/2025
2	Narrative	Petitioner	8/21/2025
3	Title Policy	Fidelity National	3/13/2025
4	As-Built Survey	Martin M. Engineering, Inc	8/13/2025
5	Building Official Approved Plans	Linden Group, Inc.	9/26/2023
6	Homeowner as General Contractor Affidavit	Petitioner	9/12/2023



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☒ Other: Driveway extended 10 ft. wider than original plan

PROJECT & PROPERTY INFORMATION

Project Name: Reese Residence Nicole Reese

Project Description: New Single Family Residence Driveway Width

Project Address: 4 messina Ct. Property Index No. (PIN): 31-07-405-018-0000

Zoning District: R-5 PD Lot Dimensions & Area: 102.5 width by 412.80 length

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Nicole Reese Company: _____

Street Address: 4 messina Ct City, State & Zip: Tinley IL 60477

E-Mail Address: ReeseReese@myyahoo.com Phone Number: (312) 288-5992

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

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?

The proximity of the approach from the street to my driveway as presented, would in reality would have me navigate a 180 degree turn; which at night and bad weather would be very difficult.

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

N/A

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

A updated Site Plan should have been submitted & approved by Tinley Park building Dept.

Before a field change was made.

- 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.

This property is not a typical square or rectangle lot.

- 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 driveway extension only purpose is to navigate safely the entrance into my home

- 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.

This variance improves the property will improve the property value, such as other properties in subdivision with circular driveways

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

This variance will allow me to stay in compliance with Architectural requirements of the Odyssey subdivision bylaws.

We Mr. & Mrs. Reese are Petitioning the board for a Occupancy Permit , while this variance request is being considered.

H. Describe how the requested Variance will not:

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

N/A

2. Substantially increase the congestion of the public streets.

N/A

3. Increase the danger of fire.

N/A

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

In accordance with plat of survey 99% of 5ft. easement has been honored during final grading

5. Endanger the public safety.

N/A

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

The upgrade driveway increases the property value of 4 Messina CT.

To: Tinley Park Building Department
Subject: Request for additional time Regarding
Variance application.

Dear Building Officers

We are writing in reference to our variance application with the City of Tinley Park. We fully understand & respect the requirements set forth by the zoning code, and we remain committed to addressing the identified concerns.

The proximity of the approach from the street to my driveway as presented, would in reality would have me navigate a 180° turn, which at night & bad weather would be very difficult. A updated site plan should have been submitted & approved by Tinley Park Building Dept. before a field change was made.

This property is not a typical square or rectangle lot. The driveway extension's only purpose is to navigate safely the entrance into my home.

This variance improves the property will improve the property value, such as other properties in subdivision with circular driveways.

This variance will allow me to stay in compliance with architectural requirements of the Odyssey subdivision bylaws.

We Mr & Mrs. Reese are Petitioning the board for a occupancy Permit, while the variance request is being considered.

Should the variance not be approved, we do intend to make the necessary changes to bring the property into compliance. However we kindly request additional time to properly plan & implement those changes.

We appreciate the department's patience & consideration as we work Diligently toward a compliant resolution.



LOAN POLICY OF TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: Lakeland Title Services
Issuing Office: 1300 Iroquois Avenue, Naperville, IL 60563
Issuing Office's ALTA® Registry ID:
Loan ID No.: 2025010490
Issuing Office File No.: LTS-1031725
Property Address: 4 Messina Court, Tinley Park, IL 60477

SCHEDULE A

Name and Address of Title Insurance Company: Fidelity National Title Insurance Company
2328 E. Lincoln Hwy #369, New Lenox, IL 60451

Policy No.: 27511-234060977

Amount of Insurance: \$388,621.00

Date of Policy: March 13, 2025

1. The Insured is:

Michigan Mutual Inc. dba MiMutual Mortgage ISAOA/ATIMA, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land encumbered by the Insured Mortgage is:

Fee Simple

3. The Title encumbered by the Insured Mortgage is vested in:

Nicole D. Reese, A married woman

4. The Insured Mortgage and its assignments, if any, are described as follows:

Mortgage from Nicole D. Reese, a married woman to Michigan Mutual Inc. dba MiMutual Mortgage ISAOA/ATIMA dated February 24, 2025, filed for record on March 13, 2025 at 10:56 AM in Cook County, Illinois as document number 2507202196, in the principal sum of \$388,621.00.

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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LOAN POLICY OF TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B

Policy No.: 27511-234060977

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

GENERAL EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
2. Easements or claims of easements not shown by the public records.

STANDARD EXCEPTIONS

3. Subject to covenants, conditions, restrictions, building lines and easements of record.
4. General taxes for the years 2023 are not yet due or payable.
2024 First Installment is in the amount of : \$4,332.08 and is Paid.
2024 Second Installment is not yet due or payable.

No Exemption(s) Rich Township

2023 taxes are Paid.

For information only: Tax I.D. Number 31-07-405-018-0000.

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SCHEDULE B - PART I
(Continued)

5. Covenants, conditions and restriction as contained in the Declaration of Restrictions recorded 12/02/92 as document number 92901949 as amended from time to time. Said covenants, conditions and restrictions contain among other things the following: Lot area and width, the use, type, cost, size, character, construction, and location of buildings to be erected on the premises; and for the approval of the plans thereof, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Note: Said covenants, conditions, and restrictions do not provide for the reversion of title in the event of a breach thereof.

6. Covenants, conditions and restriction as contained in the Declaration of Restrictions recorded 12/02/92 as document number 92901950 as amended from time to time. Said covenants, conditions and restrictions contain among other things the following: Lot area and width, the use, type, cost, size, character, construction, and location of buildings to be erected on the premises; and for the approval of the plans thereof, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Note: Said covenants, conditions, and restrictions do not provide for the reversion of title in the event of a breach thereof.

7. Covenants, conditions and restriction as contained in the Declaration of Restrictions recorded 12/02/92 as document number 92901951 as amended from time to time. Said covenants, conditions and restrictions contain among other things the following: Lot area and width, the use, type, cost, size, character, construction, and location of buildings to be erected on the premises; and for the approval of the plans thereof, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Note: Said covenants, conditions, and restrictions do not provide for the reversion of title in the event of a breach thereof.

8. Covenants, conditions and restriction as contained in the Declaration of Restrictions recorded 12/02/92 as document number 92901952 as amended from time to time. Said covenants, conditions and restrictions contain among other things the following: Lot area and width, the use, type, cost, size, character, construction, and location of buildings to be erected on the premises; and for the approval of the plans thereof, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Note: Said covenants, conditions, and restrictions do not provide for the reversion of title in the event of a breach thereof.



LOAN POLICY OF TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B

PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

NONE

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LOAN POLICY OF TITLE INSURANCE

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

The Land is described as follows:

LOT 18 IN BLOCK 2 IN ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.



ENDORSEMENT

Attached to and forming a part of

Policy No.: 27511-234060977

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: LTS-1031725

1. The insurance provided by this endorsement is subject to the exclusions in Section 5 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
 - b. "Improvement" means an improvement, including any lawn, shrubbery, or trees, affixed to either the Land or adjoining land at Date of Policy that by law constitutes real property.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation of a Covenant that:
 - i. divests, subordinates, or extinguishes the lien of the Insured Mortgage,
 - ii. results in the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage, or
 - iii. causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness;
 - b. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
 - c. Enforced removal of an Improvement located on the Land as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
 - d. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. The Company insures against loss or damage sustained by reason of:
 - a. An encroachment of:
 - i. an Improvement located on the Land, at Date of Policy, onto adjoining land or onto that portion of the Land subject to an easement; or
 - ii. an Improvement located on adjoining land onto the Land at Date of Policyunless an exception in Schedule B of the policy identifies the encroachment otherwise insured against in Sections 4.a.i. or 4.a.ii.;
 - b. A final court order or judgment requiring the removal from any land adjoining the Land of an encroachment identified in Schedule B; or
 - c. Damage to an Improvement located on the Land, at Date of Policy:

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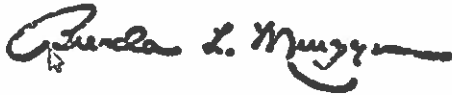


ENDORSEMENT
(Continued)

- i. that is located on or encroaches onto that portion of the Land subject to an easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved; or
 - ii. resulting from the future exercise of a right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.
5. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
- a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - c. except as provided in Section 3.d, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances;
 - d. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or
 - e. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Lakeland Title Services



Brenda L. Murzyn
Authorized Signatory

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemura
Secretary

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ENDORSEMENT

Attached to and forming a part of

Policy No.: 27511-234060977

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: LTS-1031725

The insurance afforded by this endorsement is only effective if the Land is used or is to be used primarily for residential purposes.

The Company insures against loss or damage sustained by the Insured by reason of lack of priority of the lien of the Insured Mortgage over

- (a) any environmental protection lien that, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge, or is filed in the records of the clerk of the United States district court for the district in which the Land is located, except as set forth in Schedule B; or
- (b) any environmental protection lien provided by any state statute in effect at Date of Policy, except environmental protection liens provided by the following state statutes:

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Lakeland Title Services

Brenda L. Murzyn
Authorized Signatory

Fidelity National Title Insurance Company

By:
Michael J. Nolan
President

ATTLST:
Marjorie Nemec
Secretary

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ENDORSEMENT

Attached to and forming a part of

Policy No.: 27511-234060977

Issued By

FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: LTS-1031725

The Company insures against loss or damage sustained by the Insured by reason of:

1. Present violations of any restrictive covenants referred to in Schedule B that restrict the use of the Land or the forfeiture or reversion of Title by reason of any provision contained in the restrictive covenants. As used in this paragraph 1, the words "restrictive covenants" do not refer to or include any covenant, condition, or restriction (a) relating to obligations of any type to perform maintenance, repair, or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that a notice of a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy and is not excepted in Schedule B.
2. Any charges or assessments in favor of any association of owners, that are provided for in any document referred to in Schedule B, due and unpaid at Date of Policy.
3. The enforced removal of any existing structure on the Land (other than a boundary wall or fence) because it encroaches onto adjoining land or onto any easements.
4. The failure of the Title by reason of a right of first refusal to purchase the Land that was exercised or could have been exercised at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Lakeland Title Services

Brenda L. Murzyn
Authorized Signatory

Fidelity National Title Insurance Company

By:
Michael J. Nolan
President

ATTEST:
Marjorie Nemulara
Secretary

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PLAT OF SURVEY

LOT 18 IN BLOCK 2 IN ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- ✚ FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- OPEN UD MANHOLE
- CLOSED UD MANHOLE
- INLET
- ☼ STREET LIGHT
- WATER MAIN
- VALVE
- HYDRANT
- EXISTING UTILITY POLE
- EXISTING B-BOX
- EXISTING FENCE

SURFACE LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING PAVERS
- EXISTING DECK/COVERED PORCH

ABBREVIATIONS:

- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- TF TOP OF FOUNDATION
- GF GARAGE FLOOR
- LO LOOK OUT
- WO WALK OUT
- WW WINDOW WELL
- DS DROP SIDING
- BL BRICK LEDGE
- SP SUMP PUMP

BENCHMARK

*X ON BACK OF CURB OPPOSITE FIRE HYDRANT NEAR THE SOUTHWEST CORNER OF LOT 18. ELEV=702.79

PROPERTY ADDRESS

4 MESSINA COURT
THULEY PARK, IL

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

STATE OF ILLINOIS)

COUNTY OF WILL)

I, BRIAN MALONE, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MOKENA, ILLINOIS, AUGUST 13, 2025

LICENSE EXPIRES 11/30/26
PROFESSIONAL LAND SURVEYOR NO. 036 003974

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.



MARTIN M. Engineering, Inc.

SITE DESIGN CIVIL ENGINEERS & SURVEYORS

20123 OAKWOOD DRIVE

MOKENA, ILLINOIS 60448

PHONE: (708) 995-1323

FAX: (708) 995-1384

LICENSE NO. 184 003285-0010

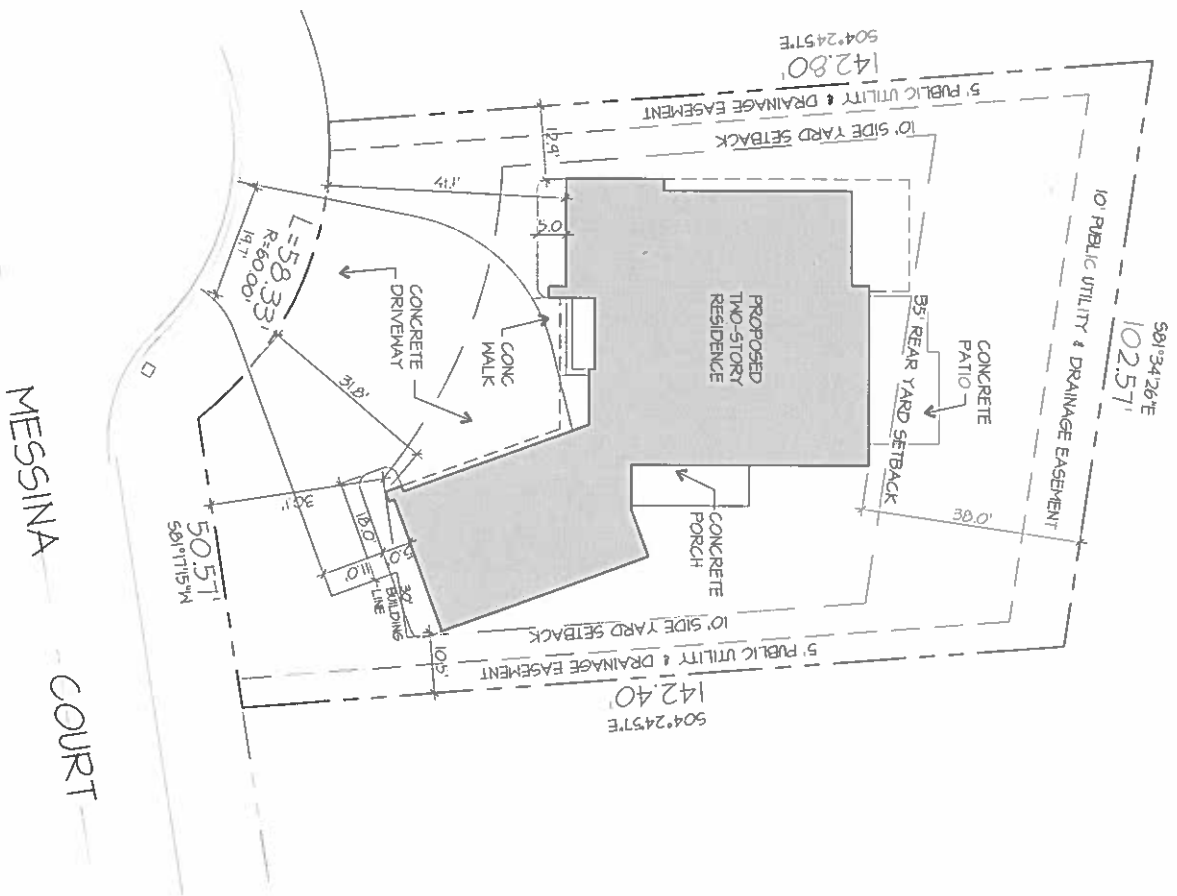
ORDERED BY: TERRANCE REESE

SCALE: 1"=20' JOB NO. 23-136; FINAL GRADE SURVEY

BASIS OF BEARINGS: APPROVED PLAT FOR ODYSSEY CLUB



EXISTING ZONING R-2			
TOTAL LAND AREA	PROPOSED	CODE REQUIRED	
14,100 SF	14,100 SF	13,000 SF MIN.	
BUILDING AREA	3,697 SF		
FRONT	50.1 FEET		
SIDE	12.9 FEET		
REAR	12.9 FEET		
PARKING	24.4 FEET		
GREEN SPACE	24.4 FEET		
LOT COVERAGE	26.4%		



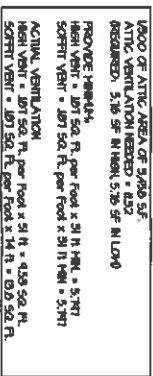
LAND PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
GENERAL CONTRACTING
www.lgundergroup.com

NEW SINGLE FAMILY RESIDENCE
REESE RESIDENCE
Tinley Park, Illinois

PREPARED FOR: [REDACTED]
 PREPARED BY: [REDACTED]
 DATE: 2024-09-17
 SCALE: 1/8" = 1'-0"
 SHEET: S-1.0
 TOTAL SHEETS: 1

PROPOSED NEW RESIDENCE

4 Messina Court
Tinley Park, Illinois 60477

**TINLEY PARK ADOPTED CODES**

2021	INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2014	NATIONAL ELECTRIC CODE WITH/LOCAL AMENDMENTS
	ILLINOIS STATE PLUMBING CODE WITH/LOCAL AMENDMENTS
2021	INTERNATIONAL MECHANICAL CODE WITH/LOCAL AMENDMENTS
2021	INTERNATIONAL FIRE CODE WITH/LOCAL AMENDMENTS
2021	INTERNATIONAL REB GAS CODE WITH/LOCAL AMENDMENTS
2018	ILLINOIS ENERGY CONSERVATION CODE (CLIMATE ZONE 5)
	UNIFORM FLOOD ZONING CODE



- UTILITY CONNECTIONS, HEATING, VENTILATION, AIR CONDITIONING, LOCALIZATION, FEES, PERMITS, ETC.
- LANDSCAPE LIGHTING
- LANDSCAPE DESIGN
- RECREATION DESIGN
- SCULPTURE DESIGN
- SOLAR DESIGN
- WATER SPLITTING / FILTRATION
- REVERSE OSMOSIS SYSTEMS
- PAVING
- FURNITURE, DRIVEWAY UNIFORMS
- APPLIANCES
- LIGHT FIXTURE SELECTIONS
- HANDICAP ACCESSIBILITY
- LIGHT FIXTURES
- INTERIOR DESIGN

I hereby certify, to the best of my knowledge and belief, that these plans have been drawn under my supervision and comply with all applicable building and zoning ordinances and codes of

COOK COUNTY, IL

LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

1010 OSLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 769-4400
WWW.LINDENGROUPINC.COM

NEW SINGLE FAMILY RESIDENCE
REESE RESIDENCE

Tinley Park, Illinois

DATE	2-20-23	BJ	DESCRIPTION	
	4-11-23	SF/BJ	PRELIMINARY DESIGN REVIEW	
	7-10-23	SF	ISSUED FOR PERMIT	
	9-26-23	SF	PLAN REVIEW REVISIONS	△
	12-22-2023	SF	OWNER REVISIONS	△
PROJECT NUMBER				
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COVER SHEET

PREL NAME

A-0.0

DETAILED GRADING PLAN

LOT 18 IN BLOCK 2 IN ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES:

WATER AND SEWER SERVICES
WATER SERVICE TO BE 1-1/2" MIN. TYPE K COPPER W/ NO COUPLINGS MIN. DEPTH 5'.
SEWER SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%
SANITARY & WATER SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
MIN. SEPARATION OF WATER AND SANITARY SERVICES 10'
EROSION CONTROL TO BE APPLIED AFTER THE ILLINOIS URBAN MANUAL, LATEST EDITION
CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION. FOR BUILDING LINES, EXISTING CONDITIONS MUST BE SHOWN. NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.
FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT JULLIE, TOLL FREE 1-800-882-0123
EXISTING TOPOGRAPHIC AND BOUNDARY FIELD WORK WAS PERFORMED ON 8/28/23.
CURRENT ZONING = R-2 P.U.D.
SITE BENCHMARK "X" MARKED ON THE BACK OF CURB OPPOSITE THE FIRE HYDRANT NEAR THE EXTENSION OF THE WEST LINE OF LOT 18, ELEV.=702.78
DINNER: TERRANCE REESE

LOT COVERAGE

LOT AREA = 14,761 SF
BUILDING AREA = 1,297 SF
BUILDING COVERAGE = 22.35%
DRIVEWAY & SIDEWALKS = 1,718 SF
COVERED PORCH = 51 SF
DECK = 248 SF
TOTAL COVERAGE = 5,314 SF (36.02%)

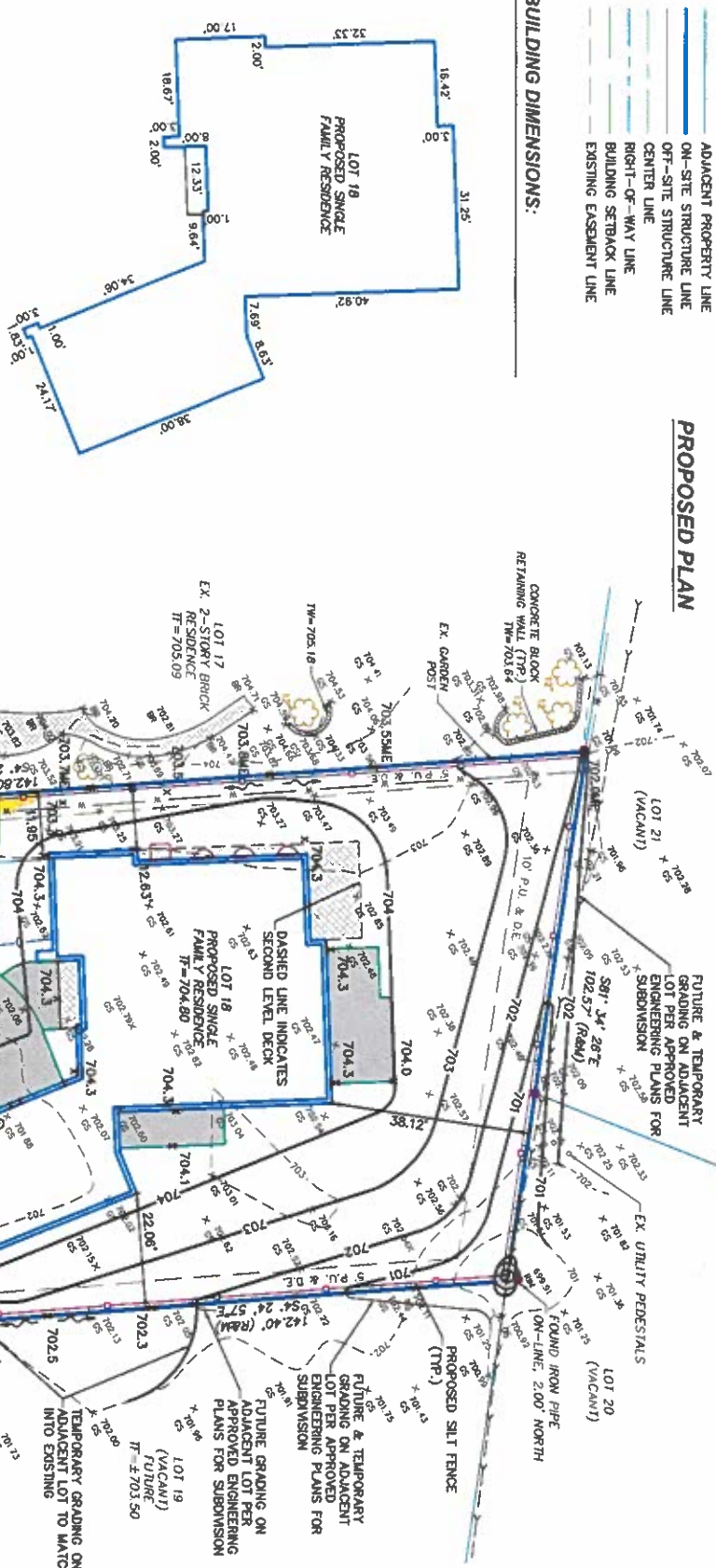


EXP: 11/10/23

GRAPHIC SCALE



PROPOSED PLAN



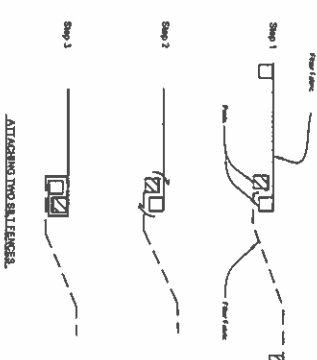
LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

BUILDING DIMENSIONS:

- ### LEGEND FOR OBJECTS
- | EXISTING | PROPOSED |
|-------------------------------------|-------------------------------------|
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| CATCH BASIN | CATCH BASIN |
| OPEN LID MANHOLE | OPEN LID MANHOLE |
| CLOSED LID MANHOLE | CLOSED LID MANHOLE |
| INLET | INLET |
| WATER MAIN | WATER MAIN |
| VALVE | VALVE |
| HYDRANT | HYDRANT |
| FLARED END | FLARED END |
| STREET LIGHT | STREET LIGHT |
| UTILITY POLE | UTILITY POLE |
| B-BOX | B-BOX |
| RETAINING WALL | RETAINING WALL |
| SILT FENCE | SILT FENCE |
| CONTOUR | CONTOUR |
| 100-YEAR OVERFLOW PATH | 100-YEAR OVERFLOW PATH |
| STORM STRUCTURE W/ INLET PROTECTION | STORM STRUCTURE W/ INLET PROTECTION |
| EX. TREE TO BE REMOVED | EX. TREE TO BE REMOVED |

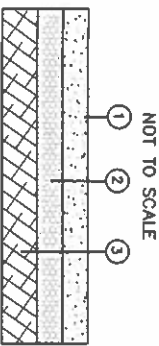
SILT FENCE PLAN



ABBREVIATIONS:

- | P.U. & D.E. | TOP OF CURB ELEVATION |
|------------------------------------|-----------------------|
| PUBLIC UTILITY & DRAINAGE EASEMENT | XXX.XXX |
| NO FENCE | XXX.XXX |
| NO ACCESS | XXX.XXX |
| LANDSCAPE COVENANT | XXX.XXX |
| B.S.L. | XXX.XXX |
| TOP OF FOUNDATION | XXX.XXX |
| GARAGE FLOOR | XXX.XXX |
| LOOK OUT | XXX.XXX |
| WALK OUT | XXX.XXX |
| WINDOW WELL | XXX.XXX |
| DOWN SPOUT | XXX.XXX |
| BRICK LEDGE | XXX.XXX |
| SUMP PUMP | XXX.XXX |
| TREE LINE | XXX.XXX |
- NOTE: ADD 700 TO ALL PROPOSED SPOT GRADES

TYPICAL CONCRETE PAVEMENT SECTION



PAVEMENT LEGEND

- | | | |
|------------------------------|-------------------|-----------------------------|
| PROPOSED CONCRETE | PROPOSED PAVERS | PROPOSED DECK/COVERED PORCH |
| EXISTING BITUMINOUS PAVEMENT | EXISTING CONCRETE | PROPOSED GRAVEL |

LOT 18 ~ BLOCK 2 - ODYSSEY CLUB PHASE 1

4 MESSINA COURT
TINLEY PARK, ILLINOIS

DETAILED GRADING PLAN

DRAWN BY: BMM
SCALE: 1"=20'

CHECKED BY: BMM
DATE: 09/11/23

JOB NUMBER: 23-136
SHEET: 1 OF 1

MARTIN M. Engineering, Inc.

SITE DESIGN CIVIL ENGINEERS & SURVEYORS

20723 OAKWOOD DRIVE

MOKEENA, ILLINOIS 60448

VOICE: (708) 995-1223

FAX: (708) 995-1384

LICENSE NO. 184.005285-0010

PLAT OF SURVEY

LOT 18 IN BLOCK 2 IN ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CROSS IN CONCRETE

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- OPEN UD MANHOLE
- CLOSED UD MANHOLE
- INLET
- STREET LIGHT
- WATER MAIN
- VALVE
- HYDRANT
- EXISTING UTILITY POLE
- EXISTING B-BOX
- EXISTING FENCE

SURFACE LEGEND

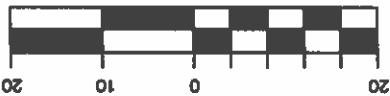
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING PAVERS
- EXISTING DECK/COVERED PORCH

ABBREVIATIONS:

- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- TF TOP OF FOUNDATION
- GF GARAGE FLOOR
- LO LOOK OUT
- WO WALK OUT
- WW WINDOW WELL
- DS DROP SIDING
- BL BRICK LEDGE
- SP SUMP PUMP

BENCHMARK

"X" ON BACK OF CURB OPPOSITE FIRE HYDRANT NEAR THE SOUTHWEST CORNER OF LOT 18. ELEV=702.79



(IN FEET)
1 INCH = 20 FT.

STATE OF ILLINOIS)
() SS
COUNTY OF WILL)

I, BRIAN MALONE, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MOKENA, ILLINOIS, DECEMBER 6, 2023.

LICENSE EXPIRES 11/30/24
PROFESSIONAL LAND SURVEYOR NO. 035.003974

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.



MARTIN M. Engineering, Inc.

SITE DESIGN CIVIL ENGINEERS & SURVEYORS

20123 OAKWOOD DRIVE

MOKENA, ILLINOIS 60448

VOICE: (708) 995-1323

FAX: (708) 995-1384

LICENSE NO. 184.005285-0010

ORDERED BY: TERRANCE REESE

SCALE: 1"=20' JOB NO. 23-136: SPOT SURVEY

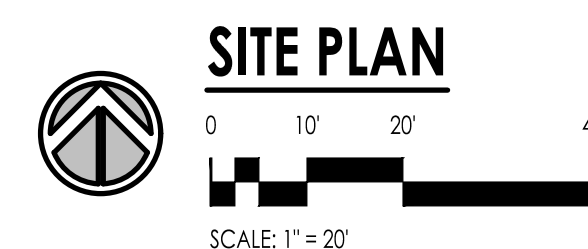
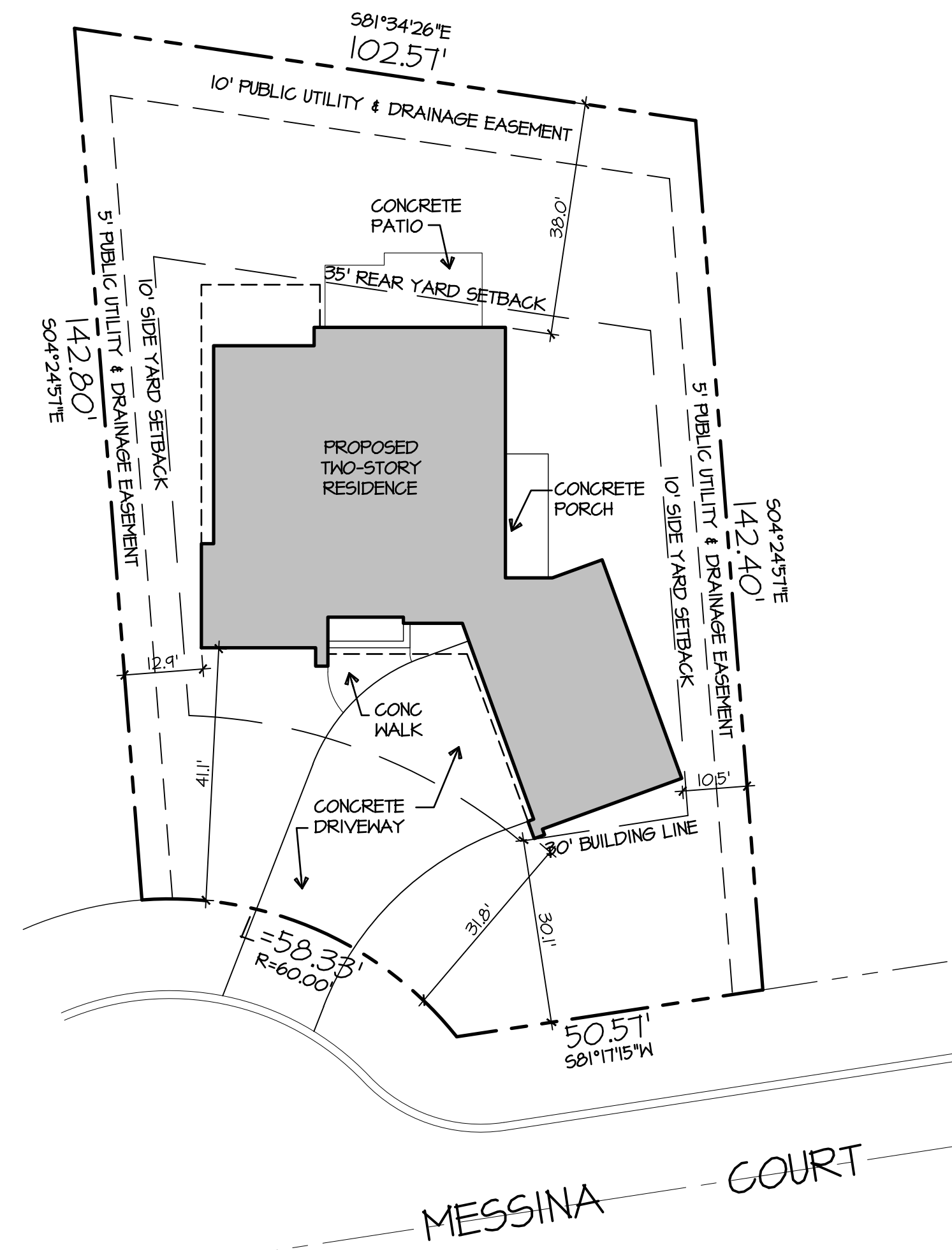
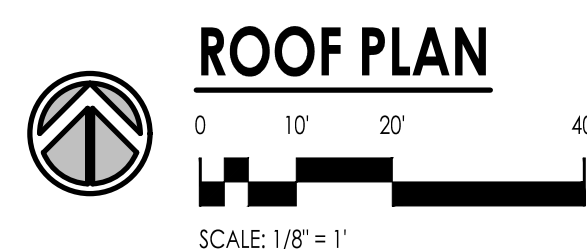
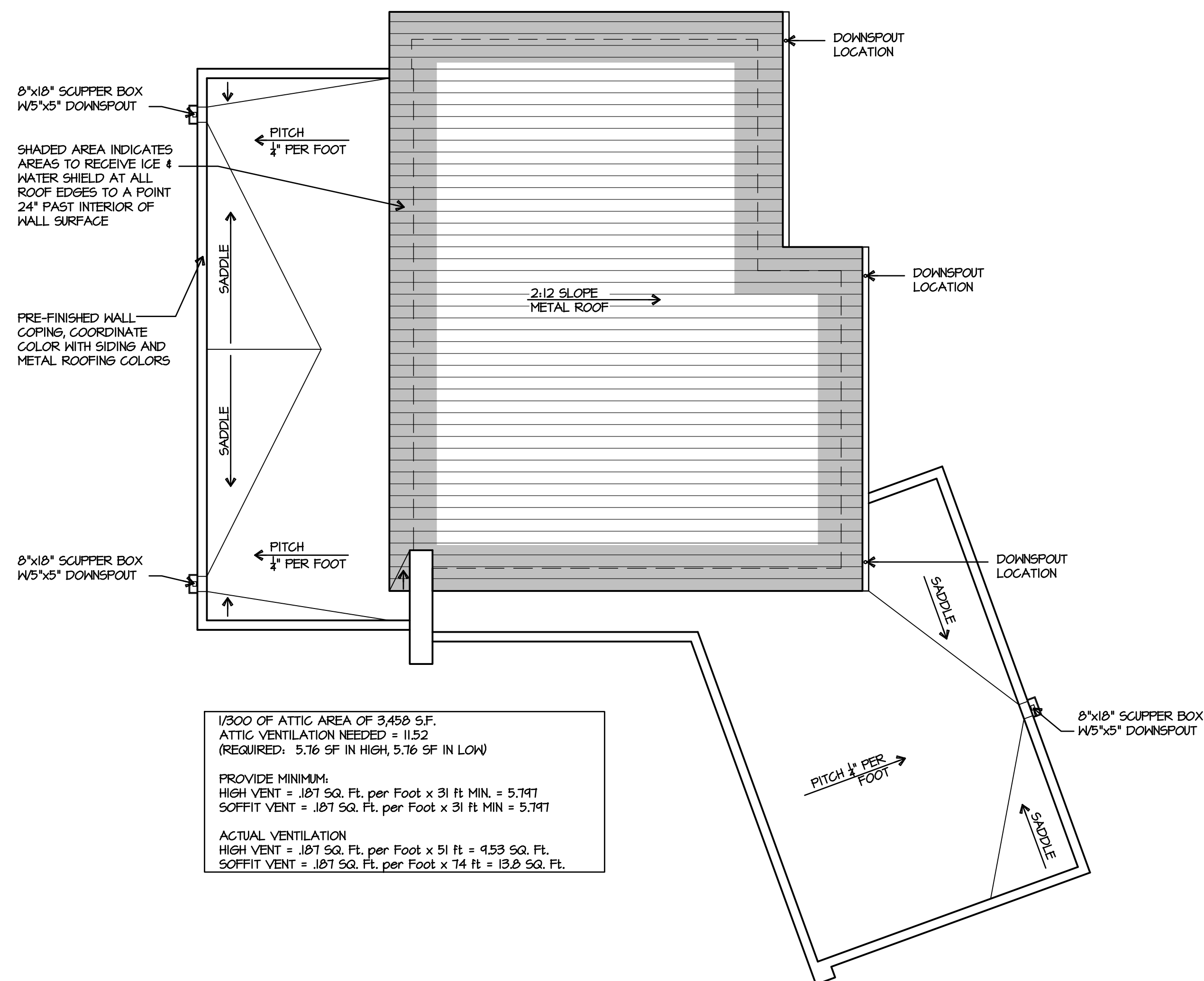
BASIS OF BEARINGS: APPROVED PLAT FOR ODYSSEY CLUB

PROPOSED NEW RESIDENCE

4 Messina Court Tinley Park, Illinois 60477

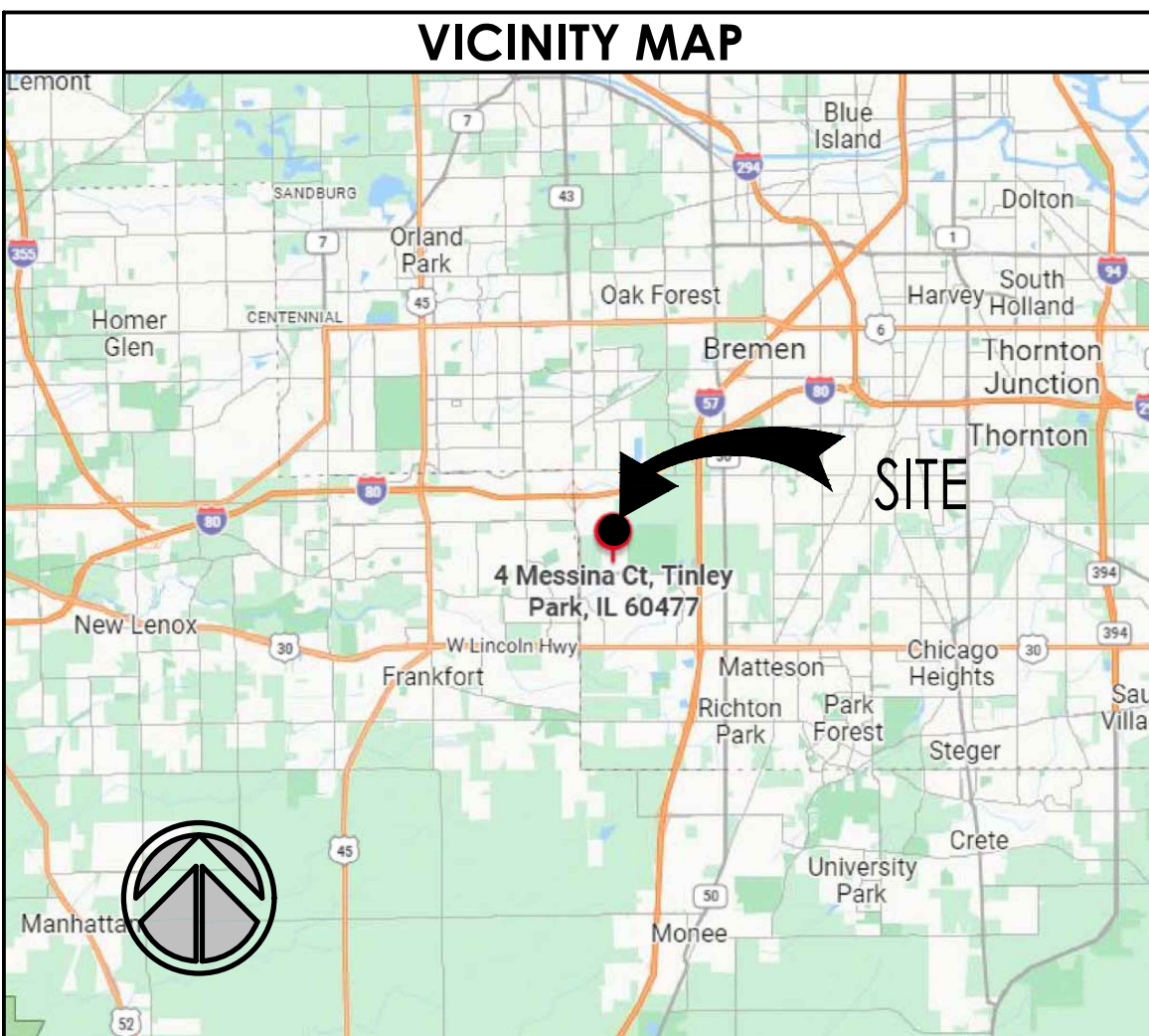
Note:
Construction performance bond required for sanitary sewer connection in road. Bond shall be submitted to Community Development prior to any construction in road and R.O.W.

Reviewed for Code Compliance
Village of Tinley Park
Community Development Department
Michael J. Coleman - Building Official
October 27, 2023



SHEET INDEX	
A-0.0	TITLE SHEET, ARCHITECTURAL SITE PLAN
A-1.0	FOUNDATION PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND FLOOR PLAN
A-2.0	STRUCTURAL PLAN
A-3.0	BASEMENT ELECTRICAL PLAN
A-3.1	FIRST FLOOR ELECTRICAL PLAN
A-3.2	SECOND FLOOR ELECTRICAL PLAN
A-4.0	FRONT ELEVATION
A-5.0	BUILDING SECTIONS
A-5.1	BUILDING SECTIONS
A-5.2	BUILDING SECTION AND DETAILS
A-7.0	SCHEDULES and PLUMBING RISERS
A-8.0	FIRST FLOOR HVAC PLAN
A-8.1	SECOND FLOOR HVAC PLAN
A-9.0	SPECIFICATIONS

TINLEY PARK ADOPTED CODES	
2021	INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2014	NATIONAL ELECTRIC CODE W/LOCAL AMENDMENTS
	ILLINOIS STATE PLUMBING CODE W/LOCAL AMENDMENTS
2021	INTERNATIONAL MECHANICAL CODE W/LOCAL AMENDMENTS
2021	INTERNATIONAL FIRE CODE W/LOCAL AMENDMENTS
2021	INTERNATIONAL FUEL GAS CODE W/LOCAL AMENDMENTS
2018	ILLINOIS ENERGY CONSERVATION CODE (CLIMATE ZONE 5)
	TINLEY PARK ZONING CODE



ITEMS COORDINATED BY BUILDER / OWNER	
- UTILITY CONNECTIONS, METER LOCATIONS, FEES, PERMITS, ETC.	- FENCING
- LANDSCAPE LIGHTING	- FINAL DRIVEWAY LAYOUT
- LANDSCAPE DESIGN	- APPLIANCES
- IRRIGATION DESIGN	- LIGHT FIXTURE SELECTIONS
- SECURITY SYSTEM	- MILLWORK & CABINETRY
- LOW VOLTAGE	- CLOSET SYSTEMS
- WATER SOFTENER / FILTRATION	- INTERIOR DESIGN
- REVERSE OSMOSIS SYSTEM	

REFER TO CIVIL ENGINEERING DESIGN BY

I hereby certify, to the best of my knowledge and belief, that these plans have been drawn under my supervision and comply with all applicable building and zoning ordinances and codes of COOK COUNTY, IL

4-7-2023
Date
Professional Design Firm: 184-000209
Expiration Date: 2021-04-30

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WWW.LINDENGROUPINC.COM

NEW SINGLE FAMILY RESIDENCE
REESE RESIDENCE
Tinley Park, Illinois



DATE	DESCRIPTION
2-20-23	PRELIMINARY DESIGN REVIEW
4-11-23	PRELIM BID SET
7-10-23	ISSUED FOR PERMIT
9-26-23	PLAN REVIEW REVISIONS

2022-0210
PROJECT NUMBER

DATE
SF/BJ
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SF
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COVER SHEET

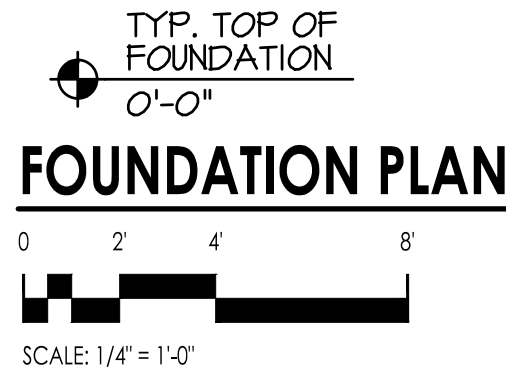
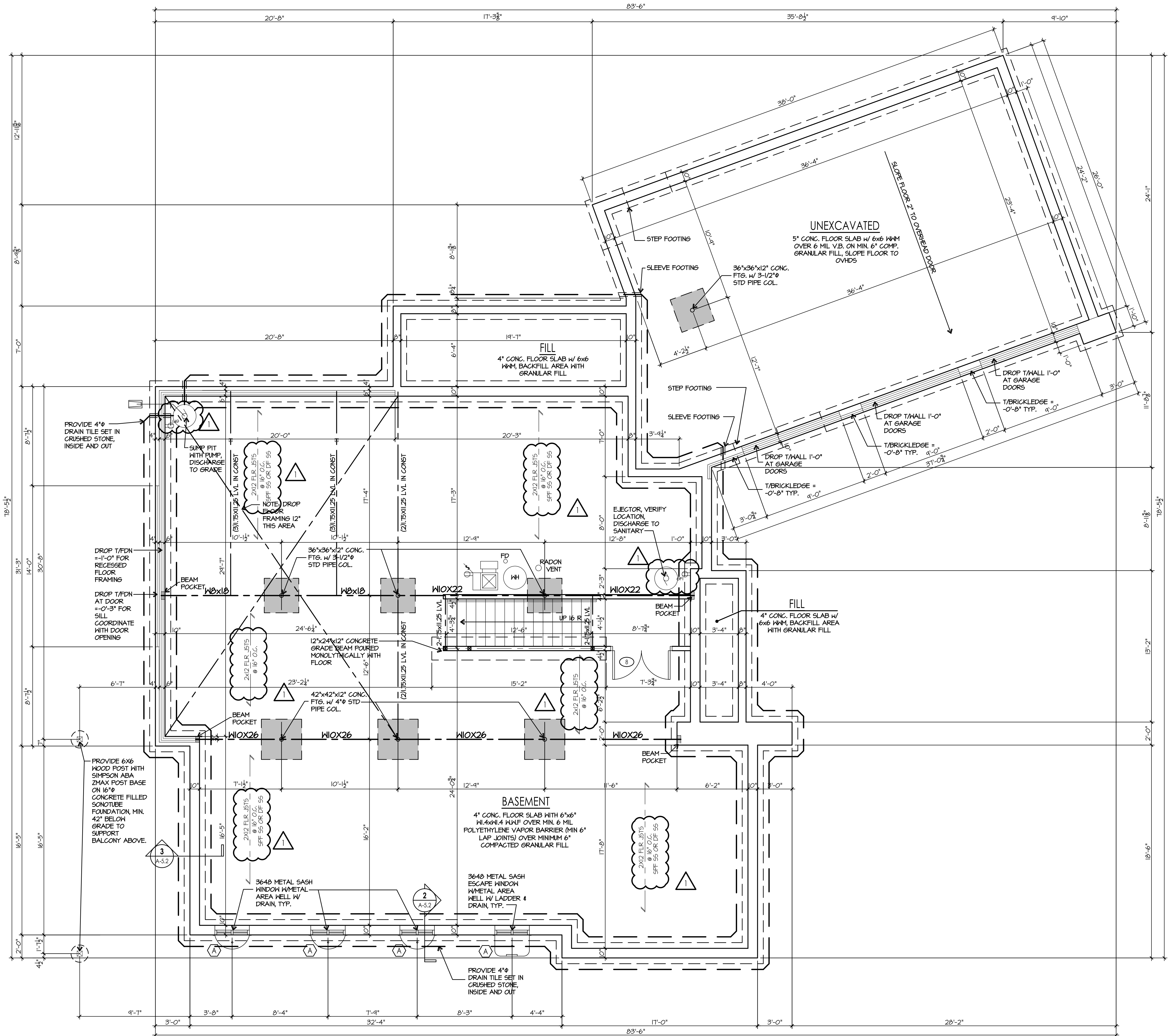
SHEET NAME
A-0.0
SHEET

FOUNDATION GENERAL NOTES

- ALL VERTICAL OPENINGS IN THE TOP AND BOTTOM PLATES OF EACH SEPARATE LEVEL OR FLOOR (BASEMENT, FIRST OR SECOND FLOOR), MADE BY ANY MECHANICAL SYSTEM (ELECTRIC, PLUMBING, HEATING, ETC.) MUST BE FIRE STOPPED. THESE HOLES MUST BE FILLED OR ENCLOSED USING CAULK, SHEET METAL OR WOOD, NOT INSULATION.
- DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, PERFORATED PIPE OR OTHER APPROVED SYSTEMS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE INTO AN APPROVED DRAINAGE SYSTEM. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MIN. OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6" OF THE SAME MATERIAL.
- PROVIDE INSIDE TO OUTSIDE DRAIN TILE CONNECTION EVERY 60 FT. MIN. (TYP.)
- ALL DOWNSPOUTS SHALL TERMINATE INTO A BELOW GRADE DRAIN TILE AND RUN AWAY FROM HOUSE, DISCHARGE ACCORDINGLY W/ RODENT STOPS.
- TYPICAL FOOTING DESIGNED FOR 3000 psf CONC. AND 3000 psf SOIL CAPACITY, REFER TO SOIL BEARING REPORT AS PREPARED BY OTHERS.
- PROVIDE CONTROL JOINTS IN BASEMENT CONCRETE SLAB AS REQUIRED TO ISOLATE CRACKING AT PRE SELECTED LOCATIONS. JOINTS TO ORIGINATE FROM LOAD BEARING COLUMNS AND TERMINATE AT EXTERIOR PERIMETER FOUNDATION WALLS. VERIFY LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- VERIFY ALL STEPPING AND LEDGINGS WITH GRADING CONDITIONS AND CIVIL DRAWINGS.
- VERIFY AND COORDINATE ALL UTILITY LOCATIONS, CONNECTIONS AND METERS WITH CIVIL DRAWINGS. NOTIFY OWNER / ARCHITECT OF ANY NEEDED PLUMBING OR HVAC LOCATON CHANGES.
- FINAL TJI JOIST DESIGN AND LAYOUT SHALL BE PREPARED BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
- EJECTOR PUMP AND WASTE WATER TO DISCHARGE INTO SEPTIC SYSTEM, DESIGNED BY OTHERS.

FOUNDATION INSULATION

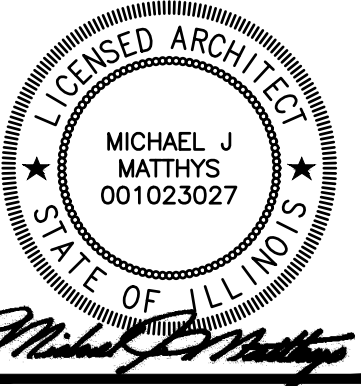
ALL FOUNDATION PERIMETER WALLS AT SHALL HAVE R-15 BASEMENT UTILITY BLANKET INSULATION



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WWW.LINDENGROUPINC.COM

NEW SINGLE FAMILY RESIDENCE
REESE RESIDENCE

Tinley Park, Illinois



DRAWN	DESCRIPTION
BJ	PRELIMINARY DESIGN REVIEW
SF	PRELIM BID SET
SF	ISSUED FOR PERMIT
SF	PLAN REVIEW REVISIONS

DATE
2-20-23
4-11-23
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FOUNDATION PLAN

SHEET NAME

A-1.0

SHEET

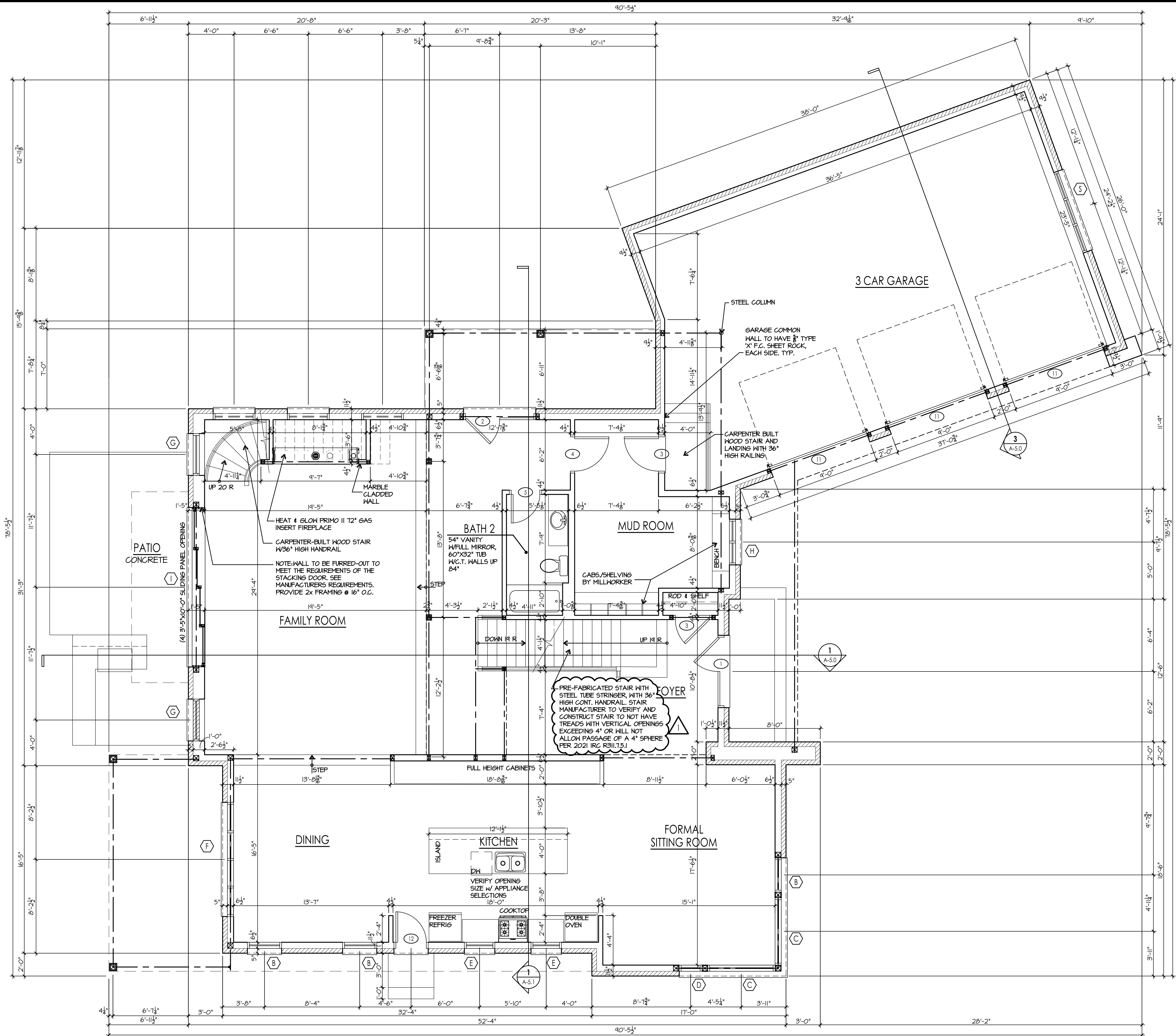
GENERAL FLOOR PLAN NOTES

1. ALL CABINET / MILLWORK DESIGN BY OTHERS AND COORDINATED WITH POWER / LIGHTING BY E.C.
2. VERIFY ALL FLOOR FINISHES & FLOORING TRANSITIONS.
3. ALL HVAC / DUCTWORK LAYOUT AND DESIGN IS "DESIGN-BUILD" AND TO BE COORDINATED WITH CONTRACT DOCUMENTS BY CONTRACTOR.
4. VERIFY TRIM PACKAGE, TRIM TO BE PAINTED UNLESS NOTED OTHERWISE.
5. ALL KITCHEN & LAUNDRY APPLIANCES SELECTED BY OWNER INSTALLED BY E.C.
6. WRAP ALL SANITARY DRAIN LINES IN WALL CAVITIES OR FLOORS WITH SOUND INSULATION. PROVIDE SOUND INSULATION IN FLOORS AND WALLS OF ALL BATHROOMS, TYP. PROVIDE SOUND BATTS THROUGHOUT SECOND FLOOR.
7. ALL EXH. FANS SHALL BE VENTED TO OUTSIDE AIR AND SHALL BE CONSTRUCTED OF NON-FLEXIBLE GALVANIZED IRON OR STAINLESS STEEL.
8. MAINTAIN ALL DUCT OPENINGS, KEEP COVERED DURING CONSTRUCTION & CLEAN OF DEBRIS.
9. AREAS THAT DO NOT MEET THE MINIMUM NATURAL LIGHT & VENT REQUIREMENTS ARE TO BE MADE UP BY ARTIFICIAL AND MECHANICAL MEANS.
10. VERIFY ALL SELECTIONS BELOW WITH OWNER: APPLIANCES, MILLWORK, DOOR FINISHES, PLUMBING FIXTURES, LIGHT FIXTURES, AND BUILT-INS.
11. SEE ELECTRICAL AND STRUCTURAL DRAWINGS FOR CEILING AND SOFFIT INFORMATION.
12. ALL HOT WATER PIPES SHALL BE INSULATED.
13. PROVIDE OPTION FOR 3 PIPE HOT WATER RECIRCULATING SYSTEM & PUMP.
14. SEE ELECTRICAL PLANS FOR HOSE BIB LOCATIONS.
15. PROVIDE FLUSH TRENCH STYLE DRAINS AT ALL WALK-IN SHOWERS.
16. COMBUSTIBLE CONSTRUCTION SHALL BE MIN. 1" FROM COMBUSTIBLE MATERIAL.
17. FACTORY BUILT CHIMNEYS THAT PASS THROUGH INSULATED ASSEMBLIES SHALL BE PROTECTED WITH AN INSULATION SHIELD OF NOT LESS THAN 26 GA. STEEL AND SHALL PROVIDE CLEARANCE AS SPECIFIED PER MANUFACTURERS SPECIFICATION.



FIRST FLOOR PLAN

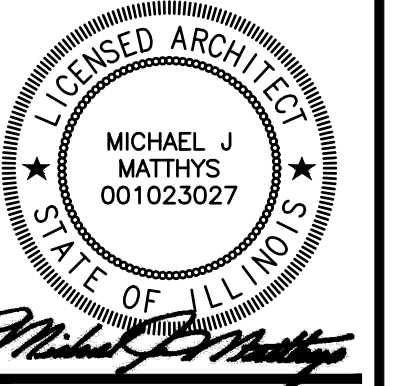
0 2 4 8
SCALE: 1/4" = 1'-0"



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FIRST FLOOR PLAN

SHEET NAME
A-1.2
SHEET

GENERAL FLOOR PLAN NOTES

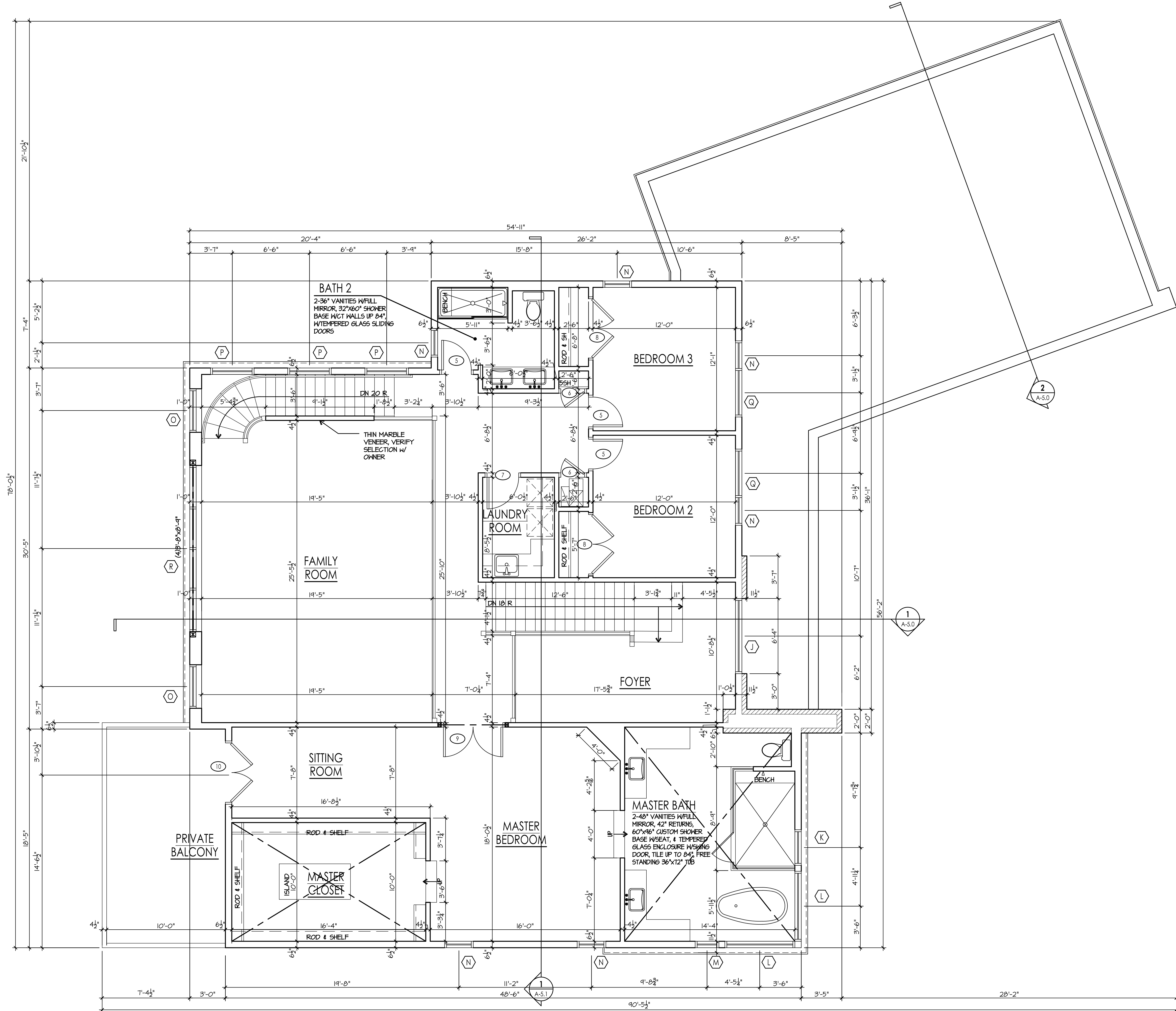
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3. ALL HVAC / DUCTWORK LAYOUT AND DESIGN IS "DESIGN-BUILD" AND TO BE COORDINATED WITH CONTRACT DOCUMENTS BY CONTRACTOR.
4. VERIFY TRIM PACKAGE, TRIM TO BE PAINTED UNLESS NOTED OTHERWISE.
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1

SECOND FLOOR PLAN

0 2' 4' 8'

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



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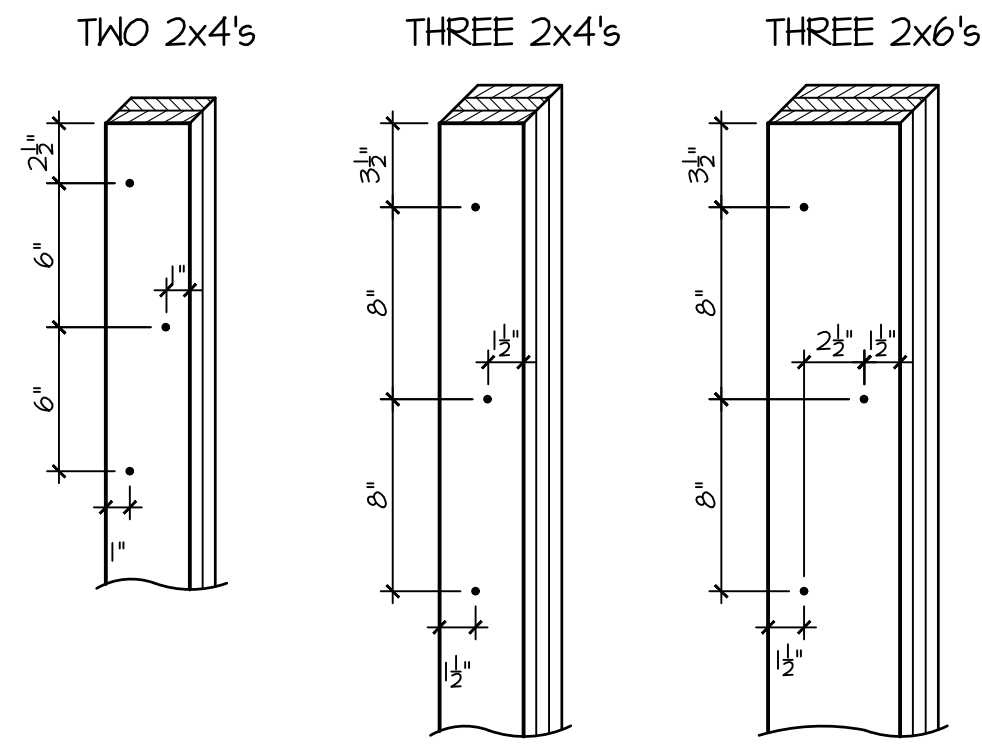
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SECOND FLOOR PLAN

SHEET NAME
A-1.3
SHEET



TWO 2x4's: ONE ROW OF STAGGERED 10d COMMON WIRE NAILS (D=0.148", L=3")
THREE 2x4's: ONE ROW OF STAGGERED 30d COMMON WIRE NAILS (D=0.207", L=4.5")
THREE 2x6's: TWO ROWS OF 30d COMMON WIRE NAILS (D=0.207", L=4.5")

NAILED BUILT-UP COLUMNS

- ADJACENT NAILS ARE TO BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN
- ALL NAILS MUST PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION
- 15D ≤ END DISTANCES 18D
- 20DS SPACING BETWEEN ADJACENT NAILS IN A ROW 6 Tmn
- 10DS SPACING BETWEEN ROWS OF NAILS 20D
- 5D ≤ EDGE DISTANCES 20D
- 2 OR MORE LONGITUDINAL ROWS OF NAILS ARE PROVIDED WHEN d ≥ 3 Tmn

WHERE: D = NAIL DIAMETER
d = DEPTH (FACE WIDTH) OF INDIVIDUAL LAMINATION
Tmn = THICKNESS OF THINNEST LAMINATION

WHEN ONLY ONE LONGITUDINAL ROW OF NAILS IS REQUIRED, ADJACENT NAILS SHALL BE STAGGERED. WHEN 3 OR MORE LONGITUDINAL ROWS OF NAILS ARE USED, NAILS IN ADJACENT ROWS SHALL BE STAGGERED.

UNLESS OTHERWISE NOTED ON PLAN:
OPENINGS UP TO 6'-0" TO BE 2-ply BUILT UP POST. OPENINGS FROM 6'-0" TO 10'-0" TO BE 3-ply BUILT UP POST. ALL OPENINGS GREATER THAN 10'-0" TO BE DOUGLAS FIR SOLID SAWN POST.

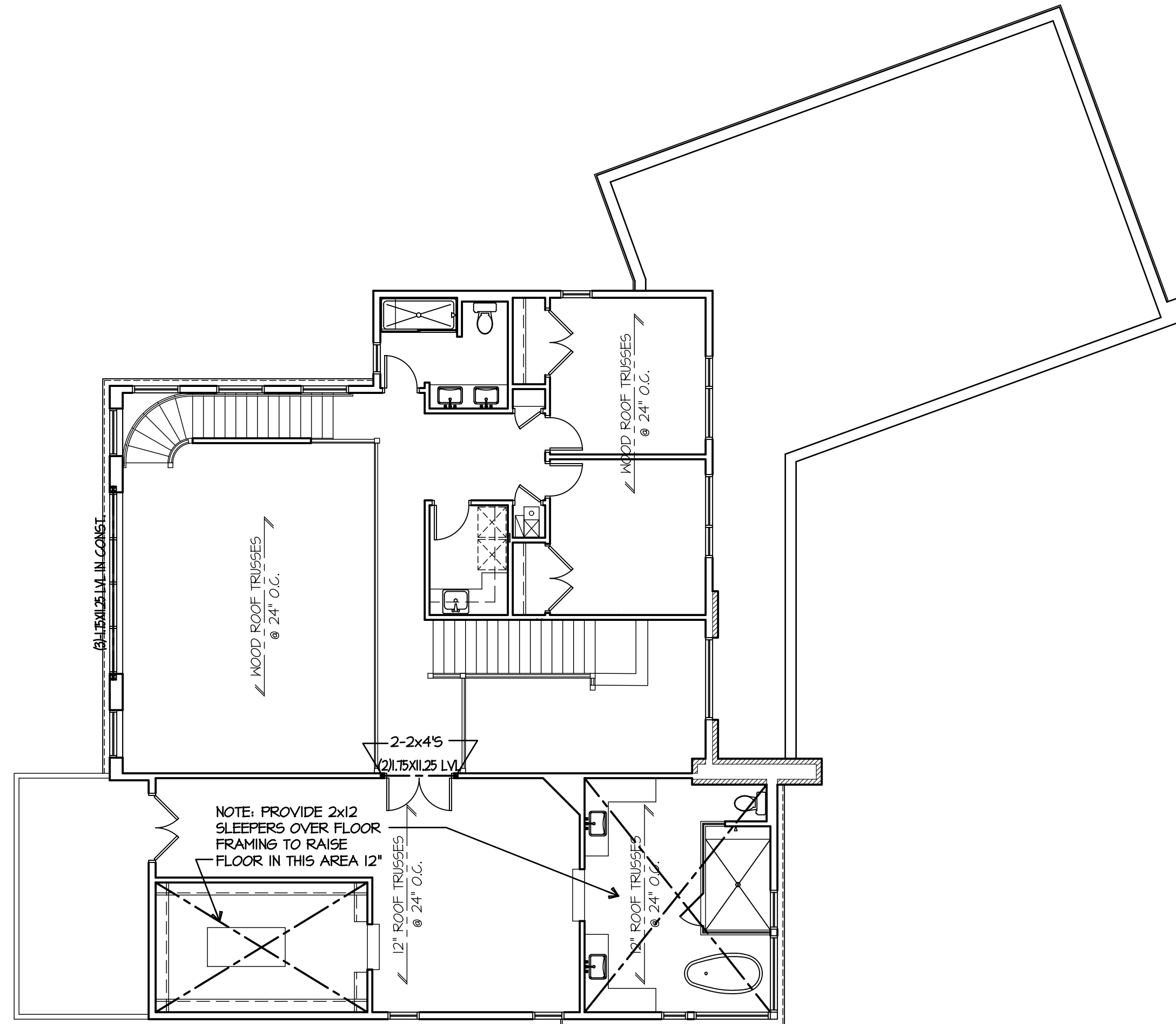
WIDTH OF ALL POSTS TO BE NOT LESS THAN WIDTH OF BEAM IT SUPPORTS

GENERAL FRAMING NOTES

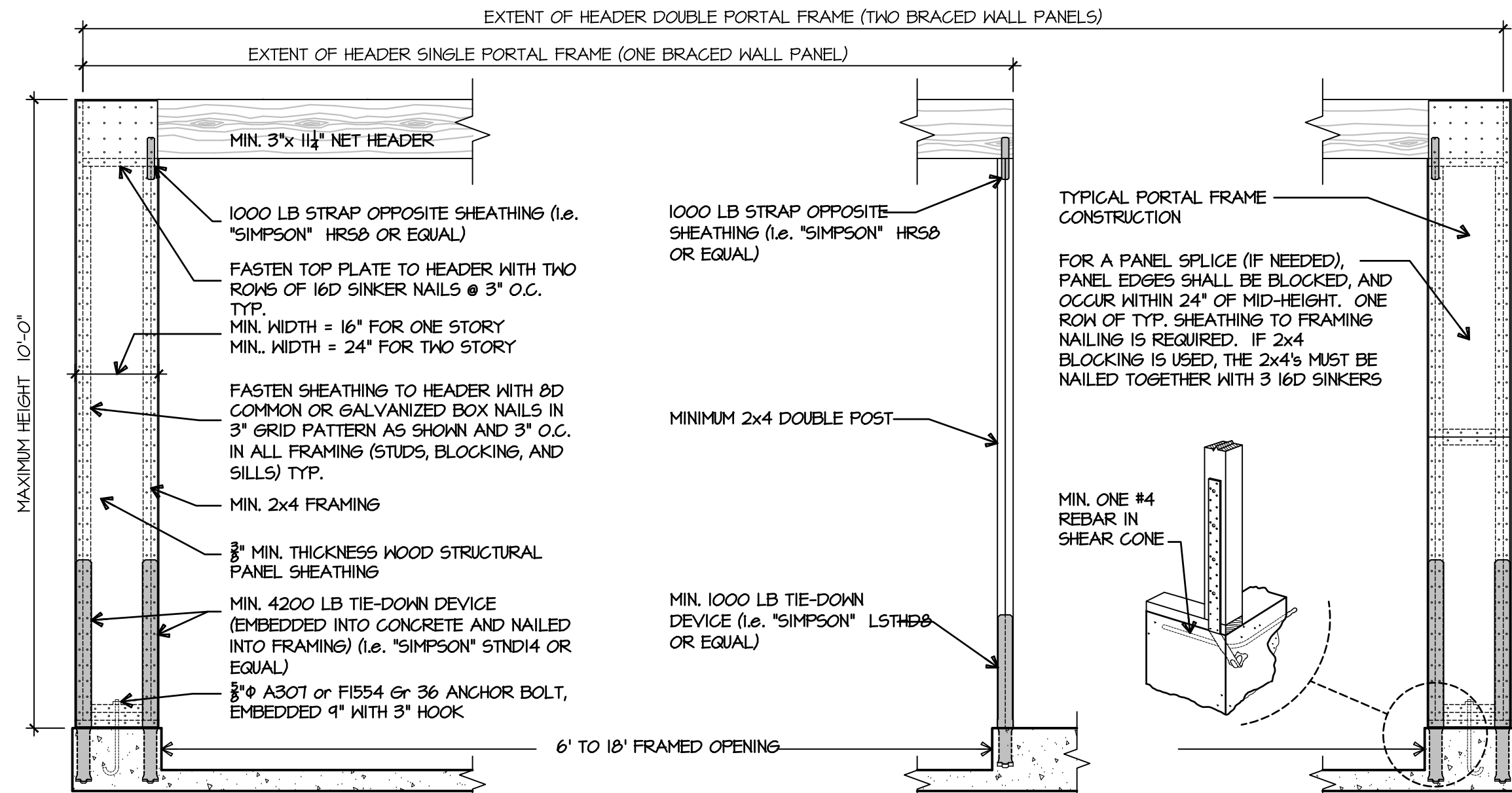
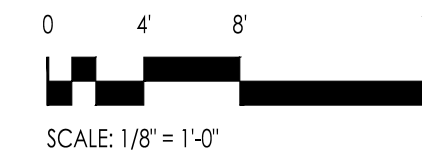
- THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH FRAMING CONTRACTOR, GENERAL CONTRACTOR AND ARCHITECT TO REVIEW DESIGN INTENT AND ALL QUESTIONS.
- TYPICAL DROPPED SOFFIT CONSTRUCTION TO BE 2x4 FRAMING @ 16" O.C. w/ 1/2" DRYWALL TO FINISH SIDE. PROVIDE DRAFT STOPPING AS REQ'D w/ 1/2" DRYWALL OR SOLID BLOCKING
- FINAL WOOD TRUSS DESIGN AND LAYOUT SHALL BE PREPARED BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
- FINAL TJI JOIST DESIGN AND LAYOUT SHALL BE PREPARED BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
- ALL EXTERIOR BEARING HEADERS TO BE 3-2X12'S w/1/2" PLYWOOD PLATES UNLESS OTHERWISE NOTED ON DRAWINGS

MISCELLANEOUS LINTELS: STEEL LINTELS FOR MASONRY OPENINGS NOT SHOWN ON DRAWINGS SHALL CONFORM TO THE FOLLOWING

OPENINGS UP TO 4'-0"	1-L 3½ x 3½ x ½	PER 4" WALL THICKNESS
OPENINGS 4'-0" TO 6'-0"	1-L 5½ x 3½ x ½	PER 4" WALL THICKNESS
OPENINGS 6'-0" TO 8'-0"	1-L 6 x 3½ x ½	PER 4" WALL THICKNESS
OPENINGS 8'-0" TO 10'-0"	1-L 6 x 3½ x ½	PER 4" WALL THICKNESS



SECOND FLOOR STRUCTURE PLAN



BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

R602.10.6.2

ALTERNATE BRACED WALL PANELS CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING PROVISIONS ARE ALSO PERMITTED TO REPLACE EACH 4 FEET OF BRACED WALL PANEL AS REQUIRED BY SECTION R602.10.4 FOR USE ADJACENT TO A WINDOW OR DOOR OPENING WITH A FULL-LENGTH HEADER:

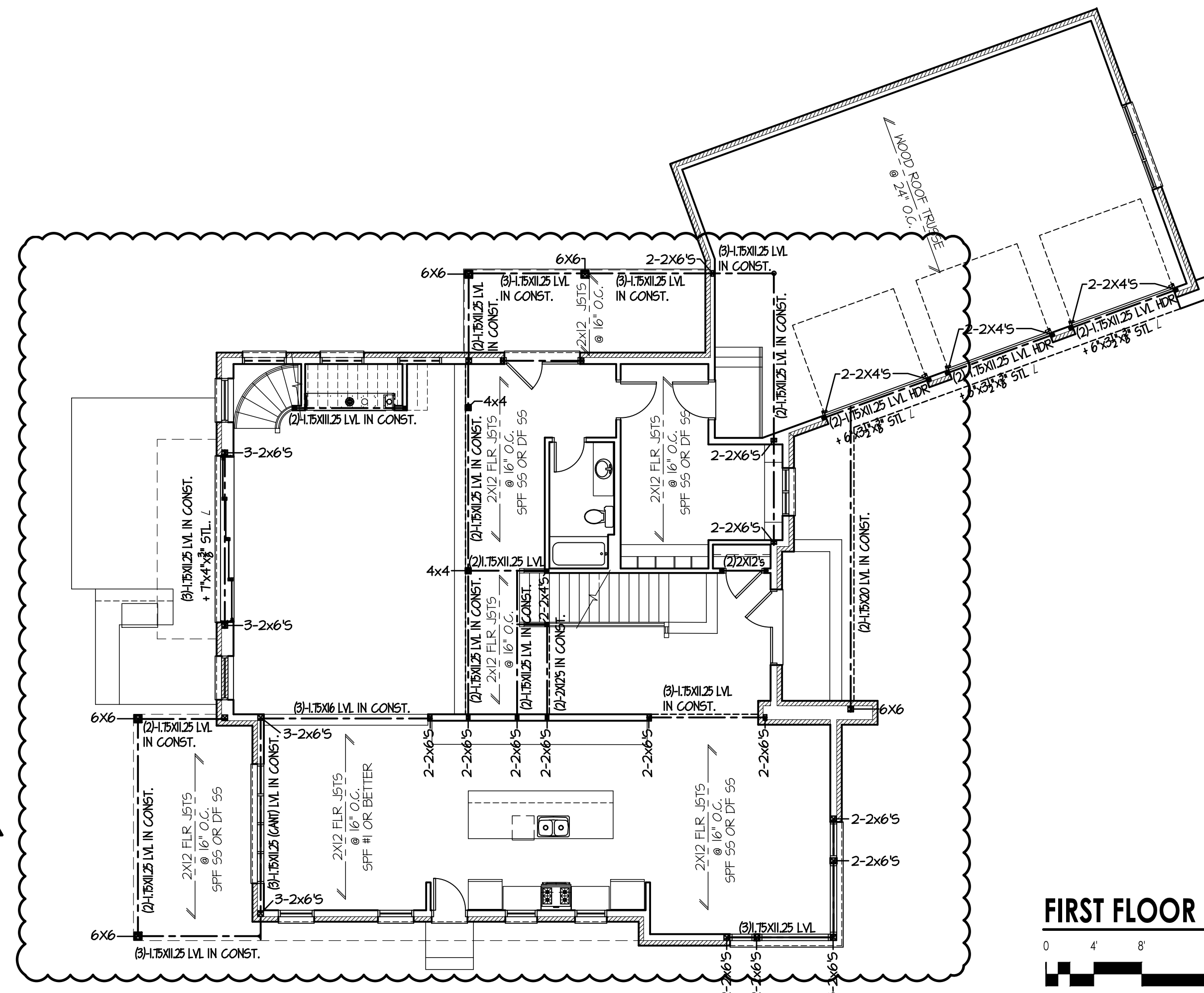
1. IN ONE-STORY BUILDINGS, EACH PANEL SHALL HAVE A LENGTH OF NOT LESS THAN 16 INCHES AND A HEIGHT OF NOT MORE THAN 10 FEET. EACH PANEL SHALL BE SHEATHED ON ONE FACE WITH A SINGLE LAYER OF 3/8 INCH-MINIMUM-THICKNESS WOOD STRUCTURAL PANEL SHEATHING NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS IN ACCORDANCE WITH FIGURE R602.10.6.2. THE WOOD STRUCTURAL PANEL SHEATHING SHALL EXTEND UP OVER THE SOLID SAWN OR GLUED-LAMINATED HEADER AND SHALL BE NAILED IN ACCORDANCE WITH FIGURE R602.10.6.2. USE OF A BUILT-UP HEADER CONSISTING OF AT LEAST TWO 2X12'S AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1) SHALL BE PERMITTED. A SPACER, IF USED, SHALL BE PLACED ON THE SIDE OF THE BUILT-UP BEAM OPPOSITE THE WOOD STRUCTURAL PANEL SHEATHING. THE HEADER SHALL EXTEND BETWEEN THE INSIDE FACES OF THE FIRST FULL-LENGTH OUTER STUDS OF EACH PANEL. THE CLEAR SPAN OF THE HEADER BETWEEN THE INNER STUDS OF EACH PANEL SHALL BE NOT LESS THAN 6 FEET AND NOT MORE THAN 18 FEET IN LENGTH. A STRAP WITH AN UPLIFT CAPACITY OF NOT LESS THAN 1000 POUNDS SHALL BE FASTENED TO THE SIDE OF THE INNER STUDS OPPOSITE THE SHEATHING. ONE ANCHOR BOLT NOT LESS THAN 3/4 IN DIAMETER AND INSTALLED IN ACCORDANCE WITH SECTION R403.1.6 SHALL BE INSTALLED IN THE CENTER OF EACH SILL PLATE. THE STUDS AT EACH END OF THE PANEL SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION WITH AN UPLIFT CAPACITY OF NOT LESS THAN 4,200 POUNDS.

WHERE A PANEL IS LOCATED ON ONE SIDE OF THE OPENING, THE HEADER SHALL EXTEND BETWEEN THE INSIDE FACE OF THE FIRST FULL-LENGTH STUD AND THE PANEL AND THE BEARING STUDS OF THE OTHER END OF THE OPENING. A STRAP WITH AN UPLIFT CAPACITY OF NOT LESS THAN 1000 POUNDS SHALL FASTEN THE HEADER TO THE BEARING STUDS. THE BEARING STUDS SHALL ALSO HAVE A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION WITH AN UPLIFT CAPACITY OF NOT LESS THAN 1000 POUNDS.

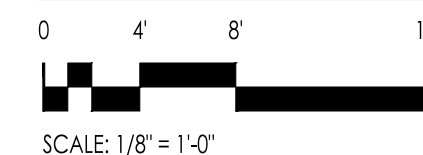
THE TIE-DOWN DEVICES SHALL BE AN EMBEDDED STRAP TYPE, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE PANELS SHALL BE SUPPORTED DIRECTLY ON A FOUNDATION WHICH IS CONTINUOUS ACROSS THE ENTIRE LENGTH OF THE BRACED WALL LINE. THE FOUNDATION SHALL BE REINFORCED WITH NOT LESS THAN ONE NO. 4 BAR TOP AND BOTTOM.

WHERE THE CONTINUOUS FOUNDATION IS REQUIRED TO HAVE A DEPTH GREATER THAN 12 INCHES, A MINIMUM 12 INCH BY 12 INCH CONTINUOUS FOOTING OR TURNED DOWN SLAB EDGE IS PERMITTED AT DOOR OPENINGS IN THE BRACED WALL LINE. THIS CONTINUOUS FOOTING OR TURNED DOWN SLAB EDGE SHALL BE REINFORCED WITH NOT LESS THAN ONE NO. 4 BAR TOP AND BOTTOM. THIS REINFORCEMENT SHALL BE LAPPED NOT LESS THAN 15 INCHES WITH THE REINFORCEMENT REQUIRED IN THE CONTINUOUS FOUNDATION LOCATED DIRECTLY UNDER THE BRACED WALL LINE.

2. IN THE FIRST STORY OF TWO-STORY BUILDINGS, EACH WALL PANEL SHALL BE BRACED IN ACCORDANCE WITH ITEM 1 ABOVE, EXCEPT THAT EACH PANEL SHALL HAVE A LENGTH OF NOT LESS THAN 24 INCHES.



FIRST FLOOR STRUCTURE PLAN



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LANDSCAPE ARCHITECTURE
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NEW SINGLE FAMILY RESIDENCE REESE RESIDENCE

Tinley Park, Illinois



DRAWN DESCRIPTION
BJ PRELIMINARY DESIGN REVIEW
SF PRELIM BID SET
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STRUCTURAL
PLANS

SHEET NAME

A-2.0

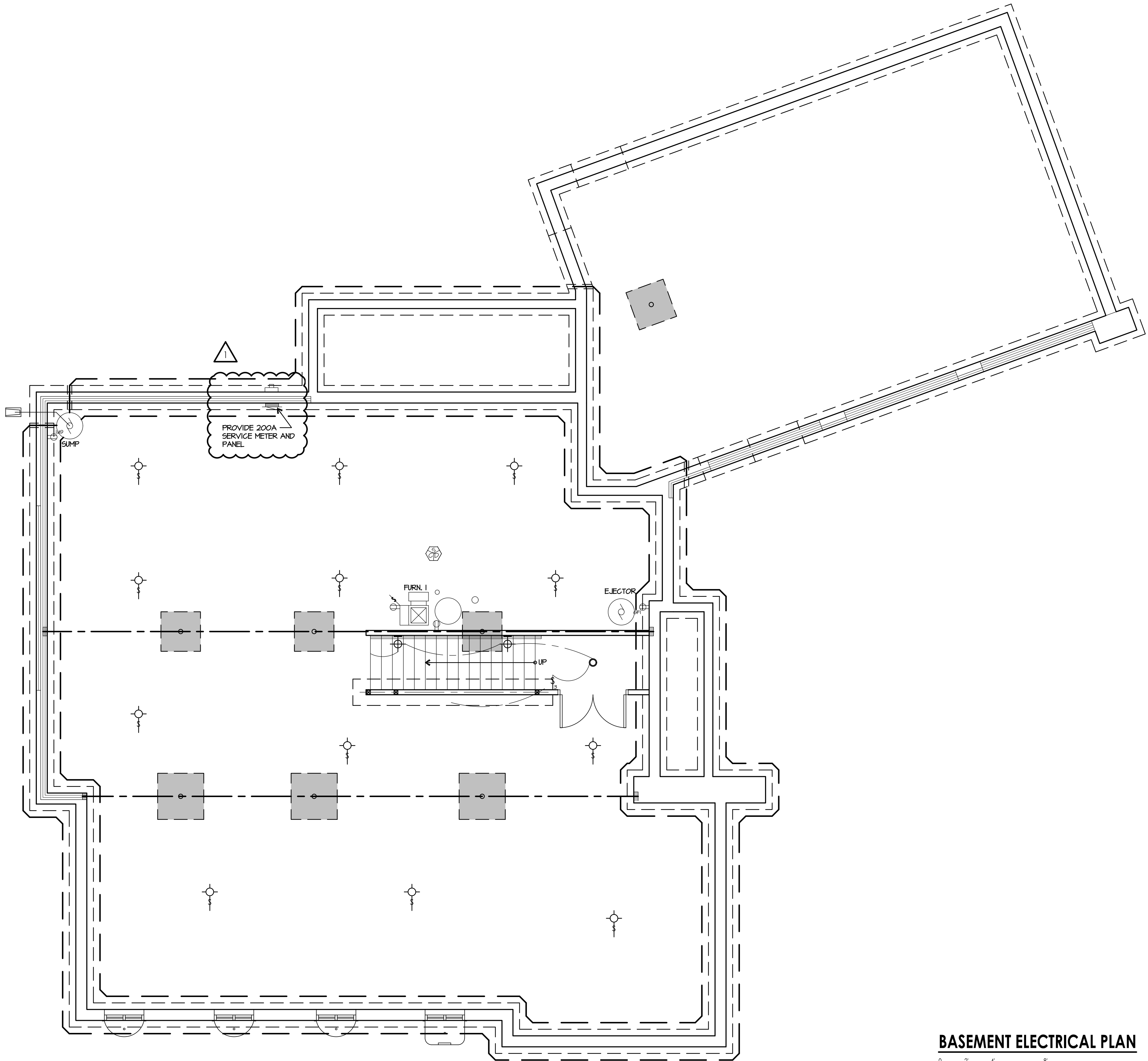
SHEET

GENERAL ELECTRICAL NOTES

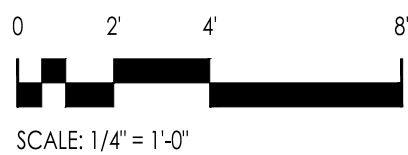
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BASEMENT ELECTRICAL PLAN



LINDEN GROUP

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FIRST FLOOR
ELECTRICAL PLAN

SHEET NAME

A-3.0

SHEET

GENERAL ELECTRICAL NOTES

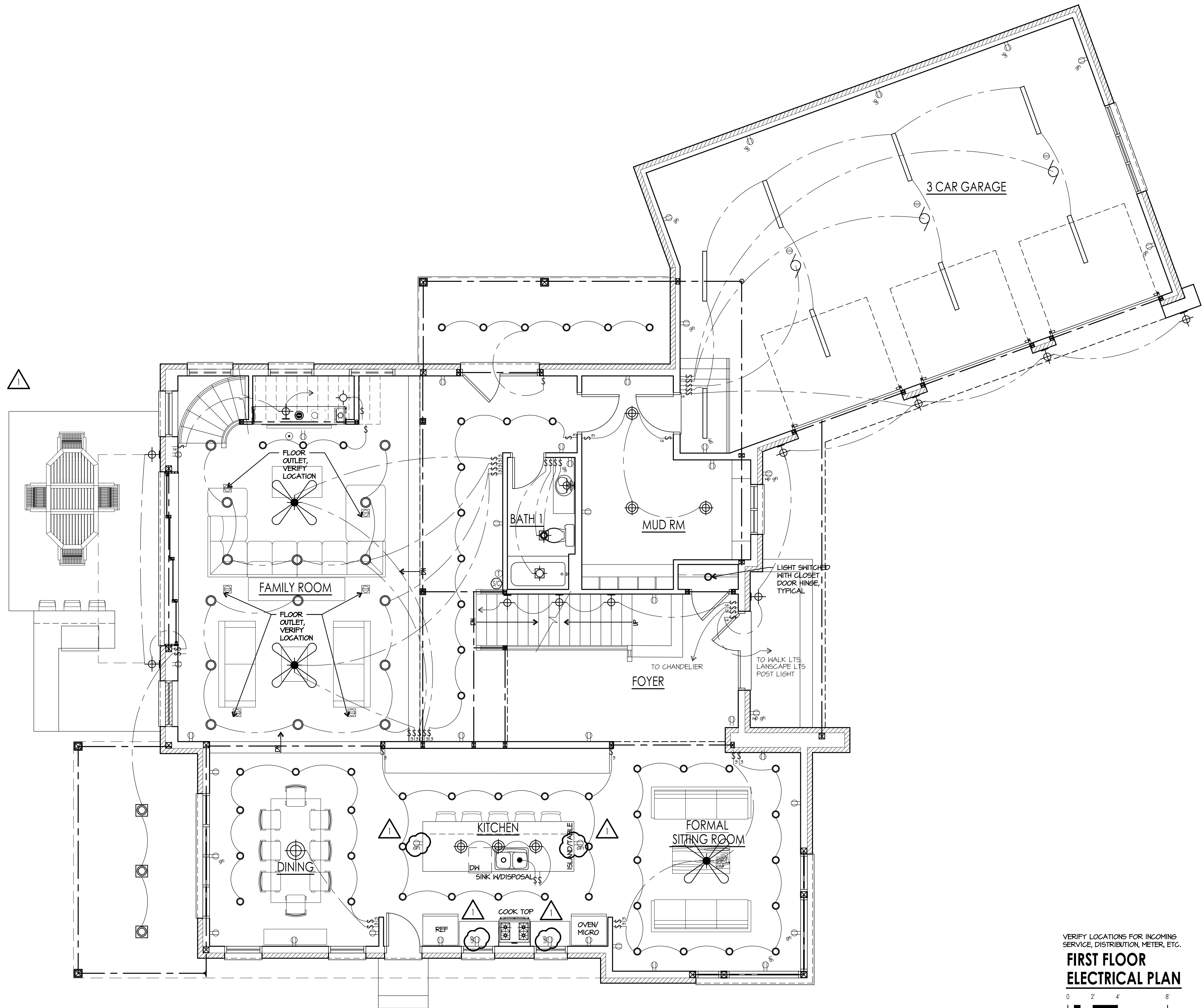
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VERIFY LOCATIONS FOR INCOMING SERVICE, DISTRIBUTION, METER, ETC.

FIRST FLOOR ELECTRICAL PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

LINDEN GROUP

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LANDSCAPE ARCHITECTURE
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ORLAND PARK, ILLINOIS 60467
(708) 799-4400
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REESE RESIDENCE

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ELECTRICAL PLAN

SHEET NAME

A-3.1

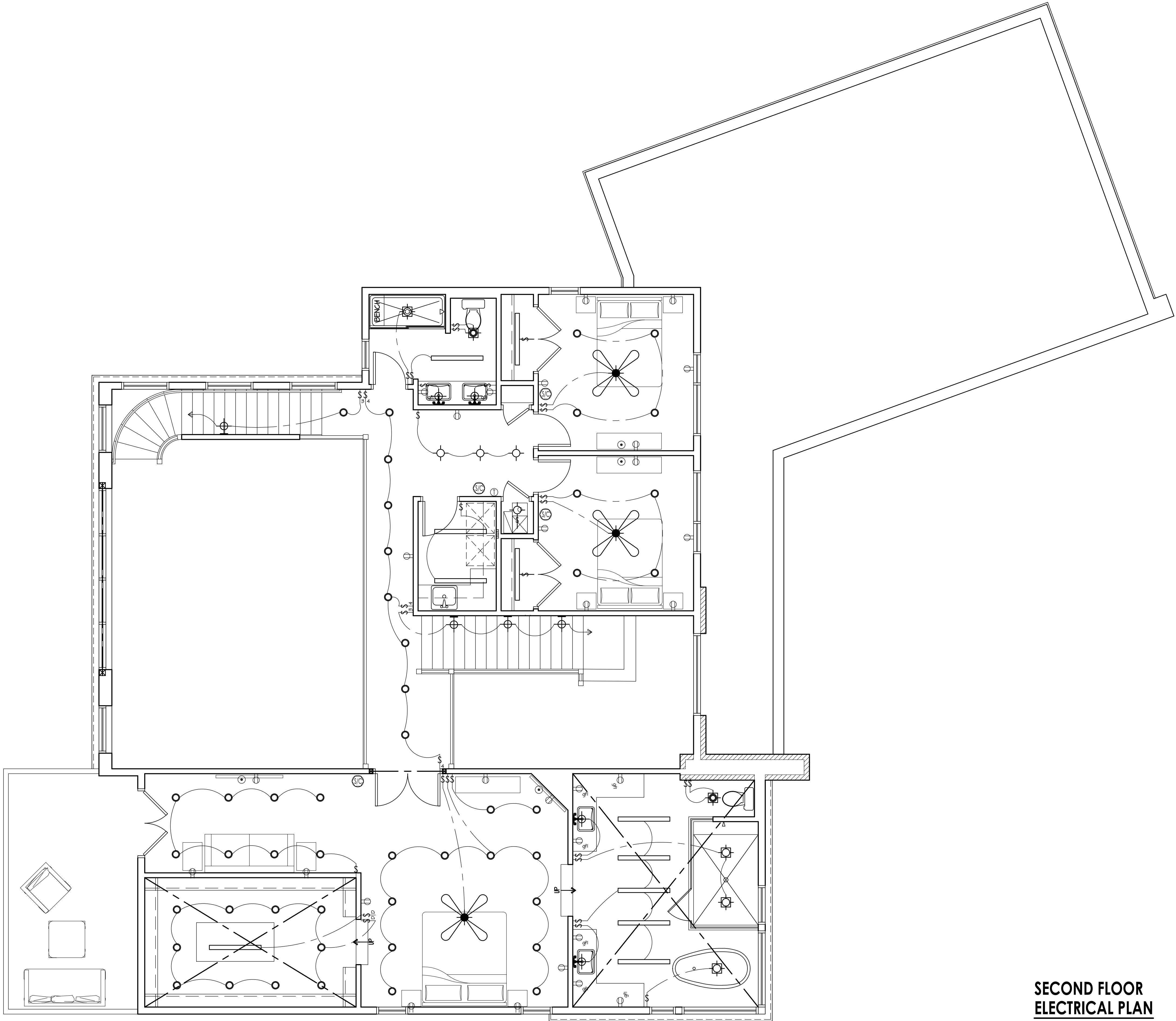
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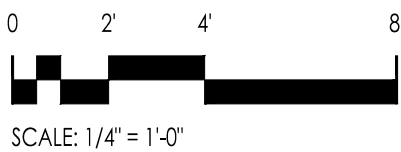
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SECOND FLOOR ELECTRICAL PLAN



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SECOND FLOOR ELECTRICAL PLAN

SHEET NAME

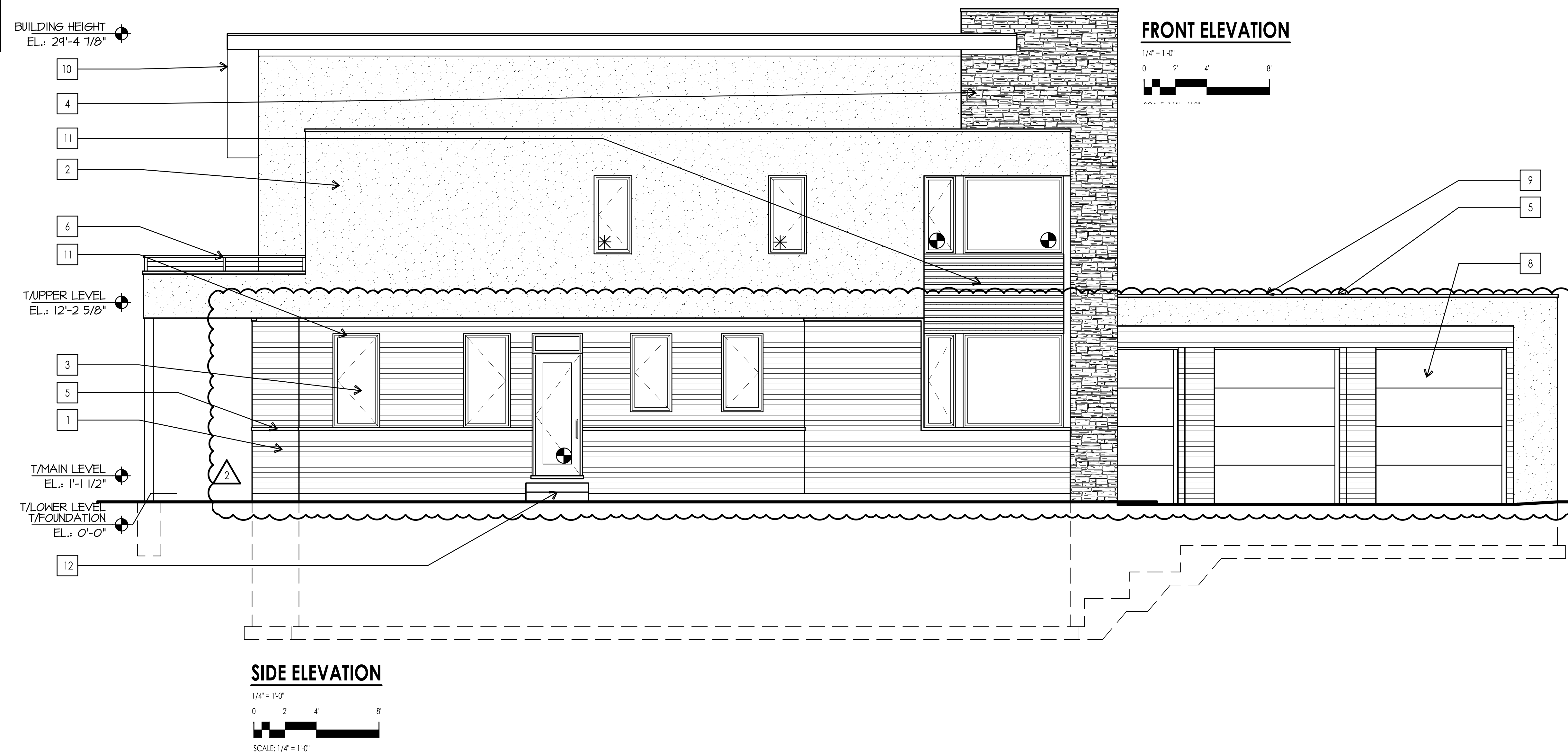
A-3.2

SHEET

ELEVATION KEY NOTES	
1	FACEBRICK; OWNER SELECTED
2	COMPOSITE PANEL SIDING; OWNER SELECTED
3	WINDOWS; BLACK FRAMED
4	STONE MASONRY; OWNER SELECTED
5	2-1/4" G.S. SILL
6	METAL RAILING COLOR BLACK
7	INSULATED ENTRY DOOR
8	PREFINISHED INSULATED OVERHEAD DOOR
9	PRE-FINISHED ALUMINUM GUTTER ON 1x8 ALUMINUM WRAPPED FASCIA
10	PRE-FINISHED METAL ROOFING
11	HORIZONTAL METAL SIDING OWNER SELECTED.
12	CONCRETE STEP & STOOP

ELEVATION NOTES	
1.	TYPICAL SIDING SHALL BE JAMES HARDIE FIBER-CEMENT OR EQUAL.
2.	ALL EXTERIOR TRIM BOARDS TO BE JAMES HARDIE FIBER-CEMENT OR EQUAL.
3.	CARPENTER CONTRACTOR TO PROVIDE ACCESSORIES, TRIM, WINDOW HEAD FLASHING, AND WINDOW TRIM AS REQUIRED.
4.	ALL GUTTERS AND DOWNSPOUTS SHALL BE PREFINISHED ALUMINUM.
5.	ROOF VENTS SHALL BE SHINGLED CONTINUOUS RIDGE VENTS, PROVIDING 1/300 OF THE HORIZONTAL PROJECTED ATTIC AREA.
6.	FLASH ALL ROOF TO WALL CONDITIONS, HORIZONTAL FLASHING SUPPLIED BY CARPENTER CONTRACTOR.
7.	ROOFER TO SUPPLY BABY TINS.
8.	ALL 'Z' FLASHING BY CARPENTER CONTRACTOR.
9.	TYPICAL ROOF OVERHANGS FOR EAVE AND RAKE SHALL BE 1'-0" FROM FACE OF MASONRY UNLESS NOTED ON ELEVATIONS.
10.	CAULK ALL OPENINGS AND ALL DISSIMILAR MATERIALS.
11.	FLASH AND CAULK ALL DOOR AND WINDOW HEADS BY CARPENTER.
12.	ALL SOFFITS SHALL BE PRE-FINISHED ALUMINUM VENTED EVERY THIRD PANEL.
13.	FASCIAS SHALL BE 1x6 OR 1x8 PRE-FINISHED ALUMINUM WRAPPED
14.	ALL MATERIAL FINISHES AND COLORS TO BE SELECTED AND VERIFIED WITH OWNER.

* EGRESS WINDOW, MUST MEET CODE MINIMUM 5.7 SQ. FT. OPENING, 20" WIDE, 24" HIGH
☉ UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED & TEMPERED SAFETY GLASS AS PER ANSI'S SPECS.



L

G

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LICENSED ARCHITECT

MICHAEL J. MATTHYS
001023027

STATE OF ILLINOIS

Michael J. Matthys

DATE	DRAWN	DESCRIPTION
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4-11-23	SF/BJ	PRELIM BID SET
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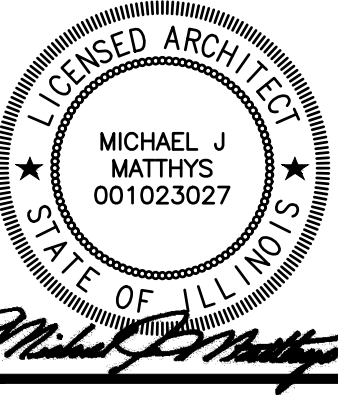
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NEW SINGLE FAMILY RESIDENCE
REESE RESIDENCE

Tinley Park, Illinois



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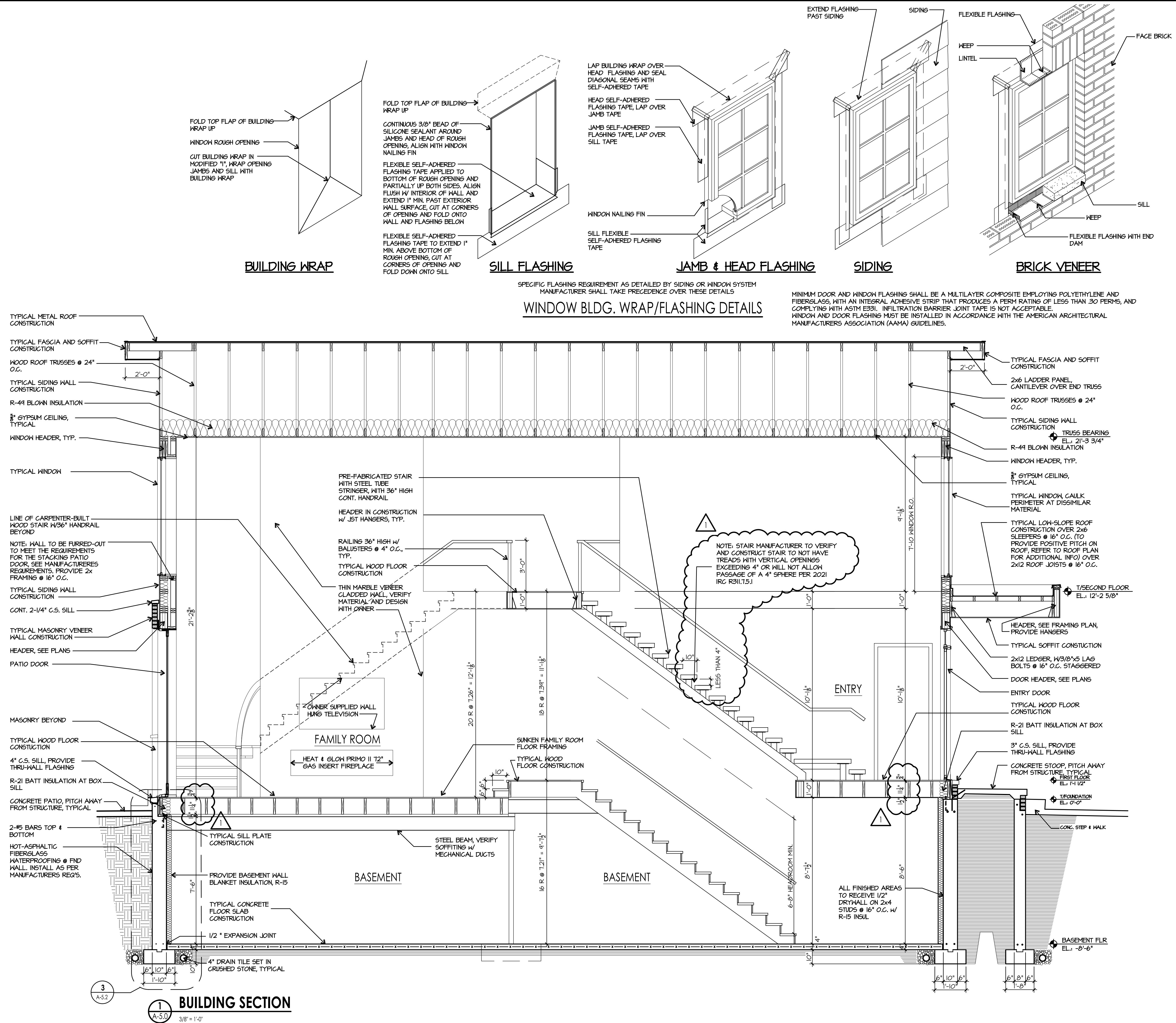
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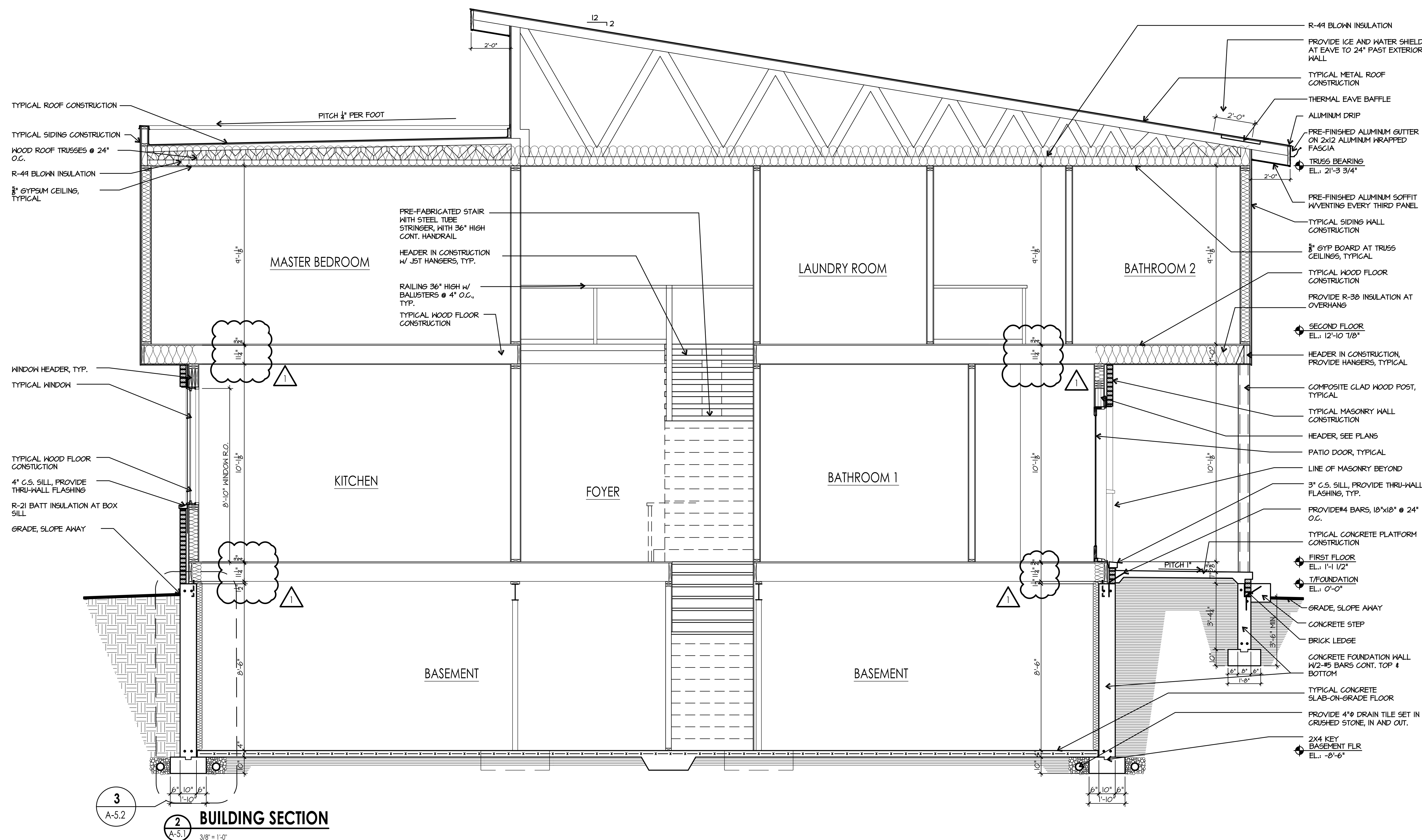
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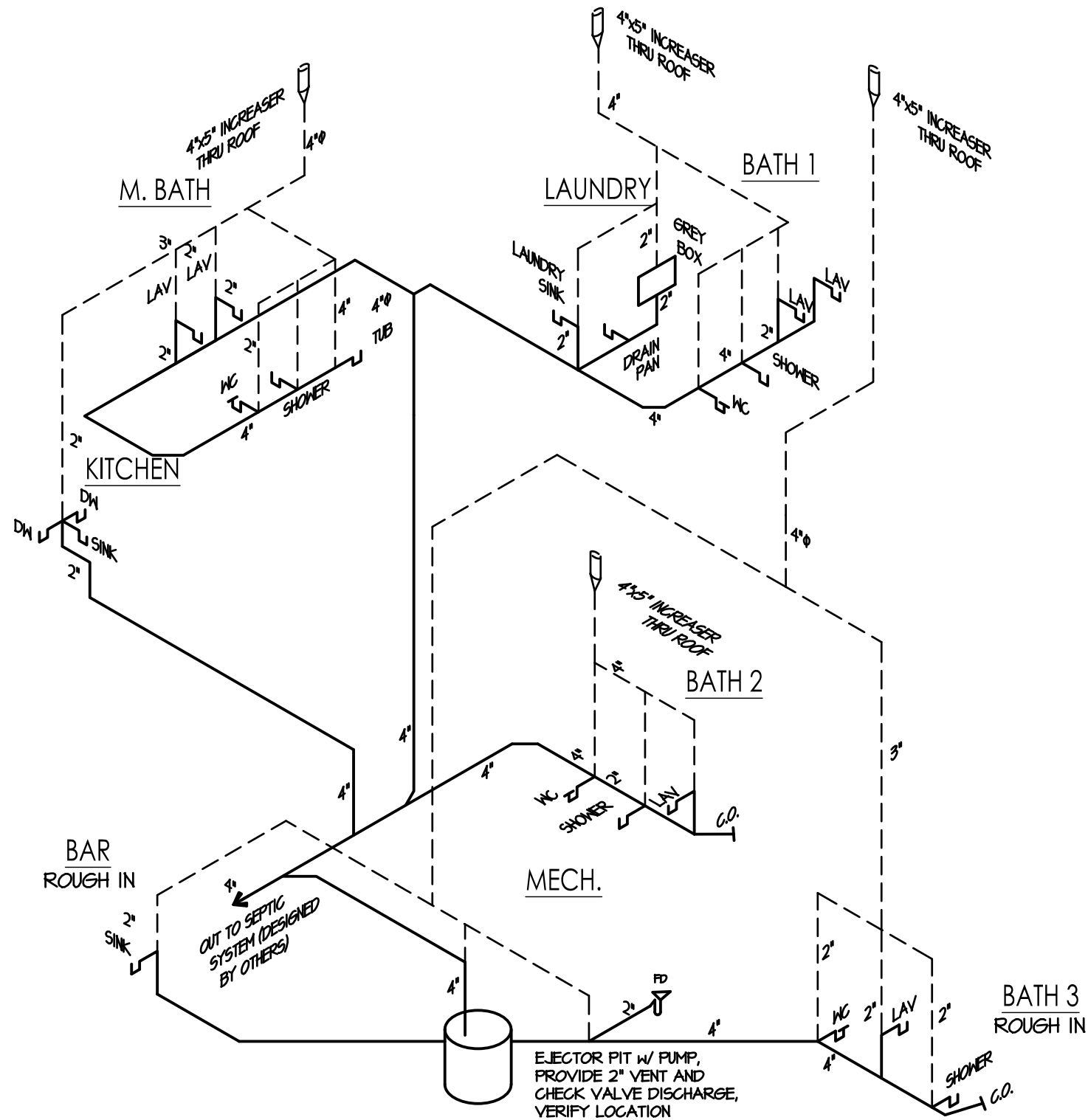
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FIXTURE UNIT SCHEDULE									
FIXTURE	QTY.	DFU	TOTAL	WSFU			TOTALS		
				CM	HM	T	CM	HM	T
WATER CLOSET (TANK)	3	4	6	3	0	3	4	0	4
LAVATORY	5	1	5	0.75	0.75	1	3.75	3.75	5
TUB	2	2	4	1.5	1.5	2	3	3	4
SHOWER	2	3	6	1	1	2	2	2	4
LAUNDRY TRAY	1	3	3	2	2	3	2	2	3
SINKS	1	2	2	1.5	1.5	2	1.5	1.5	2
HOSEBIB	2	0	0	2.25	2.25	3	2.25	2.25	3
WASHING MACHINE	1	3	3	1.5	1.5	2	1.5	1.5	2
DISH WASHER	1	2	2	0	1	1	0	1	1
4" FLOOR DRAIN	2	5	10	0	0	0	0	0	0
			41	TOTAL WSFU =			25.00	17.00	33.00
			0	PIPE SIZE =			1"	1"	1.25"
			41	GPM =			17	12	22
			4"	FPS =			5.2	4.6	5.75



GENERAL PLUMBING NOTES

- 24" AIR CHAMBERS ON ALL RISERS
- 12" AIR CHAMBERS ON ALL FIXTURES
- SHUT-OFFS AT ALL FIXTURES AND BRANCHES
- ABOVE GRADE WATER PIPING, TYPE "L" COPPER.
- BELOW GRADE WATER PIPING, TYPE "K" COPPER.
- P.V.C. WASTE LINES.
- PROVIDE 1/2" COLD WATER SUPPLIES TO TOILET
- PROVIDE 1/2" HOT & COLD WATER SUPPLIES TO ALL OTHER FIXTURES, UNLESS NOTED OTHERWISE.
- OWNER TO VERIFY & APPROVE ALL FIXTURE SELECTIONS. VERIFY AND COORDINATE ALL PLUMBING WITH FIXTURE SELECTIONS.
- PLUMBING DESIGN SHALL BE BY PLUMBING DESIGN / BUILD CONTRACTOR.
- VERIFY (3) PIPE RECIRCULATING HOT WATER FOR BATHS.
- VERIFY WELL LOCATION & SERVICE W/ PRESSURE TANK & SHUT OFFS.

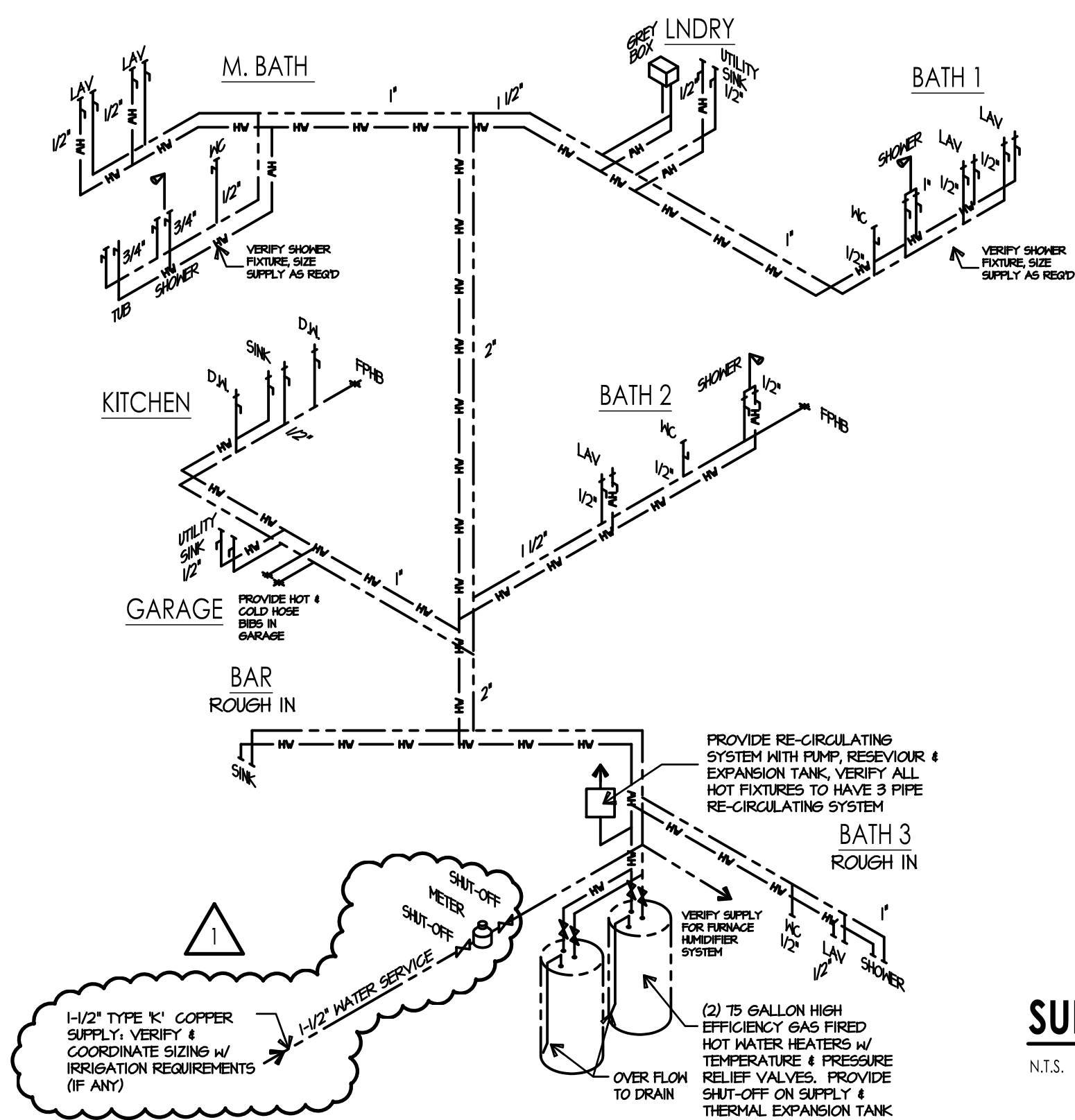
GENERAL ROOM FINISHING NOTES

- OWNER SHALL DETERMINE ALL FINISH INFORMATION INCLUDING MILLWORK DETAILS AND MISCELLANEOUS FIXTURES, FURNISHINGS AND EQUIPMENT NOT SHOWN ON THESE PLANS. FINISHES TO BE INSTALLED & COORD. BY G.C.
- ALL FLOORS, CEILINGS, AND WALLS ARE TO BE PATCHED, SANDED SMOOTH AND PREPARED FOR FINISHING AS REQUIRED BY FINAL FINISH SELECTIONS.
- ALL DISSIMILAR MATERIALS SHALL BE CAULKED.
- PROVIDE SCHLUTER (OR EQUAL) TERMINATION STRIP AT ALL UNFINISHED TILE & CARPET EDGES, TYP.

WASTE DIAGRAM

N.T.S. VENT - - - - -
WASTE - - - - -

MIN. 2" W.C. VENT. VENT SYSTEM WILL NOT DIMINISH IN SIZE IN DIRECTION OF FLOW. MIN. 3" STACK PER UNIT. MAX. LENGTH OF BRANCH PIPING: 1/2", 20'; 3/4", 60'. PROVIDE THERMOSTATIC OR PRESSURE BALANCING SAFETY VALVES FOR ALL TUBS AND SHOWERS



SUPPLY DIAGRAM

N.T.S. HOT - - - - -
COLD - - - - -

LIGHT & VENT SCHEDULE

ROOM NAME	AREA (SQ. FT.)	NATURAL LIGHT		NATURAL VENTILATION		MECHANICAL VENTILATION (cfm)		REMARKS
		REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	
FORMAL SITTING ROOM	273.33	21.9	13.91	10.9	14.89	182.2	50+50	
KITCHEN	296.04	23.7	105.97	11.8	39.68			
DINING	224.05	17.9	105.97	9.0	39.68			
FAMILY ROOM	514.85	41.2	106.65	20.6	56.62			
BATH	56	4.5	42.96	2.2	25.24			TO BE PROVIDED BY ARTIFICIAL MEANS
MUD ROOM	175.72	14.1	85.96	7.0	51.24			
M. BEDROOM	245.33	-	-	-	-	196.9		
M. BATH	255.59	20.4	ART	10.2	ART		100+50	TO BE PROVIDED BY ARTIFICIAL MEANS
BEDROOM 2	144	11.5	65.79	5.8	36.87			
BEDROOM 3	144.98	-	-	-	-	96.7		
BATH 2	76.83	6.1	42.96	3.1	25.24		50+50	
BASEMENT (2%)	2127.11	42.5	32.84	42.5	34.52			REMAINDER BY ARTIFICIAL MEANS

GENERAL LIGHT & VENT NOTES

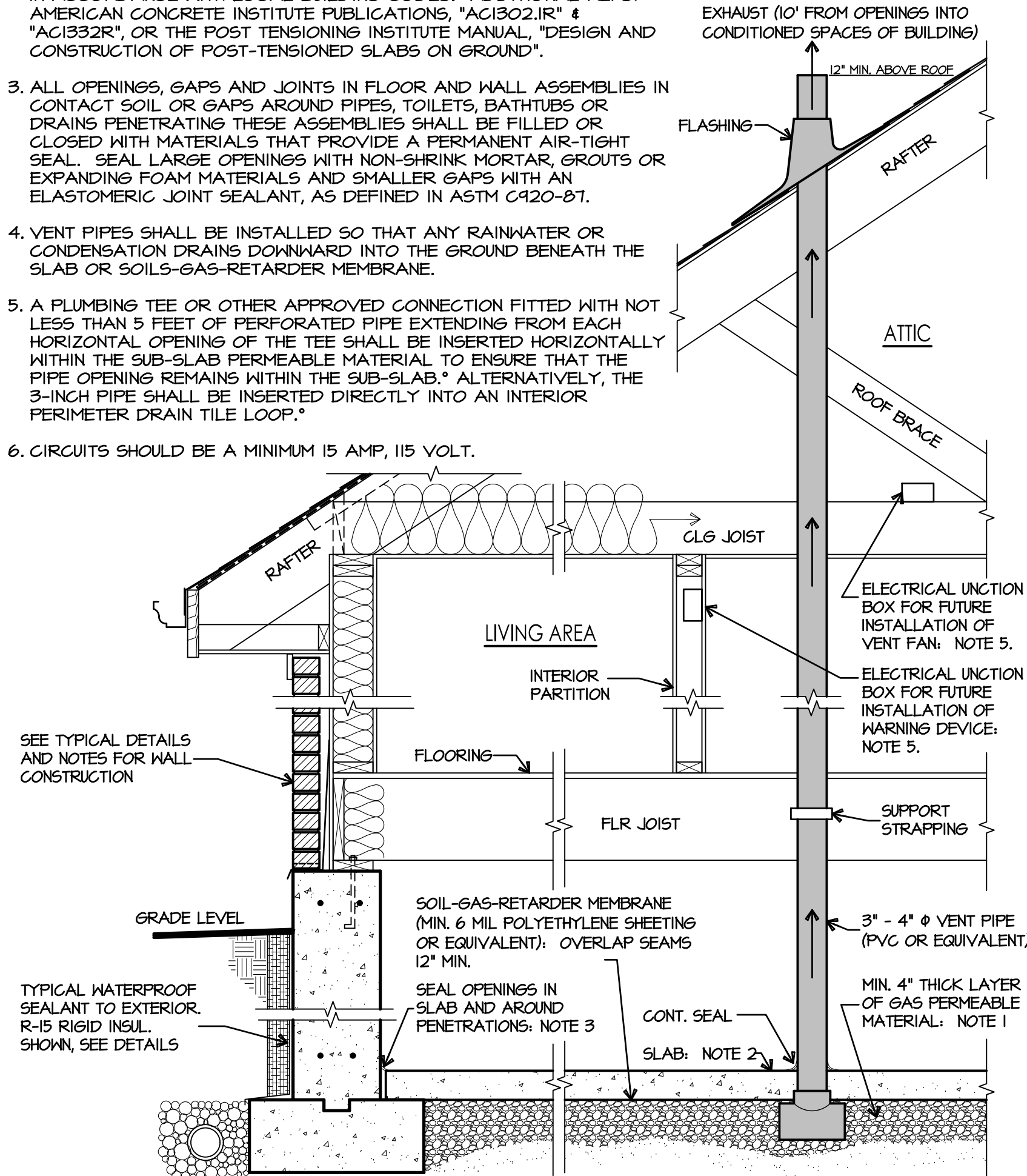
- ALL EXH. FANS SHALL BE VENTED TO OUTSIDE AIR AND SHALL BE CONSTRUCTED OF NON-FLEXIBLE GALVANIZED IRON OR STAINLESS STEEL.
- MAINTAIN ALL DUCT OPENINGS AND KEEP COVERED DURING CONSTRUCTION & CLEAN OF DEBRIS.
- AREAS THAT DO NOT MEET THE MINIMUM NATURAL LIGHT & VENT REQUIREMENTS ARE TO BE MADE UP MY ARTIFICIAL AND MECHANICAL MEANS.

GENERAL PAINTING NOTES

- THE PAINTING CONTRACTOR SHALL INSPECT AND APPROVE THE DRYWALL TAPING AND FINISHING PRIOR TO PAINTING.
- ALL NEW SURFACES TO RECEIVE PAINT (WALLS, DOORS, TRIM, ETC.) SHALL BE PROPERLY PREPPED, PRIMED AND FINISHED WITH 2 COATS (MIN) OF PAINT AS SPECIFIED AND PER MANUFACTURER'S RECOMMENDATIONS.
- ALL NEW UNFINISHED WOOD DOORS AND TRIM TO BE PROPERLY PREPARED, STAINED AND FINISHED WITH 2 COATS OF SPECIFIED FINISH.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THAT PARTICULAR SURFACE. THE WORK SHALL BE PERFORMED AS TO PREVENT DAMAGE OR OVER-SPRAY ON ADJACENT SURFACES. FINAL FINISH COAT SHALL BE SMOOTH AND UNIFORM IN COLOR, SHEEN, TEXTURE, AND SHALL BE OF SUFFICIENT THICKNESS TO COVER COMPLETELY.
- THE TOILET ROOMS AND MECH. ROOM SHALL BE PAINTED WITH EGGSHELL ACRYLIC EPOXY.
- GYP/SUM SOFFITS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE UNO.
- KEEP CONSTRUCTION AREA CLEAN AND PROTECT FINISHED SURFACES FROM DAMAGE.
- PROVIDE CAULK TO MATCH ADJACENT MATERIALS AT THE INTERSECTION OF ALL DISSIMILAR MATERIALS.

NOTES:

- ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
- ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI308.2R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
- ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE SHALL BE FILLED OR GROUTED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
- VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOILS-GAS-RETARDER MEMBRANE.
- A PLUMBING TEE OR OTHER APPROVED CONNECTION FITTED WITH NOT LESS THAN 5 FEET OF PERFORATED PIPE EXTENDING FROM EACH HORIZONTAL OPENING OF THE TEE SHALL BE INSERTED HORIZONTALLY WITHIN THE SUB-SLAB PERMEABLE MATERIAL TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB.* ALTERNATIVELY, THE 3-INCH PIPE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP.*
- CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONST.

N.T.S.

DOOR SCHEDULE

NO.	DOOR TYPE	DOOR SEE	DOOR FRAME	RATING	REMARKS
1	ENTRY	2-3'-0" x 8'-0"	EXTERIOR	-	INSULATED ENTRY DOUBLE DOOR W/ TEMP. GLASS
2	ENTRY	3'-0" x 8'-0"	EXTERIOR	-	INSULATED ENTRY DOOR W/ TEMP. GLASS SIDE LITE
3	ENTRY	3'-0" x 7'-0"	WOOD	20 MIN	GARAGE ENTRY HOLLOW METAL INSULATED W/SPRING CLOSER
4	SWING	3'-0" x 7'-0"	PRE-HUNG	-	
5	SWING	2'-6" x 7'-0"	PRE-HUNG	-	
6	SWING	2'-0" x 7'-0"	PRE-HUNG	-	
7	SWING	2'-8" x 7'-0"	PRE-HUNG	-	
8	SWING	2-2'-6" x 6'-8"	PRE-HUNG	-	DOUBLE DOOR
9	SWING	2-3'-0" x 7'-0"	PRE-HUNG	-	
10	ENTRY	2-2'-6" x 7'-0"	EXTERIOR	-	INSULATED ENTRY DOUBLE DOOR
11	GARAGE	9'-0" x 8'-0"	SECTIONAL	-	INSULATED OVERHEAD DOOR
12	SWING	2'-8" x 8'-0"	EXTERIOR	-	FRENCH DOOR WITH 12" TRANSOM

GENERAL DOOR NOTES

- ALL FIRST FLOOR DOORS TO BE 8'-0" TALL, ALL OTHER INTERIOR DOORS TO BE 6'-8" TALL.
- COORDINATE LOCK AND KEY SETS WITH OWNER
- VERIFY ALL HARDWARE SELECTIONS AND FINISHES WITH OWNER.
- VERIFY ALL DOOR JAMB SIZES WITH WALL THICKNESS.
- VERIFY ALL DOOR STYLES AND WOOD SPECIES WITH OWNER.
- DOORS TO HAVE A MAXIMUM U-VALUE OF 0.30 PER 2018 IECC.

GENERAL WINDOW NOTES

- BASE BID: WINDOWS TO BE "MARVIN" CLAD ULTIMATE CASEMENT WINDOWS
- VERIFY COLOR SELECTIONS W/ OWNER
- EXTERIOR AND INTERIOR WINDOW FINISH TO MATCH ARCHITECTS SAMPLE.
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH CLEAR VIEW SCREENS.
- GLAZING TO BE LOW-E 4 INSULATED GLASS.
- PROVIDE SHOP DRAWINGS, FOR REVIEW BY ARCHITECT, PRIOR TO PURCHASING.
- ALL EGRESS WINDOWS TO HAVE EGRESS HARDWARE AND MUST MEET CODE MINIMUM 5.7 SQ. FT. OPENING, 20" WIDE, 24" HIGH, 44" (MAX) ABOVE FINISH FLOOR.
- SEE ELEVATIONS FOR EGRESS AND HAZARD SAFETY GLAZING LOCATIONS.
- SEE ELEVATIONS FOR GRILL TYPES AND LOCATIONS.
- WINDOWS TO HAVE A MAXIMUM U-VALUE OF 0.30 PER 2018 IECC.

WINDOW SCHEDULE

MARK	MINIMUM R.O.	GLAZING	GLASS	VENT	MANUFACTURER	REMARKS
A	3'-0" x 4'-0"		12.86	7.16	-	SLIDER WINDOW
B	3'-0" x 6'-0"		13.2	15.9	-	CASEMENT
C	6'-6" x 6'-0"		32.0	0.0	-	PICTURE
D	2'-0" x 6'-0"		7.7	10.2	-	CASEMENT
E	2'-8" x 5'-0"		14.1	20.4	-	CASEMENT
F	(4) 2'-6" x 6'-0"		43.6	0.0	-	FIXED
G	3'-8" x 6'-0"		16.8	19.8	-	CASEMENT
H	(2) 2'-0" x 5'-0"		12.6	16.8	-	DOUBLE CASEMENT
I	(4) 3'-5" x 10'-0"		118	100.1	-	SLIDING GLASS DOOR
J	6'-3" x 7'-0"		36.4	0.0	-	PICTURE
K	3'-0" x 5'-0"	TEMPERED	10.8	13.2	-	CASEMENT
L	6'-6" x 5'-0"	TEMPERED	26.1	0	-	PICTURE
M	2'-0" x 5'-0"	TEMPERED	6.3	8.4	-	CASEMENT
N	2'-5" x 5'-0"		8.2	10.4	-	CASEMENT
O	3'-8" x 8'-4"		25.4	0.0	-	PICTURE
P	3'-5" x 4'-10"		13.7	16.4	-	CASEMENT
Q	4'-0" x 5'-0"		15.4	0.0	-	PICTURE
R	3'-8" x 8'-4"		45.6	0.0	-	FIXED
S	3'-5" x 5'-0"		25.8	21.6	-	CASEMENT/FIXED/CASEMENT

WINDOW NOTES:

- WINDOWS SHOWN ARE CASEMENTS, MFG. TO BE DETERMINED.
- ALL OPERABLE WINDOWS TO HAVE SCREENS
- ALL WINDOWS TO BE INSUL. GLASS
- WINDOW U-FACTOR SHALL NOT EXCEED 0.30 PER IECC TABLE R402.1.1.
- ALL WINDOWS LOCATED ABOVE THE FIRST FLOOR LEVEL ARE REQUIRED TO BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2404.

- * EGRESS WINDOW, MUST MEET CODE MINIMUM 5.7 SQ. FT. OPENING, 20" WIDE, 24" HIGH
- UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED & TEMPERED SAFETY GLASS AS PER ANSI'S SPECS.



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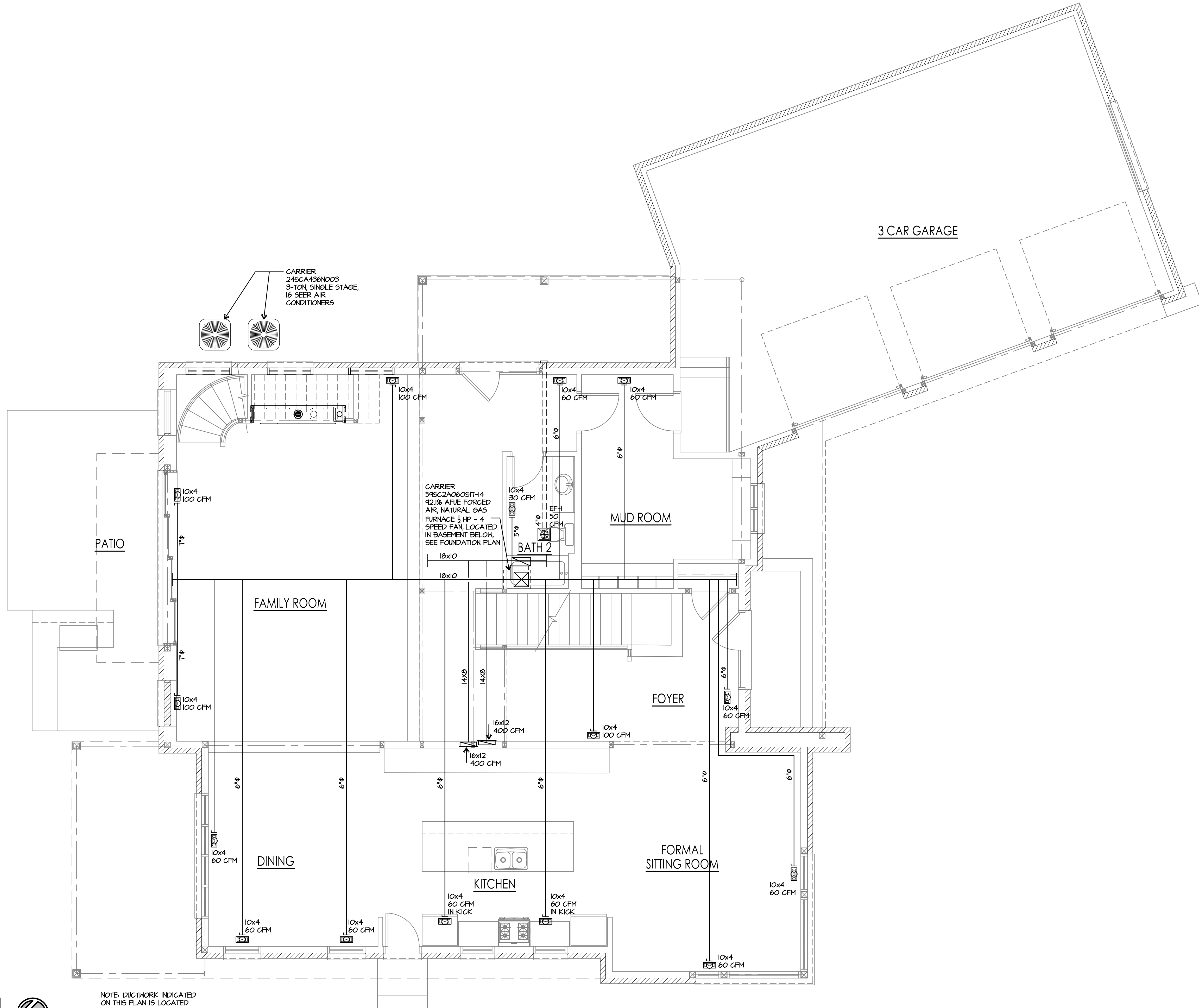
SCHEDULES and
PLUMBING
DIAGRAMS

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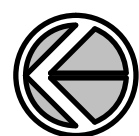
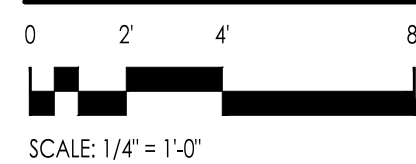
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FIRST FLOOR HVAC PLAN



NOTE: DUCTWORK INDICATED
ON THIS PLAN IS LOCATED
IN THE BASEMENT



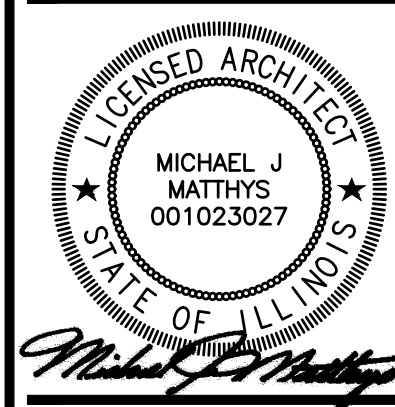
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HVAC PLANS

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GENERAL MECHANICAL NOTES

GENERAL

- IT IS THE PURPOSE AND INTENT OF THE SPECIFICATION, NOTES, AND DRAWINGS, THAT THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL NECESSARY TO PROVIDE A COMPLETE INSTALLATION OF MECHANICAL SERVICES AS INDICATED ON THE PLANS AND AS HEREINAFTER SPECIFIED COMPLETE IN MATERIALS AND FITTINGS AS MAY BE REQUIRED TO MAKE THE WORK COMPLETE FOR THE PURPOSE INTENDED.
- THE DRAWINGS PERTAINING TO THE INSTALLATION GENERALLY INDICATE THE LOCATION OF EQUIPMENT AND OTHER DETAILS NECESSARY TO THE COMPLETE INSTALLATION. BIDDERS SHALL ACQUAINT THEMSELVES WITH THE WORKING CONDITIONS AND MATERIALS REQUIRED TO ENTIRELY COMPLETE THE WORK READY FOR USE.
- ANY CHANGES IN THE LOCATION OF THE EQUIPMENT, ETC., FROM THOSE SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT CHARGE IF SO DIRECTED BY THE ARCHITECT/OWNER BEFORE INSTALLATION.
- ALL WORK SHALL BE PERFORMED IN A WORKABLE MANNER BY A FULLY LICENSED CONTRACTOR AND IN FULL ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES, REQUIREMENTS AND STANDARDS.
- THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS AND INSPECTIONS FOR ALL WORK COVERED BY THE CONTRACT. ALL CERTIFICATES OF INSPECTION SHALL BE DELIVERED TO THE OWNER.
- ALL CUTTING AND PATCHING WHICH MUST BE DONE, IN ORDER THAT THE MECHANICAL WORK MAY BE PROPERLY INSTALLED, SHALL BE DONE BY APPROPRIATE TRADESMEN UNDER THIS CONTRACTOR'S CONTRACT. ALL DISTURBED CONSTRUCTION SURFACES OR FINISHES MUST BE REPLACED OR REPAIRED TO THE ARCHITECTS OR OWNERS SATISFACTION AT THIS CONTRACTOR'S EXPENSE. UNDER NO CONDITION SHALL STRUCTURAL WORK BE CUT EXCEPT UPON APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER.
- THIS CONTRACTOR SHALL FIELD VISIT SITE PRIOR TO BID AND VERIFY ALL EXISTING CONDITIONS AND SYSTEMS TO DETERMINE EXTENT OF WORK. ANY ITEMS NOT SPECIFICALLY INDICATED ON DRAWINGS OR IN SPECIFICATIONS THAT ARE IN CONFLICT WITH CONTRACT WORK SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER PRIOR TO BID FOR A DECISION. NO EXTRAS WILL BE ALLOWED FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- THIS CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER TRADES AND VERIFY DIMENSIONS AND LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, FIELD MEASUREMENTS AND SUPPLIER SHOP DRAWINGS.
- LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL EQUIPMENT TO MEET THE FIELD CONDITIONS.
- THIS CONTRACTOR IS RESPONSIBLE FOR THE CONDITION AND PROTECTION FROM DAMAGE OF HIS EQUIPMENT AND SYSTEM. CONTRACTOR SHALL REPLACE ANY DAMAGED EQUIPMENT AT HIS EXPENSE PRIOR TO FINAL ACCEPTANCE REGARDLESS OF WHO CAUSED THE DAMAGE.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM JOB SITE AND LEAVE ALL WORK AND EQUIPMENT IN CLEAN WORKING CONDITION.
- THIS CONTRACTOR SHALL NOTE THAT THE ELECTRICAL DESIGN AND DRAWINGS ARE BASED ON THE EQUIPMENT SCHEDULED AND SHOWN ON THESE DRAWINGS. IF THE MECHANICAL CONTRACTOR SHOULD SUBMIT FOR REVIEW EQUIPMENT REQUIRING CHANGES TO THE ELECTRICAL DESIGN FOR WHICH THE ELECTRICAL CONTRACTOR WILL REQUEST AN EXTRA, THIS EXTRA WILL BE PAID BY THE MECHANICAL CONTRACTOR.
- ALL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE CURRENT CODE REQUIREMENTS.
- CONTRACTOR SHALL THOROUGHLY SEAL WALL AND FLOOR PENETRATIONS WITH THE APPROPRIATE MATERIAL AND/OR EQUIPMENT TO MEET THE FIRE RATING.
- SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS.
- PREPARE AND PROVIDE OWNER WITH A SCALE SET OF AS-BUILT DRAWINGS.
- INSTRUCT OWNER IN THE PROPER OPERATION, MAINTENANCE AND SERVICING OF ALL SYSTEMS. PROVIDE IN A BOUND FORM THREE (3) SETS OF OPERATIONS, MAINTENANCE AND INSTRUCTION MANUALS, INCLUDING INFORMATION ON SPARE PARTS, LUBRICATION SCHEDULE, WIRING DIAGRAMS, ETC., FOR ALL FIXTURES AND EQUIPMENT.
- DIELECTRIC FITTINGS, ASSEMBLY OR FITTING HAVING INSULATING MATERIAL ISOLATING JOINED DISSIMILAR METALS TO PREVENT GALVANIC ACTION AND STOP CORROSION.
- EQUIPMENT NAMEPLATES: METAL FACTORY-APPLIED NAMEPLATE PERMANENTLY FASTENED TO EQUIPMENT WITH OPERATIONAL DATA ENGRAVED OR STAMPED, MANUFACTURER NAME, MODEL NUMBER, SERIAL NUMBER & THE SEAL OR MARK OF THE APPROVED AGENCY.
- PRESSURE-SENSITIVE PIPE MARKERS: MANUFACTURER'S STANDARD PREPRINTED, PERMANENT ADHESIVE, COLOR-CODED, PRESSURE-SENSITIVE VINYL PIPE MARKERS, CONFORMING TO ASHRAE 153.
- INSTALL COMPONENTS HAVING PRESSURE RATINGS EQUAL TO OR GREATER THAN SYSTEM OPERATING PRESSURE.
- FABRICATE STRUCTURAL STEEL STANDS TO SUSPEND EQUIPMENT FROM STRUCTURE ABOVE OR SUPPORT EQUIPMENT ABOVE FLOOR.
- CONSTRUCT CONCRETE EQUIPMENT BASES OF DIMENSIONS INDICATED, BUT NOT LESS THAN 4" LARGER THAN SUPPORTED UNIT IN BOTH DIRECTIONS AND AT LEAST 4" THICK. FOLLOW SUPPORTED EQUIPMENT MANUFACTURER'S SETTING TEMPLATES FOR ANCHOR BOLT AND TIE LOCATIONS. USE 3000-PSI, 28-DAY COMPRESSIVE STRENGTH CONC. AND REINFORCEMENT.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL STARTERS, CONTROLS, RELAYS, DEVICES, ETC., FOR A COMPLETELY OPERATIONAL SYSTEM.
- REMOVE ALL DEBRIS FROM JOB SITE AND LEAVE ALL MECHANICAL EQUIPMENT CLEAN.

- INSTRUCT OWNER IN THE PROPER OPERATION, MAINTENANCE AND SERVICING OF ALL SYSTEMS. PROVIDE IN A BOUND FORM THREE (3) SETS OF OPERATIONS, MAINTENANCE AND INSTRUCTION MANUALS, INCLUDING INFORMATION ON SPARE PARTS, LUBRICATION SCHEDULE, WIRING DIAGRAMS, ETC., FOR ALL FIXTURES AND EQUIPMENT.
- THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT ON SITE FOR REVIEW BY INSPECTORS. ALL EQUIPMENT MUST BEAR THE LABEL OF AN APPROVED INSPECTION AGENCY. THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S INSTALLATION INSTRUCTIONS TO THE LOCAL AUTHORITIES AS REQUIRED.

BASIC MECHANICALS AND METERS

- ALL EQUIPMENT SHALL HAVE VIBRATION ISOLATION, NEOPRENE PADS, NEOPRENE MOUNTS OR SPRING ISOLATORS.
- ESCAPEWAYS, MANUFACTURED HALL, CEILING, AND FLOOR PLATES: DEEP-PATTERN TYPE TO CONCEAL PROTRUDING FITTINGS AND SLEEVES.
- EQUIPMENT NAMEPLATES: METAL FACTORY-APPLIED NAMEPLATE PERMANENTLY FASTENED TO EQUIPMENT WITH OPERATIONAL DATA ENGRAVED OR STAMPED, MANUFACTURER NAME, MODEL NUMBER, SERIAL NUMBER & THE SEAL OR MARK OF THE APPROVED AGENCY.
- PRESSURE-SENSITIVE PIPE MARKERS: MANUFACTURER'S STANDARD PREPRINTED, PERMANENT ADHESIVE, COLOR-CODED, PRESSURE-SENSITIVE VINYL PIPE MARKERS, CONFORMING TO ASHRAE 153.
- INSTALL COMPONENTS HAVING PRESSURE RATINGS EQUAL TO OR GREATER THAN SYSTEM OPERATING PRESSURE.
- FABRICATE STRUCTURAL STEEL STANDS TO SUSPEND EQUIPMENT FROM STRUCTURE ABOVE OR SUPPORT EQUIPMENT ABOVE FLOOR.
- CONSTRUCT CONCRETE EQUIPMENT BASES OF DIMENSIONS INDICATED, BUT NOT LESS THAN 4" LARGER THAN SUPPORTED UNIT IN BOTH DIRECTIONS AND AT LEAST 4" THICK. FOLLOW SUPPORTED EQUIPMENT MANUFACTURER'S SETTING TEMPLATES FOR ANCHOR BOLT AND TIE LOCATIONS. USE 3000-PSI, 28-DAY COMPRESSIVE STRENGTH CONC. AND REINFORCEMENT.

HANGERS AND SUPPORTS

- COMPLY WITH MSS SP-64 FOR PIPE HANGERS SELECTIONS AND APPLICATIONS.

- COMPLY WITH MSS SP-64 AND MSS SP-84. INSTALL HANGERS, SUPPORTS, CLAMPS, AND ATTACHMENTS AS REQUIRED TO PROPERLY SUPPORT PIPING FROM BUILDING STRUCTURE.
- FABRICATE STRUCTURAL-STEEL STANDS TO SUSPEND EQUIPMENT FROM STRUCTURE ABOVE OR TO SUPPORT EQUIPMENT ABOVE FLOOR.
- MOUNT FURNACES ON 1/4" THICK 4"x4" NEOPRENE PADS AT ALL FOUR CORNERS.

DUCT CONSTRUCTION & INSTALLATION

- ALL METALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" - METAL & FLEXIBLE.
- ALL DUCTWORK TO BE SEALED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.
- DUCTS SHALL BE SUPPORTED BY APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10 FEET. FLEXIBLE & OTHER FACTORY-MADE DUCTS SHALL BE SUPPORTED PER MANUFACTURER'S INSTRUCTIONS.
- ACCESSIBLE VOLUME DAMPERS OR OTHER MEANS OF SUPPLY AIR ADJUSTMENT SHALL BE PROVIDED IN THE BRANCH DUCTS OR AT EACH INDIVIDUAL REGISTER, GRILLE OR DIFFUSER.
- COORDINATE ACTUAL LOCATIONS OF DIFFUSERS, REGISTERS & GRILLES WITH ARCHITECT'S REFLECTED CEILING PLAN TO AVOID CONFLICTS WITH LIGHTS.
- FLEXIBLE DUCTS & AIR CONNECTORS SHALL NOT PASS THROUGH ANY FIRE RATED ASSEMBLIES.
- PROVIDE LONG RADIUS ELBOWS OR SQUARE ELBOW WITH TURNING VANES FOR ALL DUCTWORK UNLESS NOTED OTHERWISE.
- MAXIMUM FLEXIBLE DUCT LENGTH OF 5 FEET. SUSPEND FLEXIBLE DUCTWORK SO THERE ARE NO KINKS OR SAGS. SEAL END CONNECTIONS.
- ANY MINOR CHANGES IN LOCATION OF DUCTWORK, AIR OUTLETS AND EQUIPMENT FROM THOSE SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT CHARGE IF SO DIRECT BY THE ENGINEER BEFORE INSTALLATION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORTS AND HANGERS NECESSARY TO PROPERLY SUPPORT PIPING AND DUCTWORK PER CODE REQUIREMENTS.

- DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA, LATEST EDITION, AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
- ALL DUCTS SHALL BE SEALED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.
- VERIFY ALL EXISTING FIELD CONDITIONS. FURNISH AND INSTALL ALL NECESSARY DUCTWORK OFFSETS AND TRANSITIONS, WHEN ALTERING A DUCT SIZE FROM THE DESIGN DRAWINGS MAINTAIN THE SAME CROSS SECTIONAL AREA.
- PROVIDE LONG RADIUS ELBOWS OR SQUARE ELBOW WITH TURNING VANES FOR ALL DUCTWORK UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
- ALL BRANCH DUCTWORK TO HAVE A MANUAL LOCKING VOLUME DAMPER AND LOW PRESSURE LOSS TAKEOFF.
- OUTDOOR AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY VENTS, EXHAUST, FLUES, PLUMBING VENTS OR ANY OTHER NOXIOUS FUMES.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED PER THE BUILDING CODE.

PIPE INSTALLATION & MATERIALS

- INSTALL PIPING FREE OF SAGS AND BENDS.
- INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, CONCRETE ROOF SLABS AND WHERE INDICATED, TBO.
- INSTALL HANGERS, SUPPORTS, CLAMPS, AND ATTACHMENTS AS REQUIRED TO PROPERLY SUPPORT PIPING FROM BUILDING STRUCTURE, COMPLY WITH MSS SP-64 AND SP-84.
- INSTALL MSS TYPE 40, PROTECTIVE SHIELDS ON COLD PIPING WITH VAPOR BARRIER AND MSS TYPE 34 FOR INSULATION WITHOUT VAPOR BARRIER.
- INSTALL PIPING AT CODE REQUIRED SLOPE.
- JOINTS BETWEEN DIFFERENT METALLIC PIPING MATERIALS SHALL BE MADE WITH APPROVED DIELECTRIC FITTINGS OR BRASS CONVERTER FITTINGS.

NATURAL GAS SYSTEM

- UPGRADE THE NATURAL GAS SERVICE INCLUDING BUT NOT LIMITED TO METER, REGULATOR,

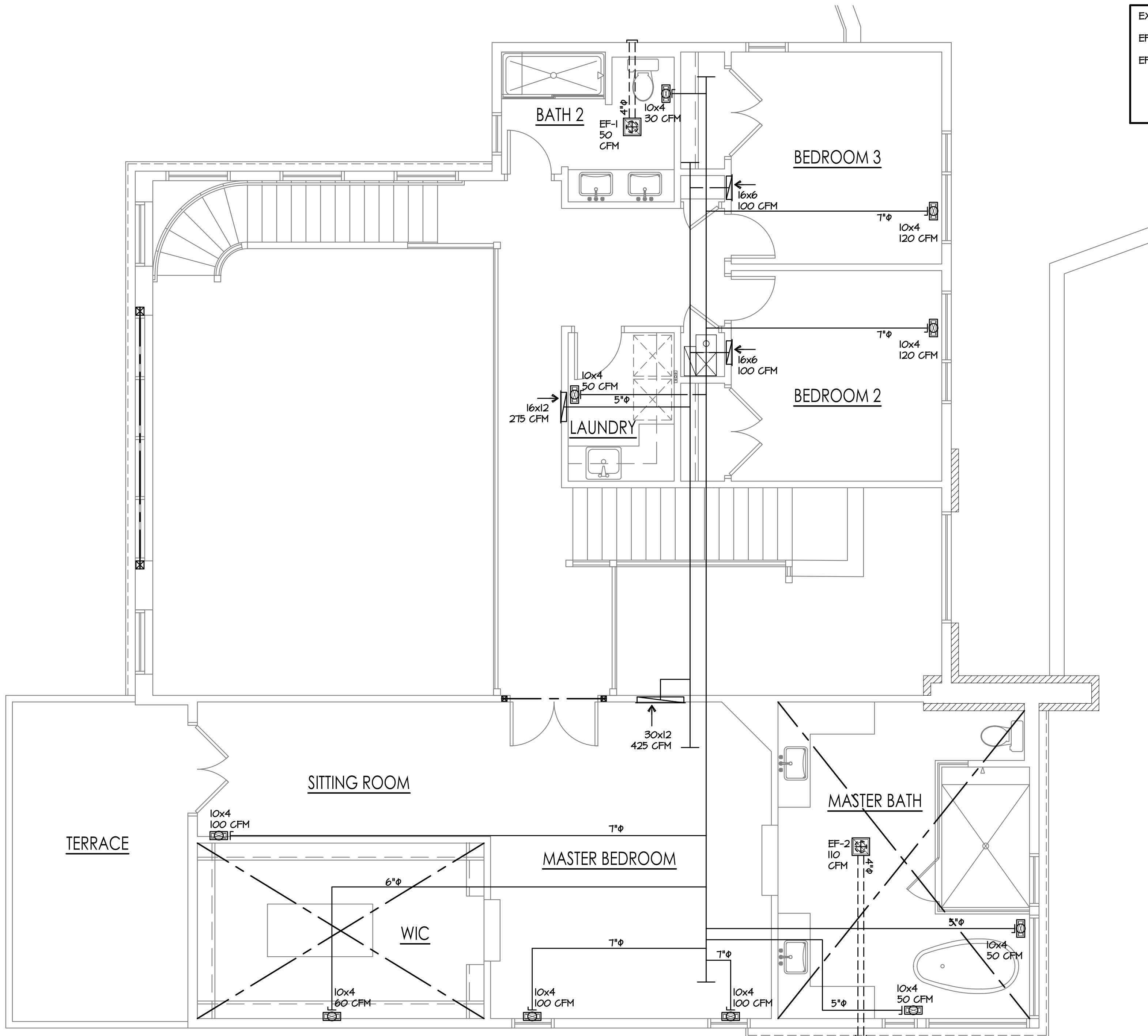
SHUTOFF AND UNIONS. COORDINATE WITH THE LOCAL GAS PROVIDER. FILL OUT ALL PAPER WORK REQUIRED BY THE LOCAL GAS PROVIDER FOR AN UPGRADED SERVICE.

- ALL ABOVE GROUND GAS PIPING TO BE SCHEDULE 40 BLACK STEEL. ALL PIPING AND FITTINGS AND INSTALLATION SHALL BE PER THE INTERNATIONAL FUEL GAS CODE.
- ALL EXTERIOR PIPING SHALL BE PRIMED AND PAINTED OR PROTECTED AGAINST CORROSION BY SIMILAR MEANS PER IFGC 404.11.
- INSPECT, TEST AND PURGE NATURAL GAS SYSTEM PER INTERNATIONAL FUEL GAS CODE. TESTS SHALL BE WITNESSED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- GAS PIPING LOCATED ON ROOF SHALL BE MOUNTED ON "ROOFTOP BLOX" OR EQUIVALENT PIPING SUPPORTS. SECURE GAS PIPING TO BLOX WITH HORSESHOE CLAMP PER MANUFACTURER'S INSTRUCTIONS.
- PIPING SHALL BE SUPPORTED PER BUILDING CODE.
- PROVIDE DIRT(DRIP) LEG, LINE SIZE SHUTOFF, AND UNION AT CONNECTION TO EACH GAS FIRED APPLIANCE.

WARRANTY/GUARANTEE

- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS OR REPAIR, WITHOUT COST TO THE OWNER, ANY SUCH DEFECTS WITHIN ONE (1) YEAR TO DATE, AFTER FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER AND ENGINEER. HE SHALL ALSO GUARANTEE THAT THE WORKMANSHIP IS OF HIGH QUANTITY AND THAT ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT FULFILLS THE REQUIREMENTS OF THE SPECIFICATIONS.

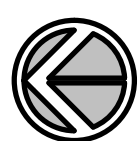
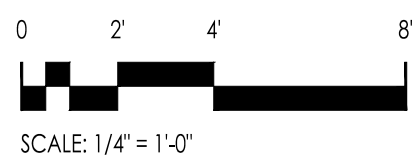
ALL EQUIPMENT AND MATERIAL WARRANTIES ARE TO BE HONORED BY THIS CONTRACTOR.



EXHAUST FAN AND WHOLE HOUSE VENTILATION INFORMATION

EF-1	BROAN 678	50 CFM FAN / LIGHT COMBO
EF-2	BROAN ZB10LI	MULTI-SPEED ENERGY STAR VENTILATION FAN / LIGHT COMBO FAN TO BE SET TO PROVIDE 60 CFM OF CONTINUOUS OPERATION AIR FLOW AND 110 CFM OF SWITCHED AIR FLOW TO MEET THE OF CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION REQUIREMENTS OF THE 2021 IECC AND SECTION M1505 OF THE 2021 IRC CODE.

SECOND FLOOR HVAC PLAN



NOTE: DUCTWORK INDICATED ON THIS PLAN IS LOCATED IN THE ATTIC



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NEW SINGLE FAMILY RESIDENCE
REESE RESIDENCE
Tinley Park, Illinois



DATE	DESCRIPTION
2-20-23	PRELIMINARY DESIGN REVIEW
4-11-23	PRELIM BID SET
7-10-23	ISSUED FOR PERMIT
9-26-23	PLAN REVIEW REVISIONS

2022-0210
PROJECT NUMBER

DATE
SF/BJ
DRAWN BY
SF
FINAL REVIEW

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HVAC PLANS

SHEET NAME

A-8.1

SHEET

SPECIFICATIONS

1.0 GENERAL REQUIREMENTS

- 1.1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- 1.2 ALL PARTS AND DIMENSIONS ON PLAN SHEETS ARE TO DRYHALL, INTERIOR AND FACE OF SHEATHING EXTERIOR, NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. FINISHED DIMENSIONS AT CRITICAL AREAS MUST BE HELD.
- 1.3 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (DO NOT SCALE DRAWINGS, FIGURE DIMENSIONS SHALL TAKE PRECEDENCE) AND CONDITIONS BEFORE PROCEEDING WITH THE WORK AND NOTIFY SUPERINTENDENT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 1.4 PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLETS, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM DRAWINGS.
- 1.5 ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR.
- 1.6 SPOT SURVEY MUST BE SUBMITTED TO GOVERNING AGENCY FOR REVIEW AND APPROVAL PRIOR TO FRAMING.
- 1.7 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- 1.8 CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES RELATED TO THEIR WORK. GENERAL CONTRACTOR SHALL PRESENT THE OWNER WITH AN "AS-BUILT" DRAWING INDICATING LOCATIONS OF ALL UNDERGROUND UTILITIES ON SITE (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, ETC.)

2.0 MATERIALS AND WORKMANSHIP

- 2.1 ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER PER INDUSTRY HIGH QUALITY STANDARDS AND THE SPECIFICATIONS CONTAINED IN THE BID DOCUMENTS.
- 2.2 EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.
- 2.3 EACH CONTRACTOR SHALL ESTABLISH A SYSTEM OF TESTING AND INSPECTING THEIR WORK IN THE ROUGH AND FINISHED STATE, TO INSURE QUALITY AND PERFORMANCE OF THE FINAL WORK PRODUCT.
- 2.4 MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED. SUBSTITUTION OF THE MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- 2.5 EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD, AT HIS OWN COST, ANY DEFECTS OR OTHER DEFECTS IN HIS WORKMANSHIP AND/OR MATERIAL, OR DAMAGE HE MAY CAUSE TO ANOTHER'S WORK.
- 2.6 EACH CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING WHICH IS CAUSED BY HIS WORK.
- 2.7 THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, A LIST OF MATERIALS, FIXTURES, AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED.
- 2.8 ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTED WITH OWNER'S APPROVAL.
- 2.9 ALL WORK MUST MEET OWNER'S APPROVAL BEFORE FINAL PAYMENT IS MADE.
- 2.10 ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR.
- 2.11 ALL MATERIAL TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. THESE RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER CONFLICTING DETAILS FOUND HEREIN.
- 2.12 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUAL CLEANUP OF THE SITE AND AT THE TIME OF ANY MECHANICAL GRADING WILL BE GIVEN TO PREMISES INCLUDING, BUT NOT LIMITED TO: FLOORS, WALLS, WINDOWS, CABINETS, ETC.

3.0 EXCAVATION AND CONCRETE

- 3.1 SOIL CONDITIONS SHALL BE TESTED AND CERTIFIED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO EXCAVATION.
- 3.2 SITE EXCAVATION SHALL BE IN ACCORDANCE WITH SOILS ENGINEER AND REVIEWED AND APPROVED BY THE GOVERNING AGENCY.
- 3.3 THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR THE COMPLETION OF HIS WORK. UPON COMPLETION OF EXCAVATION, THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO COMPLETE THE WORK.
- 3.4 ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3000 PSF. COMPACTION REPORTS SHALL BE REVIEWED AND APPROVED BY THE GOVERNING AGENCY.
- 3.5 ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW TOP OF FINISH GRADE AND AS SHOWN ON DRAWINGS.
- 3.6 ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-63. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ASTM C150. ALL CONCRETE SHALL ATTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 2800 PSI.
- 3.7 THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN CONCRETE WALLS FOR ELECTRICAL, PLUMBING AND MECHANICAL TRADES.
- 3.8 POUR ALL CONCRETE WITH WALLS MONOLITHICALLY WITH FOUNDATION WALLS. THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS OR STRAPS IN CONFORMANCE WITH SIZES AND SHAPES INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE NATURE OF THE WORK, AND ALL REINFORCING TO BE ASTM A615 GRADE 60, ALL W/F TO BE A105-6T.
- 3.10 THE WATERPROOFING CONTRACTOR SHALL APPLY ONE COAT OF ASPHALT-CHOPPED FIBERGLASS EMBEDDED IN ASPHALTIC BASE, MINIMUM 16 MIL APPLICATION, TO ALL CRAWL SPACE & BASEMENT, AND WHERE CALLED FOR ON PLANS.
- 3.11 CONCRETE SLAB REINFORCEMENT SHALL BE SUPPORTED ON METAL CHAIRS AT 18" ON CENTER, MINIMUM 3'-0" DEPTH, 3'-0" DEPTH, 3'-0" DEPTH.
- 3.12 FOUNDATION WALLS MUST BE REINFORCED BY 2-#5 BARS, TOP AND BOTTOM.
- 3.13 TOP OF FOUNDATION ELEVATION SHALL BE A MIN. OF 6" ABOVE GRADE FOR ALL WALLS WITHOUT MASONRY VENEER.
- 3.14 FOUNDATION WALL THICKNESS MUST BE A MIN. OF 8", BUT NOT LESS THAN WHAT IS SHOWN ON THE DRAWINGS.
- 3.15 WHEN APPLICABLE, HORIZONTAL WALL REINFORCING TO LAP 24 BAR DIAMETER (21" MINIMUM) AT CORNERS AND SPICES. REINFORCING BARS AT CORNERS SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCING.
- 3.16 ALL CONCRETE SHALL BE VIBRATED, IN PARTICULAR, EXPOSED TOP PORTION OF CONCRETE FOUNDATION WALL.
- 3.17 PLACEMENT AND COMPACTION: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 4" IN LOOSE FILL DEPTH. DO NOT PLACE BACKFILL OR FILL MATERIAL ON UNDRY OR FROZEN SURFACES.
- 3.18 LOT TO BE FINAL GRADED WITH APPROXIMATELY 6" OF BLACK DIRT FROM CURB TO REAR LOT LINE. ANY ADDITIONAL FILL REQUIRED SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
- 3.19 UNDER ALL EXTERIOR SLABS PROVIDE 6" MIN. OF GRANULAR MATERIAL, COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY PER ASTM D1557.
- 3.20 CONTRACTOR SHALL CO-ORDINATE ALL OPENINGS, DEPRESSIONS, SLEEVES, AND OTHER MECHANICAL/ELECTRICAL ITEMS IN CONCRETE WORK WITH TRADES INVOLVED AND SHALL BE RESPONSIBLE FOR PROPER DIMENSIONS OF ITEMS CAST IN CONCRETE.

4.0 STRUCTURAL STEEL

- 4.1 ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL, AND SHALL BE SHOP COATED, ALL FIELD CONNECTIONS TO BE 3/4" DIA. HIGH-STRENGTH BOLTS (A-325) FRICTION TYPE.
- 4.2 COLUMN BASES SHALL BE ANCHORED TO COLUMN PADS TO INSURE AGAINST LATERAL DISPLACEMENT. UNRESTRAINED FRICTION IS NOT ALLOWED. SEE DRAWINGS FOR STEEL COLUMNS, BEAMS AND LINTELS.

5.0 MASONRY/STONE

- 5.1 MORTAR SHALL CONFORM TO STANDARD SPECIFICATIONS FOR MORTAR FOR STONE/ASTM C-270-73 TYPE M.
- 5.2 NO MASONRY SHALL BE LAID UP WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW 40° F, UNLESS MEANS APPROVED BY THE ARCHITECT ARE PROVIDED TO PREVENT DAMAGE FROM FREEZING.
- 5.3 ALL HORIZONTAL JOINTS TO BE RAKED, VERTICAL JOINTS TOOLED FLUSH.

6.0 CARPENTRY

- 6.1 DESIGN LIVE LOADS AS FOLLOWS...
- | ROOF LIVE LOAD | 30 PSF |
|-----------------------|--------|
| HORIZONTAL WIND LOADS | 15 PSF |
| 30' to 44' = | 20 PSF |
| 45' to 59' = | 40 PSF |
| 60' to 74' = | 40 PSF |
| 75' to 89' = | 50 PSF |
| 90' to 104' = | 50 PSF |
| 105' to 119' = | 50 PSF |
| 120' to 134' = | 20 PSF |
| 135' to 149' = | 20 PSF |
| 150' to 164' = | 20 PSF |
| 165' to 179' = | 20 PSF |
| 180' to 194' = | 20 PSF |
| 195' to 209' = | 20 PSF |
| 210' to 224' = | 20 PSF |
| 225' to 239' = | 20 PSF |
| 240' to 254' = | 20 PSF |
| 255' to 269' = | 20 PSF |
| 270' to 284' = | 20 PSF |
| 285' to 299' = | 20 PSF |
| 300' to 314' = | 20 PSF |
| 315' to 329' = | 20 PSF |
| 330' to 344' = | 20 PSF |
| 345' to 359' = | 20 PSF |
| 360' to 374' = | 20 PSF |
| 375' to 389' = | 20 PSF |
| 390' to 404' = | 20 PSF |
| 405' to 419' = | 20 PSF |
| 420' to 434' = | 20 PSF |
| 435' to 449' = | 20 PSF |
| 450' to 464' = | 20 PSF |
| 465' to 479' = | 20 PSF |
| 480' to 494' = | 20 PSF |
| 495' to 509' = | 20 PSF |
| 510' to 524' = | 20 PSF |
| 525' to 539' = | 20 PSF |
| 540' to 554' = | 20 PSF |
| 555' to 569' = | 20 PSF |
| 570' to 584' = | 20 PSF |
| 585' to 599' = | 20 PSF |
| 600' to 614' = | 20 PSF |
| 615' to 629' = | 20 PSF |
| 630' to 644' = | 20 PSF |
| 645' to 659' = | 20 PSF |
| 660' to 674' = | 20 PSF |
| 675' to 689' = | 20 PSF |
| 690' to 704' = | 20 PSF |
| 705' to 719' = | 20 PSF |
| 720' to 734' = | 20 PSF |
| 735' to 749' = | 20 PSF |
| 750' to 764' = | 20 PSF |
| 765' to 779' = | 20 PSF |
| 780' to 794' = | 20 PSF |
| 795' to 809' = | 20 PSF |
| 810' to 824' = | 20 PSF |
| 825' to 839' = | 20 PSF |
| 840' to 854' = | 20 PSF |
| 855' to 869' = | 20 PSF |
| 870' to 884' = | 20 PSF |
| 885' to 899' = | 20 PSF |
| 900' to 914' = | 20 PSF |
| 915' to 929' = | 20 PSF |
| 930' to 944' = | 20 PSF |
| 945' to 959' = | 20 PSF |
| 960' to 974' = | 20 PSF |
| 975' to 989' = | 20 PSF |
| 990' to 1004' = | 20 PSF |
| 1005' to 1019' = | 20 PSF |
| 1020' to 1034' = | 20 PSF |
| 1035' to 1049' = | 20 PSF |
| 1050' to 1064' = | 20 PSF |
| 1065' to 1079' = | 20 PSF |
| 1080' to 1094' = | 20 PSF |
| 1095' to 1109' = | 20 PSF |
| 1110' to 1124' = | 20 PSF |
| 1125' to 1139' = | 20 PSF |
| 1140' to 1154' = | 20 PSF |
| 1155' to 1169' = | 20 PSF |
| 1170' to 1184' = | 20 PSF |
| 1185' to 1199' = | 20 PSF |
| 1200' to 1214' = | 20 PSF |
| 1215' to 1229' = | 20 PSF |
| 1230' to 1244' = | 20 PSF |
| 1245' to 1259' = | 20 PSF |
| 1260' to 1274' = | 20 PSF |
| 1275' to 1289' = | 20 PSF |
| 1290' to 1304' = | 20 PSF |
| 1305' to 1319' = | 20 PSF |
| 1320' to 1334' = | 20 PSF |
| 1335' to 1349' = | 20 PSF |
| 1350' to 1364' = | 20 PSF |
| 1365' to 1379' = | 20 PSF |
| 1380' to 1394' = | 20 PSF |
| 1395' to 1409' = | 20 PSF |
| 1410' to 1424' = | 20 PSF |
| 1425' to 1439' = | 20 PSF |
| 1440' to 1454' = | 20 PSF |
| 1455' to 1469' = | 20 PSF |
| 1470' to 1484' = | 20 PSF |
| 1485' to 1499' = | 20 PSF |
| 1500' to 1514' = | 20 PSF |
| 1515' to 1529' = | 20 PSF |
| 1530' to 1544' = | 20 PSF |
| 1545' to 1559' = | 20 PSF |
| 1560' to 1574' = | 20 PSF |
| 1575' to 1589' = | 20 PSF |
| 1590' to 1604' = | 20 PSF |
| 1605' to 1619' = | 20 PSF |
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**HOMEOWNER AS GENERAL CONTRACTOR
AFFIDAVIT**

The construction at the Single Family Home located at: 4 messing CT.
Tinley Park, Illinois, will be performed by: Homeowner Terrence Reese
by affixing his or her signature, he and/or she is swearing in this affidavit that he and/or she is the
owner of this building and will occupy it for a minimum of six months after construction is complete
and a all final inspections are approved.


Signature

9-12-23
Date

Signature

Date


Notary Public



9/12/23



Petitioner

Zack Nisbet of WCDR
Tinley Park, LLC

Property Location

16040 Harlem Ave

PIN

27-24-201-013-0000

Zoning

B-3 PD (General Business
and Commercial, Park
Center Plaza, PUD)

Approvals Sought

Special Use for
Substantial Deviation;
Site Plan/Architectural
Approval

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

September 18, 2025 –Public Hearing

K9 Resorts Pet Kennel - Special Use for Substantial Deviation from PUD

16040 Harlem Avenue



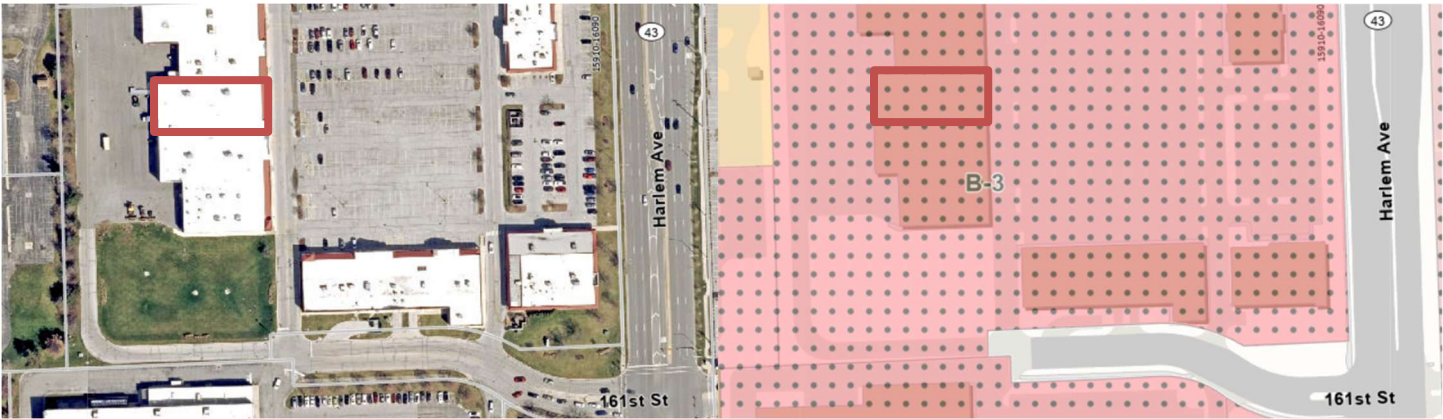
EXECUTIVE SUMMARY

Zack Nisbet of WCDR Tinley Park, LLC (the Petitioner) is proposing to open a pet kennel operating under the name K9 Resorts at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza PUD) zoning district. The proposed kennel would occupy approximately 40% of the in-line tenant space which was previously occupied by American Freight (and Sears Outlet before that). K9 Resorts is a national pet boarding brand.

A kennel is a Special Use in the B-3 General Business and Commercial Zoning District. The Zoning Ordinance does not include any performance standards for the use. However, since the property is located within the Park Center Plaza Planned Unit Development, a Special Use for a Substantial Deviation from the PUD is required.

The proposed kennel will incorporate an isolated, odor-minimizing ventilation system; the enclosing interior walls will be soundproofed; and the proposed outdoor play yard will be enclosed with a sound-dampening fence. Each of these systems will reduce disruptions to neighbors. The enclosed outdoor play yard area will be used from 6:30am – 7:00pm daily.

The Petitioner is proposing minimal changes to the building's exterior: a decorative storefront entry door, removal of an overhead service door, and additional rear doors to access the play yard. The most substantial change to the site is the enclosure of the paved area in the rear for the synthetic-turfed play area. No changes to the parking lot are proposed.



EXISTING SITE & HISTORY

The subject property is a multi-tenant building within an existing shopping center. The Petitioner’s proposal would occupy 9,685 square feet of the 24,480-square-foot space last used by American Freight. The proposed space would have a neighboring user on either side.

The larger shopping center is located within the Park Center Plaza PUD, which has been amended several times over the years to enable new users, develop outlots, and renovate the shopping center.

ZONING & NEARBY LAND USES

The subject property is located within the **B-3 General Business and Commercial Zoning District**. The property is also within the **Park Center Plaza PUD**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial	Shopping Center
East	B-3 General Business and Commercial	Shopping Center
South	B-3 General Business and Commercial	Shopping Center
West	R-4 Single-Family Residential	Church

The site is surrounded by commercial development to the north, east, and south. St. Julie Billiard Church is to the west (rear of the subject property).

PROPOSED USE

The Petitioner is proposing a K9 Resorts Luxury Pet Hotel. The Zoning Ordinance classifies this use as a kennel, which is defined as “any lot or premise on which more than three (3) dogs, cats, or other household domestic animals over six (6) months of age are either permanently or temporarily quartered, or on which more than two (2) such animals are boarded, bred, or cared for in return for remuneration, or kept for sale.” “Animal hospital, kennels, and pounds” are listed together in the Zoning Ordinance use table. This use is only allowed in the B-3 General Business and Commercial Zoning District and requires a Special Use Permit.

Since the site is located within the Park Center Plaza PUD, a Special Use for a Substantial Deviation from the Park Center Plaza PUD is required.

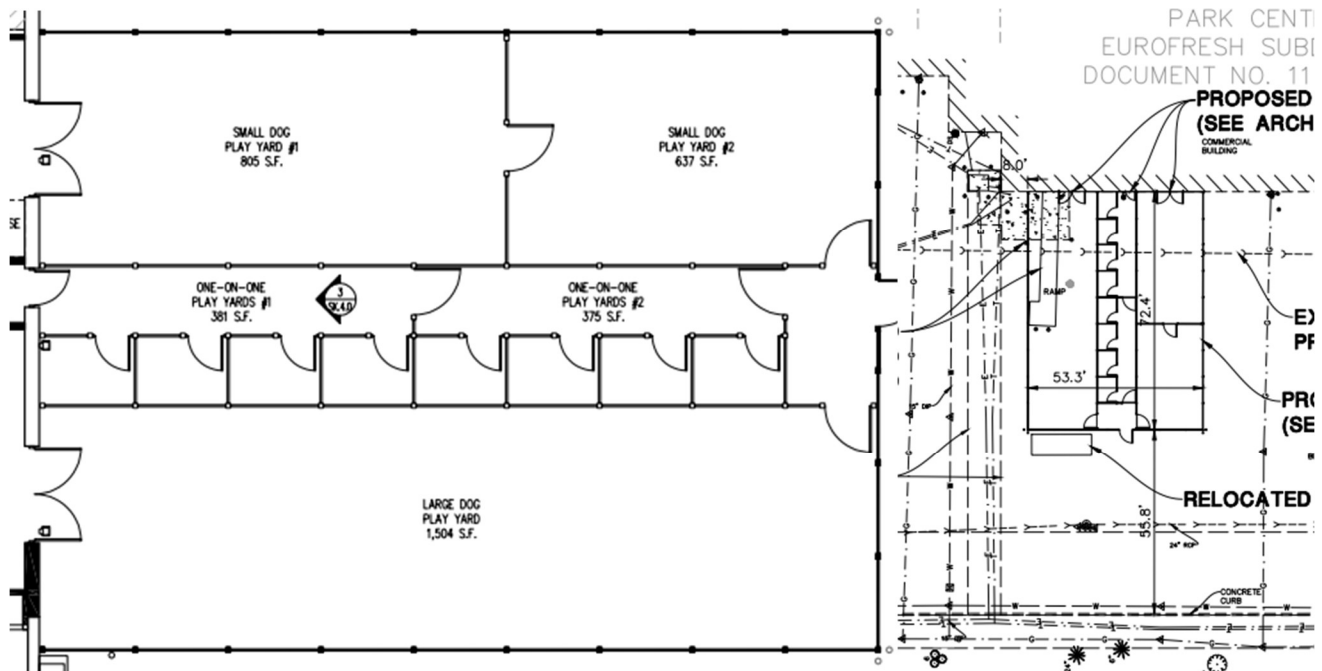
The Petitioner’s narrative states that the proposed kennel is designed to accommodate a maximum of 128 dogs and that average occupancy is around 50% but may approach full capacity during busy times, especially holidays.

SITE PLAN

The Petitioner is proposing to enclose an approximately 7,700 square foot area directly behind the commercial space. This area was previously used as a loading zone when American Freight occupied the space.



The enclosed area will be used as an outdoor play area for boarded animals. The west edge of the outdoor play area will be located approximately 66 feet to the subject property's west property line (55.8 from the play area to the west edge of pavement plus approximately 5 to 10 feet grass area to the property line). It will feature separate areas for dogs of different sizes. The outdoor play area will be covered in a synthetic turf for animal comfort and small play structures will be placed in each area. The area will be enclosed by an eight-foot-tall fence, manufactured by Bufftech. Bufftech describes its product as a molded composite fence, which comes in a variety of patterns and colors. The Petitioner is proposing a stacked-stone pattern in a beige color. The Petitioner states that the fence can attenuate the sound of a dog barking (90+ dBA) to the sound of a person talking (65 dBA). The play area is used from 6:30 a.m. to 7:00 p.m. daily.





NOISE AND ODOR MITIGATION

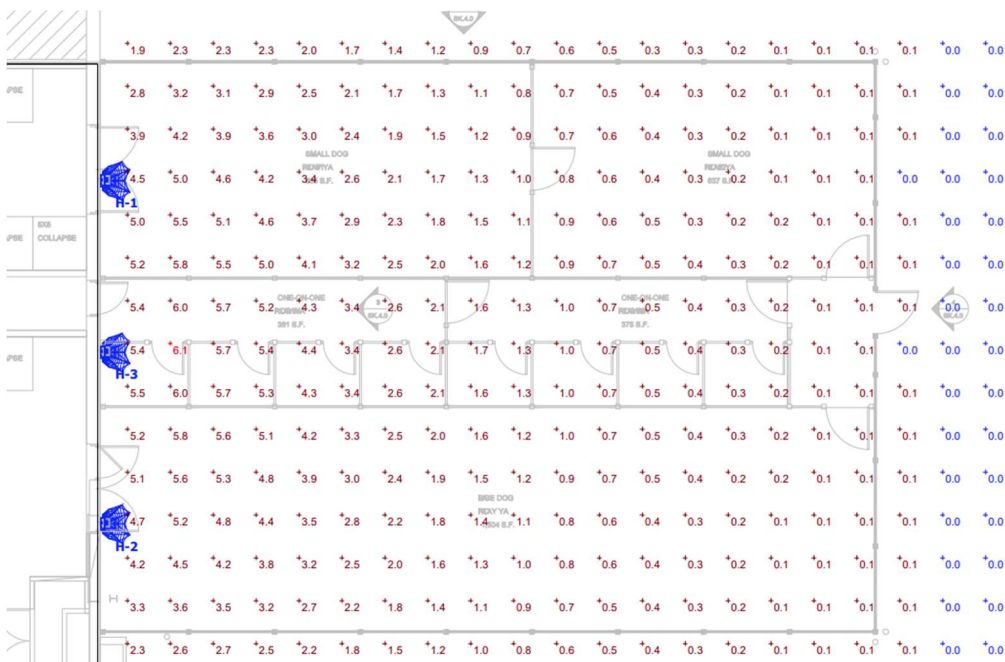
The Petitioner is proposing to enclose the interior perimeter walls with Acoustiblock soundproofing material to reduce or eliminate any noise emanating from the space. The Petitioner uses this soundproofing system in all its locations nationwide, including those in in-line commercial buildings.

Every K9 Resort also incorporates a hospital-grade fully isolated ventilation system, which includes ultraviolet germicidal irradiation systems. These systems reduce odors and make for a safer environment for the animals and staff. The ventilation system is also divided into independent zones, further improving health and safety. The air handlers provide fifteen fresh air exchanges per hour.

Other potential issues that can arise from kennels are addressed through operational procedures. All pet waste is double-bagged and removed from the area immediately. Surfaces are cleaned and disinfected at least once daily and as incidents occur. The company utilizes specialty cleaning agents that are pet-safe and are designed to eliminate odors.

LIGHTING

The Petitioner is proposing three new light fixtures mounted on the rear of the building to illuminate the outdoor play area. The fixtures are downlit and the photometric plan indicates no light-spillover at the property line and only minimal spillover outside the play area.



LANDSCAPING

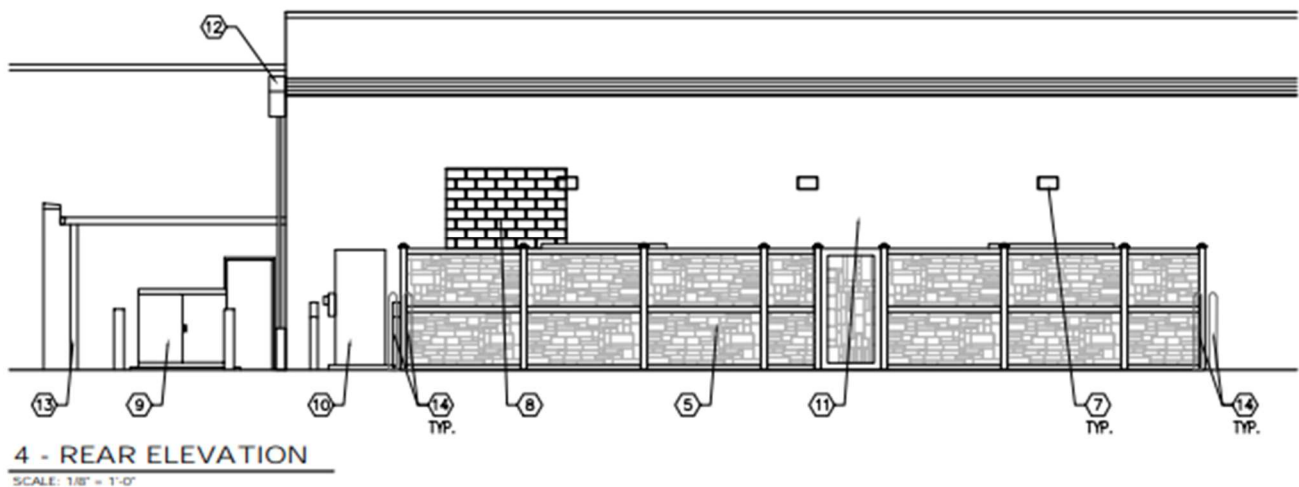
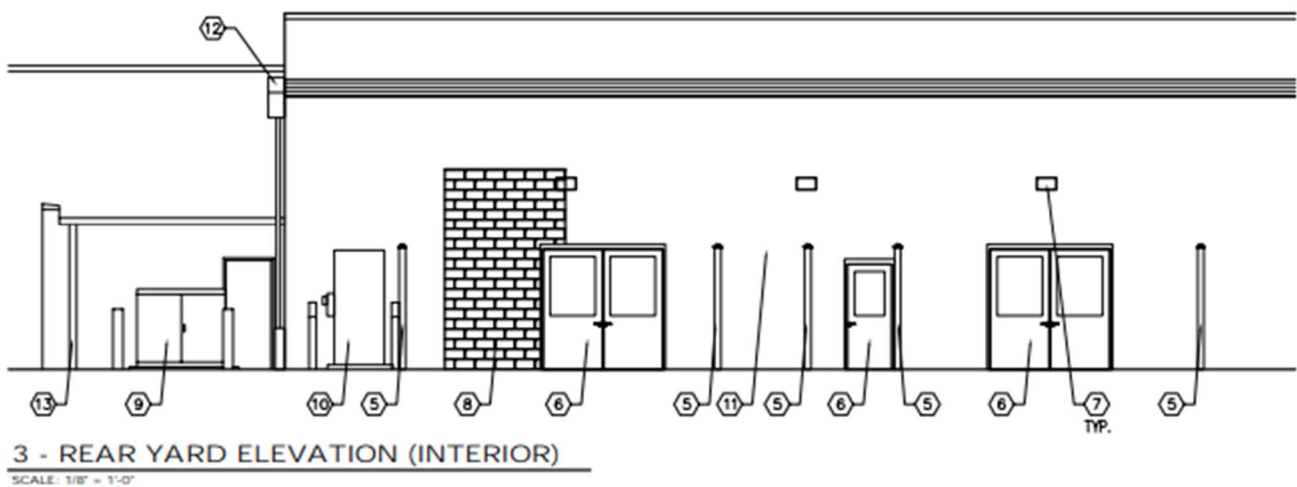
No changes are proposed.

PARKING

No changes are proposed. The Petitioner anticipates having up to 30 employees, with 8 to 10 working at any given time. Customers will utilize the existing parking lot for pick-up and drop-off. The Zoning Ordinance does not prescribe a specific parking ratio for kennels.

ARCHITECTURE

The Petitioner is proposing minimal changes to the building's architecture. The front door will be replaced with a decorative door to align with K9 Resorts branding. In the rear of the building, the existing overhead service door will be removed and the wall will be patched and painted to match the existing finish. Three new doors will be installed to access the outdoor play area. Existing bollards protecting mechanical equipment will be freshly painted.



STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

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

Architectural

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

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

Site Design

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

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- j. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The proposal incorporates several operational and technological solutions to minimize any negative effects of the use.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The proposal incorporates several operational and technological solutions to minimize any negative effects of the use.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposal incorporates several operational and technological solutions to minimize any negative effects of the use. All changes to the site are proposed in the rear of the existing building.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities already exist.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
No changes to parking or access are proposed. There is a large existing parking lot to accommodate staff and customers.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposal will reactivate a vacant commercial space and provide an amenity for pet-owning residents of the Village and the region.

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

MOTIONS TO CONSIDER

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

Motion 1 (Special Use for a Substantial Deviation from the Park Center Plaza PUD):

"...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Park Center Plaza PUD to the Petitioner Zack Nisbet of WCDR Tinley Park, LLC to allow for the establishment of a K9 Resorts kennel at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District."

Motion 2 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner Zack Nisbet of WCDR Tinley Park, LLC Site Plan and Architectural Approval to construct a kennel with an outdoor play area at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	8/11/2025
2	Addenda	Petitioner	8/11/2025
3	Narrative	Petitioner	8/11/2025
4	Ownership Information	Petitioner	8/11/2025
5	Survey	Petitioner	8/11/2025
6	Site Plan	Petitioner	8/11/2025
7	Lighting Specs	Petitioner	8/11/2025
8	Elevations	Petitioner	8/11/2025
9	Signage Plan	Petitioner	8/11/2025

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

PROJECT & PROPERTY INFORMATION

Project Name: K9 Resorts - Park Center Plaza

Project Description: Applicant seeks a special use to establish a Kennel at the subject property

Project Address: 16040 Harlem Avenue **Property Index No. (PIN):** 27-24-201-013

Zoning District: B-3 **Lot Dimensions & Area:** 718,222 sq. ft.

Estimated Project Cost: \$ 3,263,176.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Ramzi Hassan, President **Company:** Core Park Center, LLC

Street Address: 14400 S. John Humphrey Dr., #200 **City, State & Zip:** Orland Park, IL 60462

E-Mail Address: ramzi@edwardsrealtyco.com **Phone Number:** 708-923-6312

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: Zack Nisbet **Company:** WCDR Tinley Park, LLC

Relation To Project: Business Operator and Tenant for lease of Subject Property

Street Address: 23 W. Chicago Ave., #3005 **City, State & Zip:** Chicago, IL 60654

E-Mail Address: zack.nisbet@lphik9.com **Phone Number:** 518-860-5101



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

Property Owner Name (Print):

Ramzi Hassan, President of Core Park Center, LLC

Acknowledgements

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

Property Owner Signature:

Property Owner Name (Print):

Ramzi Hassan, President of Core Park Center, LLC

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Zack Nisbet, Authorized Signatory of WCDR Tinley Park, LLC

Date:

08/05/25

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

STANDARDS & CRITERIA FOR SPECIAL USES

Section X.J.

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

Applicant's request for approval of a Special Use to establish a kennel use at the property located at 16040 Harlem Avenue in order to operate a luxury dog boarding and daycare will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare due to Applicant's mitigation efforts and brand standards with respect to waste disposal, sound mitigation, and animal safety.

As further described in the attached Narrative, solid waste will be double-bagged and disposed of in scented bags and disposed of promptly. While ordinary garbage pickup is generally sufficient to ensure no smells or excess refuse at these facilities, in the event more garbage is generated than expected, the Applicant will arrange for prompt additional pickups. In addition the air inside the facility will be filtered with a high quality, hospital grade air filtration system to combat any smells or airborne matter both for the benefit of the community as well as the Applicant's staff and the animals for which they care.

Also further described in the attached Narrative, if approved, Applicant will use an 8-foot tall fence around the outdoor area designed to safely enclose the dogs. The material of the fence is designed to mitigate and soften sounds emanating from Applicant's business.

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

The proposed Special Use will not be injurious to the use and enjoyment of or diminish the value of the surrounding properties but rather Applicant's occupation of the subject property and business operations will positively impact surrounding properties by encouraging visitors to the Park Center Plaza.

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

The establishment of a kennel at the subject property will not impede the development of the surrounding properties for permitted uses in the B-3 district. There will not be any exterior construction or changes to the existing building but for the construction of an outdoor play area, which will be screened by an 8.0 foot screening fence fabricated with a sound mitigating fence material resembling a neutral colored stone.

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

There are adequate utilities and essential public services to the subject property for Applicant's proposed use as the location is within an existing structure and shopping center.

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

The subject property is located within an existing shopping center and Applicant has no plans for construction to the existing structure. Therefore, ingress and egress to Park Center Plaza will remain the same.

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

Except for Applicant's request for a Special Use, Applicant's proposed use conforms to the applicable regulations of the B-3 district.

(G) *That the Special Use contributes directly or indirectly to the economic development of the community as a whole.*

If approved, Applicant's estimates grossing \$2,600,000.00 in revenue annually upon stabilization of the Tinley Park location. Applicant's proposed use will also create up to 30 new jobs for the community.

PROJECT NARRATIVE

Date: August 11, 2025
Applicant: WCDR Tinley Park, LLC
Property: 16040 Harlem Avenue, Tinley Park, IL
Subject: Application for special use permit to establish kennel use

PURPOSE

The Applicant, WCDR Tinley Park, LLC, seeks approval of a Special Use Permit in order to permit the operation of a K9 Resorts franchise, a dog boarding and daycare facility with an outdoor area, in the B-3 General Business and Commercial District at the property located at 16040 Harlem Avenue (the “**Property**”) within the Park Center Plaza.

APPLICANT INFORMATION

Applicant is a subsidiary of Windy City Dog Resorts, LLC, a regional LLC that will be the parent company of 8 operating subsidiaries dba K9 Resorts Luxury Pet Hotels throughout the Greater Chicagoland Area. Luxury Pet Hotel Investments, LLC (“**Investments LLC**”), is the parent company of Windy City Dog Resorts, LLC. Investments LLC is the largest franchisee of K9 Resorts Luxury Pet Hotel committed to building 42 resorts across the country and is a partial owner of the franchisor.

Zack Nisbet is a partial owner of Investments LLC and the regional operator for the Chicagoland area. Nisbet has worked in 4 different K9 Resorts and is opening his first Chicagoland area location in Deerfield, IL on June 21, 2025. Nisbet earned his master’s degree in business from Duke University. Investments LLC has over 20 investors with prior franchising experience, and they are actively supporting Nisbet in his role as the regional operator.

WCDR Tinley Park, LLC, entered into a lease with Core Park Center, LLC, as landlord and owner of Park Center Plaza.

BRAND HISTORY AND OPERATIONS

K9 Resorts’ first location opened in 2005, and the company began franchising in 2011. They now have over 170 resorts either open or in development around the country. K9 Resorts is the leader in dog boarding and daycare services, and Applicant’s Tinley Park location will adhere to the brand’s high standards for aesthetics, sound mitigation, hygiene, safety, and care. The brand’s first location opened in the Village of Deerfield earlier this year.

Aesthetics

The photo below shows the K9 Resorts Luxury Pet Hotel in Wellington, Florida, and is representative of the brand’s high aesthetic standards. K9 Resorts’ facilities are more than simply beautiful – their appearance represents the company’s commitment to providing a dog boarding and daycare experience unlike any other.



Sound Mitigation

Sound mitigation is a cornerstone of K9 Resorts' model. Every K9 Resorts is required to have an outdoor area, and K9 Resorts has become the industry leader in mitigating any noise that may result.



K9 Resort's outdoor play area is meticulously landscaped, fenced, and maintained, as shown in the above representative photo. The outdoor area is surrounded by an 8' tall Bufftech molded fence, which absorbs 98% of noise. The sound study attached to this application demonstrates that these fences attenuate a loud dog bark (90+ dbA) to less than 65 dBA after 150 feet. A 65 dBA noise level is equivalent to the gentle hum of a distant conversation or a light rain, posing no significant disturbance to nearby commercial or residential tenants.

Every K9 Resorts also installs Acoustiblock soundproofing material on the interior perimeter walls to block sound from emanating out of the building. Click here for a video demonstrating the effectiveness of this material: <https://www.youtube.com/watch?v=LAQrgNdpq-w>

Hygiene & Sanitation



To ensure a clean and odor-free environment, K9 Resorts utilizes industry-leading air purification technology, including upper-air ultraviolet germicidal irradiation systems strategically placed throughout the facility. These hospital-grade systems provide 15 fresh air exchanges per hour, fully refreshing the air every four minutes while UV light eliminates pathogens. Additionally, K9 Resorts' advanced HVAC system divides each facility into five or more independent air zones, with separate air ducts for different areas, such as luxury suites and executive rooms. This segmentation ensures that air remains contained within each zone, preventing cross-contamination and maintaining superior air quality throughout the resort.

K9 Resorts also follows a meticulous waste management protocol. The outdoor area utilizes the K9 turf system. K9 turf is a synthetic style grass that is laid over various sizes of aggregate, which aggregate lays on top of soil. When liquid waste occurs on the K9 turf system, the turf allows for percolation the same as in one's backyard. When solid waste occurs, employees immediately pick up the solid waste and follow the double-bagging standard procedure, illustrated below:

Solid waste (both indoor and outdoor) is picked up virtually immediately after elimination by a small odor-resistant bag and tied.	This odor-resistant bag is then placed in a large outdoor container within a contractor's bag. This outdoor container will have a lid.	At the end of each day, the outdoor container bags will be sealed and placed into the dumpster onsite.
		
This is then carted along with the regular trash removal.		

Solid waste residue on the K9 turf system is hosed down with a high-pressure water stream to break up and dilute any remaining matter.

Daily cleaning procedures further eliminate residue and sanitize the outdoor areas. The K9 turf system is fully disinfected at least once per day with Rescue. Rescue is a veterinary-grade disinfectant, leveraging Accelerated Hydrogen Peroxide (AHP) to effectively eliminate bacteria, viruses, and pathogens, ensuring a sanitized environment. Its chemical composition breaks down into water and oxygen, rendering it non-toxic and safe for dogs, promoting their health without causing discomfort or adverse effects. Solid waste residue also occurs off the K9 turf system, such as within the overnight rooms for the dogs. Such residue is mopped using Rescue and removed with spot-cleaning techniques.

Dumpsters are emptied at least once a week, and trash will be removed more frequently if Applicant determines there is a need for additional pickups.

Safety

K9 Resorts screens every dog prior to acceptance for daycare or boarding. All dogs undergo a 6-hour evaluation to determine temperament and confirm they will not endanger staff or other dogs. Dogs are separated by weight for purposes of group play. Dogs displaying temperaments that are not suitable for group play are separated and benefit from private playtime. Per company policy, dogs over 13-years of age at the time of their first screening are not permitted at the facility. Additionally, dogs that require medical injections are not accepted.

Care

All employees at K9 Resorts attend K9 university, which includes 20 hours of online training. The curriculum is based on the actual daily responsibilities of staff members and real-world scenarios employees face on the job, all informed by decades of experience accumulated by K9 Resorts and their vast national team.

K9 Resorts' philosophy is to provide a home away from home for dogs, where dogs will love to stay and play, and guests are confident that their dogs are cared for at a 5-star level. Throughout their 20 years of experience, K9 Resorts has consistently innovated and improved their model to avoid common shortcomings found at other boarding and daycare facilities. The Tinley Park location at 16040 Harlem Avenue will adhere to K9 Resorts' high standards and will be a valuable addition to Park Center Plaza and the surrounding community.

OPERATIONS – TINLEY PARK K9 RESORTS

Applicant intends to occupy an approximately 9,685 square feet of the 24,480 sq. ft. suite formerly occupied by American Freight at Park Center Plaza, including a fenced outdoor area immediately adjacent to the building, as further described below. K9 Resorts in Tinley Park will be open to the public from 7:00 a.m. – 7:00 p.m. on weekdays, and 9:00 a.m. – 5:30 p.m. on weekends.

K9 Resorts will open in Tinley Park with approximately 23 employees in all and will stabilize at around 30 employees. There will be 8-10 employees on site per shift. Employees will be on site one hour before, and one hour after, public hours of operation for pre-opening and post-closing activities.

Based on the square footage of the building, the maximum capacity of dogs at the resort is estimated to be 128 dogs. Occupancy rates are expected to stabilize around 50%, meaning there will be around 64 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays when occupancy rates will be close to 100%.

On weekdays, peak drop-off times are just before 9:00 a.m., and peak pick-up times are just after 5:00 p.m.

OUTDOOR AREA – TINLEY PARK K9 RESORTS

The outdoor area will be operational between the hours of 6:30 a.m. – 7:00 p.m. The first dogs are let out at 6:30 a.m. to eliminate for a typical duration of 2-3 minutes. The dogs are immediately let back inside for breakfast and kept indoors for an hour to digest. The outdoor area becomes fully operational between 7:30 a.m. – 7:00 p.m. After 7:00 p.m., each dog will board in their own individual room overnight, ensuring a controlled and quiet environment during closed hours.



OFFICE OF THE SECRETARY OF STATE

ALEXI GIANNOULIAS-Secretary of State

13840628

APRIL 04, 2025

CHAD POZNANSKY
130 E. RANDOLPH STREET, SUITE 3900
CHICAGO, IL 60601-0000

RE CORE PARK CENTER, LLC

Dear Sir or Madam:

Articles of Amendment have been placed on file for the above mentioned Limited Liability Company.

Please do not hesitate to contact my Business Services Department if you have any questions or need further assistance.

Sincerely,

Alexi Giannoulas
Illinois Secretary of State
Department of Business Services
Limited Liability Division
800-252-8980

Form **LLC-5.25**
July 2017

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.ilsos.gov

Payment may be made by check
payable to Secretary of State. If
check is returned for any reason this
filing will be void.

Illinois
Limited Liability Company Act
Articles of Amendment

SUBMIT IN DUPLICATE

Type or print clearly.

Filing Fee: \$50

Approved: *GS*

FILE #

13840628

This space for use by Secretary of State.

FILED

APR 3 - 2025

ALEXI GIANNOULIAS
SECRETARY OF STATE

1. Limited Liability Company name: Core Park Center, LLC

2. Articles of Amendment effective on:

☒ the file date

☐ a later date (not to exceed 30 days after the filing date)

Month, Day, Year

3. Articles of organization are amended as follows (check applicable item(s) below):

☒ a) Admission of a new manager (give name and address below)*

☒ b) Withdrawal of a manager (give name below)

☒ c) Change in address of the records office/principal place of business as required by Sec. 1-40 of the Act. (Give new physical number and street address, a P.O. Box alone or C/O is unacceptable.)

☒ d) Change of registered agent and/or registered agent's office (Give new name and/or address below, address change to P.O. Box alone or C/O is unacceptable.)

☐ e) Change in the Limited Liability Company's name (give new name below)**

☐ f) Change in date of dissolution (state perpetual or date of dissolution below)

☐ g) Establish authority to issue series (fee \$300, see NOTE)

☐ h) Other (give information in space below)*

* Only managers and any member with the authority of manager are required to be reported.

Additional information:

a) Admission of New Manager: Ramzi Hassan Management Services, LLC, 14400 S. John Humphrey Drive, Suite 200, Orland Park, Illinois 60462

b) Withdrawal of Manager: Adam D. Firsel

c) Change in Address: 14400 S. John Humphrey Drive, Suite 200, Orland Park, Illinois 60462

d) Change of Registered Agent: Chad Poznansky, 130 E. Randolph Street, Suite 3900, Chicago, Illinois 60601

**New name of LLC (as changed):

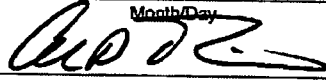
A professional LLC registered with the Illinois Department of Financial and Professional regulations must contain the term Professional Limited Liability Company, PLLC or P.L.L.C. in its name. The specific professional service must also be stated in its purpose.

(continued)

Kan
M.H.

LLC-5.25

4. The amendment was approved in accordance with Section 5-25 of the Illinois Limited Liability Company Act.
5. I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Amendment are to the best of my knowledge and belief, true, correct and complete.

Dated: April 1 2025
Month/Day Year

Signature
Adam D. Firsel, Manager
Name and Title (type or print)
If applicant is signing for a company or other entity,
state name of company or entity.

NOTE:

The following paragraph is adopted when Item 3g is checked:

The operating agreement provides for the establishment of one or more series. When the company has filed a Certificate of Designation for each series, which is to have limited liability pursuant to Section 37-40 of the Illinois Limited Liability Company Act, the debts, liabilities and obligations incurred, contracted for or otherwise existing with respect to a particular series shall be enforceable against the assets of such series only, and not against the assets of the Limited Liability Company generally or any other series thereof, and unless otherwise provided in the operating agreement, none of the debts, liabilities, obligations or expenses incurred, contracted for or otherwise existing with respect to this company generally or any other series thereof shall be enforceable against the assets of such series.

ALTA OWNER'S POLICY OF TITLE INSURANCE

issued by:



CHICAGO TITLE
INSURANCE COMPANY

Policy Number:

CCHI2304941LD

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Chicago Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.

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6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Countersigned By:



Authorized Officer or Agent

Chicago Title Insurance Company

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Property Address: 15910-16090 South Harlem Avenue, Tinley Park, IL 60487

SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
10 South LaSalle Street, Suite 3100
Chicago, IL 60603

Policy Number: CCHI2304941LD

Date of Policy	Amount of Insurance
November 29, 2023	\$10,550,000.00

1. The Insured is:

Core Park Center, LLC, an Illinois limited liability company

2. The estate or interest in the Land insured by this policy is:

Fee Simple as to Parcel 1 and Easement as to Parcels 2 and 3

3. The Title is vested in:

Core Park Center, LLC, an Illinois limited liability company

4. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

PARCEL 1:

LOT 1 IN PARK CENTER EUROFRESH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 OF PARK CENTER MCDONALDS SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 23, 2011 AS DOCUMENT NUMBER 1123529011, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT ESTATE APPURTENANT TO PARCEL 1 CREATED IN DECLARATION OF EASEMENTS AND RESTRICTIONS DATED AUGUST 7, 1987, RECORDED AS DOCUMENT 87464664, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS AMENDED BY:

(A) FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS DATED MARCH 21, 1989, RECORDED AS DOCUMENT 89127008, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS,

(B) AMENDMENT TO DECLARATION OF RESTRICTIONS DATED JULY 1, 1988, RECORDED AS DOCUMENT 98618348, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS

(C) SECOND AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AND SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS DATED DECEMBER 4, 1998, AND RECORDED DECEMBER 8, 1998 AS DOCUMENT 08114248, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS,

(D) COVENANTS, CONDITIONS AND RESTRICTIONS AND THE THIRD AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AGREEMENT DATED JANUARY 25, 2010 AND RECORDED APRIL 12, 2010 AS DOCUMENT NUMBER 1010234095, FILED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, COVERING AND AFFECTING THE REAL PROPERTY MORE PARTICULARLY DESCRIBED THEREIN, AND

(E) COVENANTS, CONDITIONS AND RESTRICTIONS AND FOURTH AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS AGREEMENT DATED AUGUST 18, 2011 AND RECORDED AUGUST 23, 2011 AS DOCUMENT NUMBER 1123529013.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE PARTY WALL AGREEMENT DATED AUGUST 18, 2011 AND RECORDED AUGUST 23, 2011 AS DOCUMENT NUMBER 1123529014 FOR THE PURPOSE OF USE THE PARTY WALL BELOW AND ABOVE THE SURFACE OF THE GROUND AND ALONG THE WHOLE LENGTH OR ANY PART OF THE LENGTH THEREOF FOR THE SUPPORT OF ANY BUILDING CONSTRUCTION ON THE LAND.

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**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

- B 6. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

Permanent Index Number:

27-24-201-013-0000

- J 7. Lease made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 28, 1986 and known as Trust Number 66662 to the Firestone Tire and Rubber Company, an Ohio Corporation dated December 2, 1987 as document may be amended from time to time disclosed by evidence of lease recorded February 17, 1988 as Document No. 88068172 and all rights thereunder of and all acts done or suffered thereunder by said lessee or by any party claiming by, through, or under said Lessee, with no rights to purchase or rights of first refusal to purchase.

(Affects Land and other property)

- E 8. Rights of the following tenants, as shown in the rent roll provided to the Company, as tenants only, under unrecorded leases, with no options to purchase or rights of first refusal.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

- Q 9. Terms and conditions of that certain Declaration of Easements and Restrictions dated August 7, 1987 and recorded August 21, 1987 as Document No. 87464664 by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated February 28, 1986 and known as Trust Number 66662 relating to among other things, easements, general construction requirements, covenants relating to location, size, character and use of buildings; and operation, Maintenance and Repair of Common Area; and terms, covenants, conditions and restrictions contained in the Declaration of Restrictions dated November 15, 1987 and recorded December 14, 1987 as document number 87662834.
- First Amendment to Declaration of Easements and Restrictions dated March 21, 1989 and recorded March 22, 1989 as Document No. 89127008, Exhibit B of which was not recorded, for purposes of placing of record legal descriptions for the access roads and common utility facilities upon completion of access roads and common utility facilities as provided in Section 2.5 of said Declaration.
- Amendment to Declaration of Restrictions recorded July 16, 1998 as document 98618348 relating to payment of certain costs of maintenance and operation of the shopping center site incurred in conjunction with Peter Michael Realty Inc, an Illinois Corporation, owner of 'Outlot'.
- Second Amendment to Declaration of Easements and Restrictions and Second Amendment to Declaration of Restrictions recorded December 8, 1998 as Document No. 08114248.
- Covenants, Conditions and Restrictions and Third Amendment to Declaration of Easements and Restrictions Agreement dated January 25, 2010 and recorded April 12, 2010 as Document Number 1010234095.
- Covenants, Conditions and Restrictions and Fourth Amendment to Declaration of Easements and Restrictions Agreement dated August 18, 2011 and recorded August 23, 2011 as Document Number 1123529013.
- Together with the rights of the adjoining owner or owners to the concurrent use of said easement.
- And shown on Plat of Survey prepared by American Surveying and Mapping Inc. Survey No. 2318686-46049-Tinley Park IL.DWG dated November 9, 2023, and last revised November 14, 2023 and note the following: (the "Survey").
- (Affects Land and other property)
- R 10. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by Document No. 88093178, recorded on March 3, 1988, and the terms and conditions thereof, and shown on the Survey.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

- S 11. Easement Agreement dated January 15, 1988 and recorded July 26, 1988 as Document No. 88331369 made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 28, 1986 and known as Trust Number 66662 and the Catholic Bishop of Chicago, an Illinois Sole, granting an non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress over, upon and across those portions of the premises described on exhibit a utilized as drives and accessways from time to time for the use and benefit of the premises described on Exhibit B.
- (Affects the Land and other property)
- T 12. Easement in favor of Northern Illinois gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Document No. 88450088 on September 30, 1988, and the terms and conditions thereof, and shown on the Survey.
- (Affects a portion of the Land)
- U 13. Rights of the public, State of Illinois and the municipality in and to so much of the Land as dedicated for road purposes by instruments, both dated November 24, 1988 and recorded December 2, 1988 as Document Numbers 88555753 and 88555754, and shown on the Survey.
- V 14. Title to that portions of the property acquired by the Illinois Department of Transportation for permanent easements, pursuant to order vesting title for permanent easement, entered January 13, 1994, in those certain condemnation proceedings, Case No. 93L 50960.
- W 15. Easement in favor of the Commonwealth Edison Company, and its respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded March 23, 1998 as Document No. 98224711, being 15 feet in width, 7.5 feet on either side of cable as installed, and as shown on the Survey.
- AQ 16. INTENTIONALLY DELETED
- Z 17. Access road easement as shown on the Park Center McDonalds Subdivision recorded April 15, 2010 as Document Number 1010518063 and as shown on the Survey.
- AA 18. Easements for Commonwealth Edison Company, AT&T Telephone Company, Nicor Gas Company and any Cable Television Company, their successors and assigns, and the easement provisions and grantees as set forth on the Plat of Park Center Eurofresh Resubdivision recorded August 23, 2011 as Document Number 1123529011, and shown on the Survey.
- AB 19. Party Wall Rights of Inland Park Center Plaza, L.L.C., a Delaware Limited Liability Company (Owner No. 1) and Piggly Wiggly Midwest, LLC, a Wisconsin Limited Liability Company (Owner No. 2) adjoining the Land, as established by agreement recorded/filed August 23, 2011 as Document No. 1123529014, and the terms, covenants, and provisions contained therein, and shown on the Survey.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

- AD 20. Encroachments on Plat of Survey prepared by American Surveying and Mapping Inc. Survey No. 2318686-46049-Tinley Park IL.DWG dated November 9, 2023, and last revised November 14, 2023 and note the following:
- a) Encroachment of one-story Brick & Concrete Building (15914) located on the premises into the North adjacent electrical easement by no more than 3.1 feet.
- B) Encroachment of Dumpster area located on the premises into the South adjacent right of way by no more than 7.2 feet.
- AJ 21. INTENTIONALLY DELETED
- AO 22. Terms, covenants, conditions and restrictions contained in the Restrictive Covenant dated January 18, 1988 recorded May 10, 2010 as document number 1013012033.
- AL 23. Mortgage dated November 20, 2023 and recorded November 29, 2023 as document number 233310016 made by Core Park Center, LLC, an Illinois limited liability company, to American Commercial Bank & Trust, NA to secure a note in the amount of \$7,385,000.00.
- AR 24. Assignment of Rents dated November 20, 2023 and recorded November 29, 2023 as document number 2333310017 made by Core Park Center, LLC, an Illinois limited liability company, to American Commercial Bank & Trust, NA.

END OF SCHEDULE B

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CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i. (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

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(continued)

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

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(continued)

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:

- i. the Amount of Insurance; or
- ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:

- i. the Amount of Insurance will be increased by Fifteen Percent (15%); and
- ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:

- i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
- ii. cures the lack of a right of access to and from the Land; or
- iii. cures the claim of Unmarketable Title,

all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

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(continued)

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within thirty (30) days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM**a. Choice of Law**

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. Choice of Forum

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

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(continued)

19. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than Two Million and No/100 Dollars (\$2,000,000), any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
- c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.*
- d. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

General Exception number(s) 1, 2, 3, 4 and 5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

ENDORSEMENT - ALTA 9.2-06

COVENANTS, CONDITIONS AND RESTRICTIONS - IMPROVED LAND

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Attached to Policy Number:

CCHI2304941LD

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only,
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
 - b. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
 - b. Enforced removal of an Improvement as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
 - c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
 - c. except as provided in Section 3.c., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

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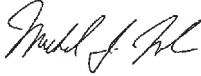


This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:



Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - ALTA 25-06**SAME AS SURVEY**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by American Surveying & Mapping, Inc. dated November 9, 2023, and last revised on November 14, 2023, and designated Job No. 2318686-46049-Tinley Park IL.DWG.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ALTA 25-06-Same as Survey
CLTA 116.1-06

(10/16/2008)
(10/16/2008)

Printed: 10.26.23 @ 03:34 PM
IL-CT-FA83-02100.231406-SPS-72512-1--CCHI2304941LD



ENDORSEMENT - ALTA 17-06

ACCESS AND ENTRY

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Harlem Avenue, 159th Street and 161st Street (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - 18-06 (modified)**SINGLE TAX PARCEL**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes; and

the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone B-3 General Business and Commercial PUD;
 - b. the following use or uses are not allowed under that classification:

RECREATIONAL USES AND OPEN SPACE - PRIVATE

Recreation, commercial indoor, (<3,500 square feet)
Recreation, commercial indoor (>3,500 square feet)
Recreation, commercial indoor

EDUCATIONAL USES

Educational facilities, vocational

INSTITUTIONAL AND PUBLIC USES

Civic, charitable, philanthropic, or fraternal uses

HEALTH SERVICES

Business and professional offices, including medical
Funeral Homes and mortuaries
Medical clinics

BUSINESS/PROFESSIONAL OFFICE

Business and professional offices, including medical
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices

BUSINESS SERVICE

Banks and Financial Institutions, including drive-in banking
Currency Exchanges
Printing and copying
Service establishments, business and personal - which services are performed on the premises

RETAIL USES

Antique Stores
Bakeries, where products are sold at retail on the premises
Candy and ice cream stores
Clothing and textile stores
Coin or stamp dealer
Consignment
Department Stores
Floor covering stores, including rugs and carpeting

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Florist shops
Food Stores, including grocery stores, supermarkets, meat and fish markets, and delicatessens
Furniture and home furnishing stores, retail
Gift Shops
Hardware, paint, and wallpaper stores
Hobby and pet shops, pet grooming, and training (excluding overnight kenneling facilities)
Household appliance stores, including radio and television sales with incidental repair facilities
Machinery and equipment sales, but not including heavy equipment
Office supplies and equipment
Pharmacies
Retail membership clubs
Retail stores, uses which are compatible and customarily located with a planned community shopping center
Secondhand stores
Thrift stores
Variety Stores

DINING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS

Amusement arcade as a special use
Cinemas, theaters for the performing arts, indoor
Restaurants, drive-in
Restaurants, excluding drive-thru facilities
Restaurants, including drive-thru facilities
Taverns and packaged liquor stores
Theaters and performing arts theaters

PERSONAL SERVICES

Barber shops, beauty parlors, and day spas
Clothing services, including dry cleaning and laundry receiving stations, self-service laundry or cleaning establishments, dress making, millinery shops, tailors, shoe repair shops, and other similar types
Service establishments, personal - which services are performed on the premises

AUTOMOTIVE, BOAT, RECREATIONAL VEHICLE, AND GENERAL EQUIPMENT USES

Automobile parts and accessories, no on-site repairs or installation
Firestone automobile repair and service center as a special use pursuant to Ordinance No. 88-O-66

OTHER USES

Bed and breakfast
Convention centers
Frozen food lockers
Meeting halls
Plumbing, heating, air conditioning sales and service
Temporary uses, as approved by Village Board

- c. There shall be no liability under paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.

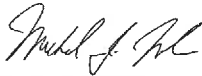
2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b. or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the structure
 - b. Floor space area of the structure
 - c. Setback of the structure from the property lines of the Land
 - d. Height of the structure, or
 - e. Number of parking spaces.
3. There shall be no liability under this endorsement based on:
 - a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:



Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - ALTA 28-06**EASEMENT DAMAGE OR ENFORCED
REMOVAL**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured if the exercise of the granted or reserved rights to use or maintain the easement(s) referred to in Exception(s) 9 through 15 and 17 through 19 of Schedule B results in:

- (1) damage to an existing building located on the Land, or
- (2) enforced removal or alteration of an existing building located on the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

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Authorized Officer or Agent

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ENDORSEMENT - ALTA 19-06**CONTIGUITY - MULTIPLE PARCELS**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of Parcel 1, Parcel 2 and Parcel 3, as described in Schedule A, to be contiguous to each other; or
2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - ALTA 17.2-06**UTILITY ACCESS**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

- | | | |
|--|---|--|
| ☒ Water service | ☒ Natural gas service | ☒ Telephone service |
| ☒ Electrical power service | ☒ Sanitary sewer | ☒ Storm water drainage |

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

- (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
- (2) a gap between the boundaries of the rights-of-way or easements ; or
- (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
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ENDORSEMENT - ALTA 9.9-06**PRIVATE RIGHTS**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument recorded in the Public Records at Date of Policy.
 - b. "Private Right" means (i) an option to purchase; (ii) a right of first refusal; or (iii) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under this Owner's Policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy based on a transfer of Title on or before Date of Policy causes a loss of the Insured's Title.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - c. any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
 - d. any Private Right in an instrument identified in Exception(s) n/a in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - 26-06 (modified)**SUBDIVISION**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ALTA 26-06-Subdivision
CLTA 116.8-06

(10/16/2008)
(10/16/2008)

Printed: 10.19.23 @ 03:35 PM
IL-CT-FA83-02100.231406-SPS-72512-1--CCHI2304941LD



ENDORSEMENT - ALTA 39-06

POLICY AUTHENTICATION

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Attached to Policy Number:

CCHI2304941LD

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - ALTA 8.2-06

COMMERCIAL ENVIRONMENTAL PROTECTION LIEN

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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ENDORSEMENT - SE 511

DELETION OF ARBITRATION

issued by:



**CHICAGO TITLE
INSURANCE COMPANY**

This endorsement is issued as part of
Policy Number:

CCHI2304941LD

This endorsement hereby amends the policies detailed herein by deleting Paragraph 19 of the Conditions relating to Arbitration.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

ENDORSEMENT - ALTA 22-06**LOCATION**

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Attached to Policy Number:

CCHI2304941LD

The Company insures against loss or damage sustained by the Insured by reason of the failure of Seven 1-Story Brick and Concrete Buildings, known as 15910-16090 South Harlem Avenue, Tinley Park, IL 60487, to be located on the Land at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

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**ENCROACHMENTS-
BOUNDARIES AND EASEMENTS-
DESCRIBED IMPROVEMENTS**

ENDORSEMENT - ALTA 28.2-06

Attached to Policy Number:

Issued By:



**CHICAGO TITLE
INSURANCE COMPANY**

CCHI2304941LD

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only, "Improvement" means each improvement on the Land or adjoining land at Date of Policy, itemized below:

One-story Brick & Concrete Building (15914) and Dumpster area
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. An encroachment of any Improvement located on the Land onto adjoining land or onto that portion of the Land subject to an easement, unless an exception in Schedule B of the policy identifies the encroachment;
 - b. An encroachment of any Improvement located on adjoining land onto the Land at Date of Policy, unless an exception in Schedule B of the policy identifies the encroachment;
 - c. Enforced removal of any Improvement located on the Land as a result of an encroachment by the Improvement onto any portion of the Land subject to any easement, in the event that the owners of the easement shall, for the purpose of exercising the right of use or maintenance of the easement, compel removal or relocation of the encroaching Improvement; or
 - d. Enforced removal of any Improvement located on the Land that encroaches onto adjoining land.
4. Sections 3.c. and 3.d. of this endorsement do not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the following Exceptions, if any, listed in Schedule B: none

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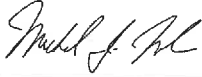


This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: November 29, 2023

Countersigned By:



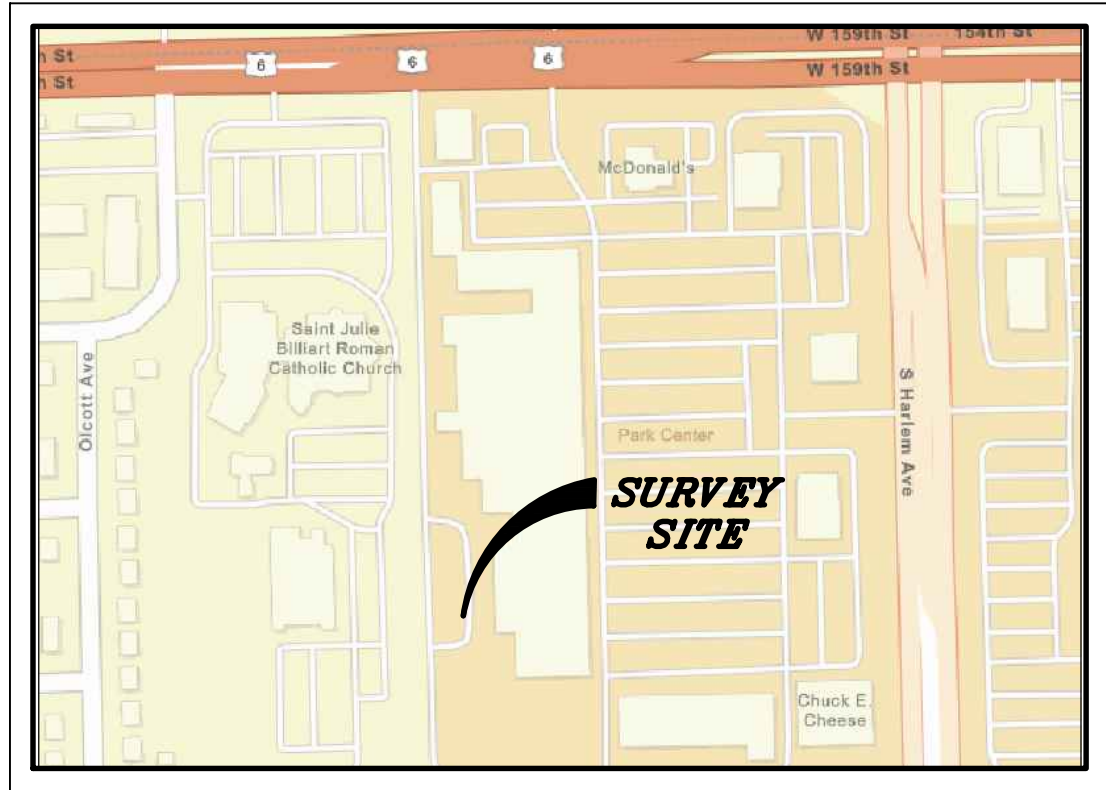
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Authorized Officer or Agent

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TOPOGRAPHIC MAP



LOCATION MAP

NOT TO SCALE

LEGEND

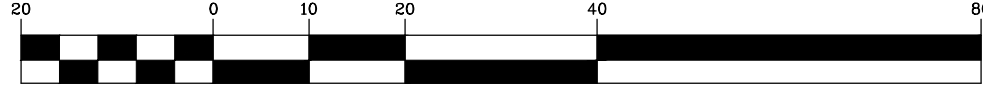
- | | |
|--|---|
| | = EX. PROPERTY LINE |
| | = EX. SIDEWALK |
| | = EX. CONCRETE CURB & GUTTER |
| | = EX. STORM LINE |
| | = EX. SANITARY LINE |
| | = EX. WATERMAIN LINE |
| | = EX. UNDERGROUND ELECTRIC |
| | = EX. UNDERGROUND TELEPHONE |
| | = EX. UNDERGROUND GAS |
| | = EX. 1 FOOT CONTOURS |
| | = EX. STORM MANHOLE (MH) |
| | = EX. STORM CATCH BASIN (CB) |
| | = EX. DOWN SPOUT |
| | = EX. STORM SEWER MARKER |
| | = EX. SANITARY MANHOLE (SMH) |
| | = EX. SANITARY SEWER MARKER |
| | = EX. FIRE HYDRANT/AUX. VALVE |
| | = EX. VALVE BOX |
| | = EX. VALVE VAULT (V.V.) |
| | = EX. WATER METER |
| | = EX. WATER MARKER |
| | = EX. GAS METER |
| | = EX. JULIE GAS MARKER |
| | = EX. ELECTRICAL METER |
| | = EX. JULIE ELECTRIC MARKER |
| | = EX. TELEPHONE PEDESTAL |
| | = EX. TELEPHONE MARKER |
| | = EX. SIGN |
| | = EX. BOLLARD |
| | = EX. FIRE SIAMESE/ALARM BOX |
| | = EX. SPOT ELEVATION |
| | = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES |
| | = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES |
| | = EX. RIM ELEVATION |
| | = EX. INVERT ELEVATION |
| | = EX. BITUMINOUS PAVEMENT |
| | = EX. CONCRETE |

UTILITY NOTES

1. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
2. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON SOME OR ALL OF THE FOLLOWING:
 - 2.1 ACTUAL FIELD OBSERVATIONS OF VISIBLE UTILITIES
 - 2.2 ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE
 - 2.3 PROPOSED ENGINEERING PLANS
 - 2.4 UTILITY ATLASSES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES
 - 2.5 THIRD PARTY UTILITY LOCATE PERFORMED BY UNDERGROUND DETECTIVE ON OR ABOUT JULY 8, 2025, DUE TO THE UNCERTAINTY AND LIMITATIONS IN LOCATING UNDERGROUND UTILITIES, THE SURVEYOR MAKES NO GUARANTEE TO THE COMPLETENESS AND/OR ACCURACY OF THE UTILITY MARKINGS PROVIDED BY UNDERGROUND DETECTIVE.
3. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN IN THIS MAP ARE ACCORDING TO THE RECORDS OF ANY AGENCY CERTIFYING THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. OTHER THAN VISIBLE OBSERVATIONS NOTED AND/OR SHOWN HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "UTILITY MARKING" MAY BE REQUIRED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE ONE-CALL SERVICE @ 1-800-892-0123.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

LUXURY PET HOTEL INVESTMENTS, LLC
(623) 261-3294

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, RECORDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF FIELD WORK AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THIS MAP MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

BENCHMARKS

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE
ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK)
GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE
VRS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS
FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION
HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR
FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88
DATUM (GEOID18).

SITE BENCHMARK #1:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 80
FEET NORTH AND 20 EAST OF THE NORTHWEST CORNER OF SITE
ELEVATION= 707.63' DATUM=NAVD88-GEOD 18

SITE BENCHMARK #2:
WEST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 220
FEET SOUTH AND 20 EAST OF THE NORTHWEST CORNER OF SITE

ELEVATION= 707.98' DATUM=NAVD88-GEOD 18

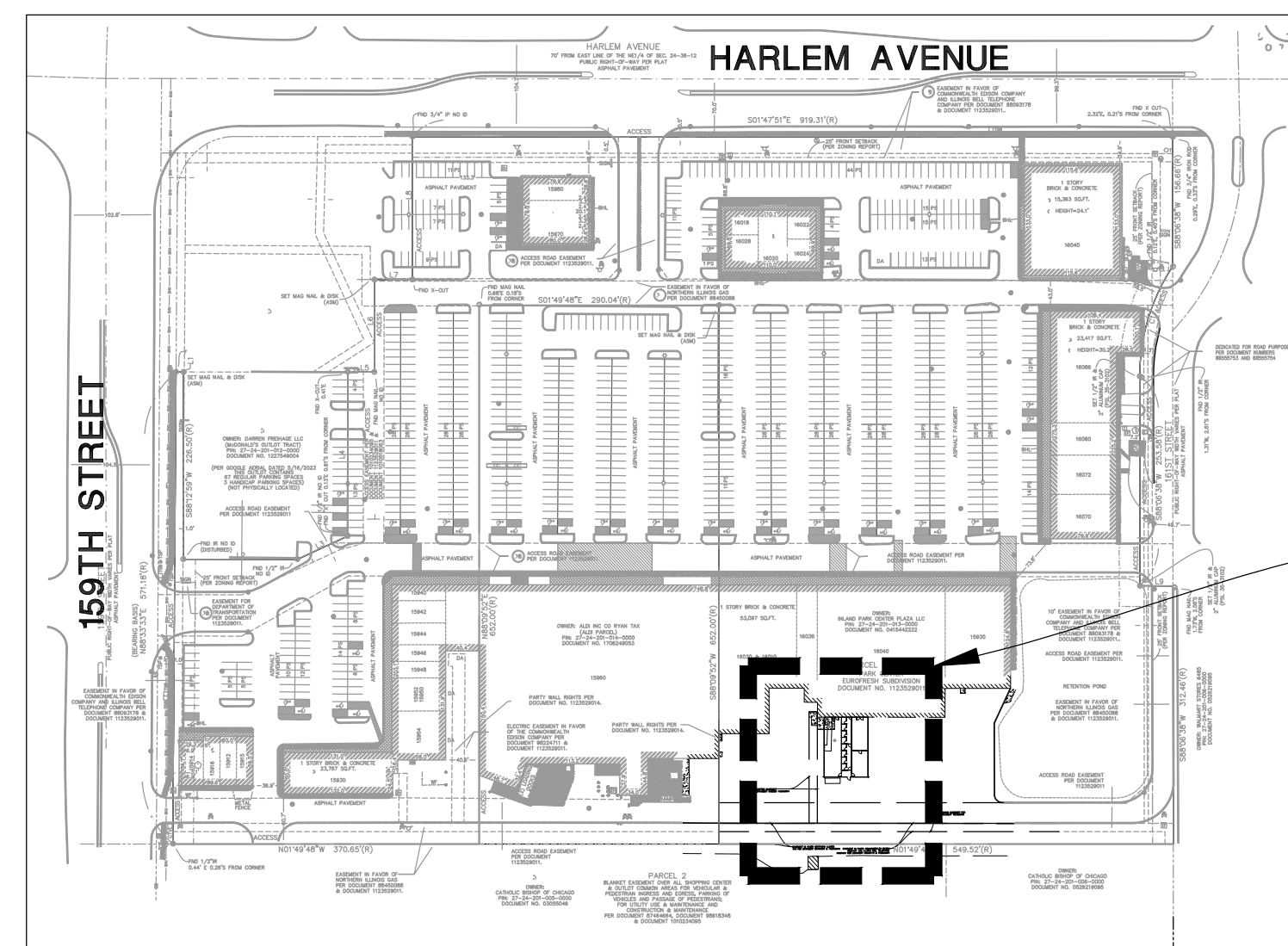
TOPOGRAPHIC FIELD WORK COMPLETED ON 7/8/25



Jacob L. Dunham

DATE: JULY 18, 2025

EXPIRES: 11/30/26

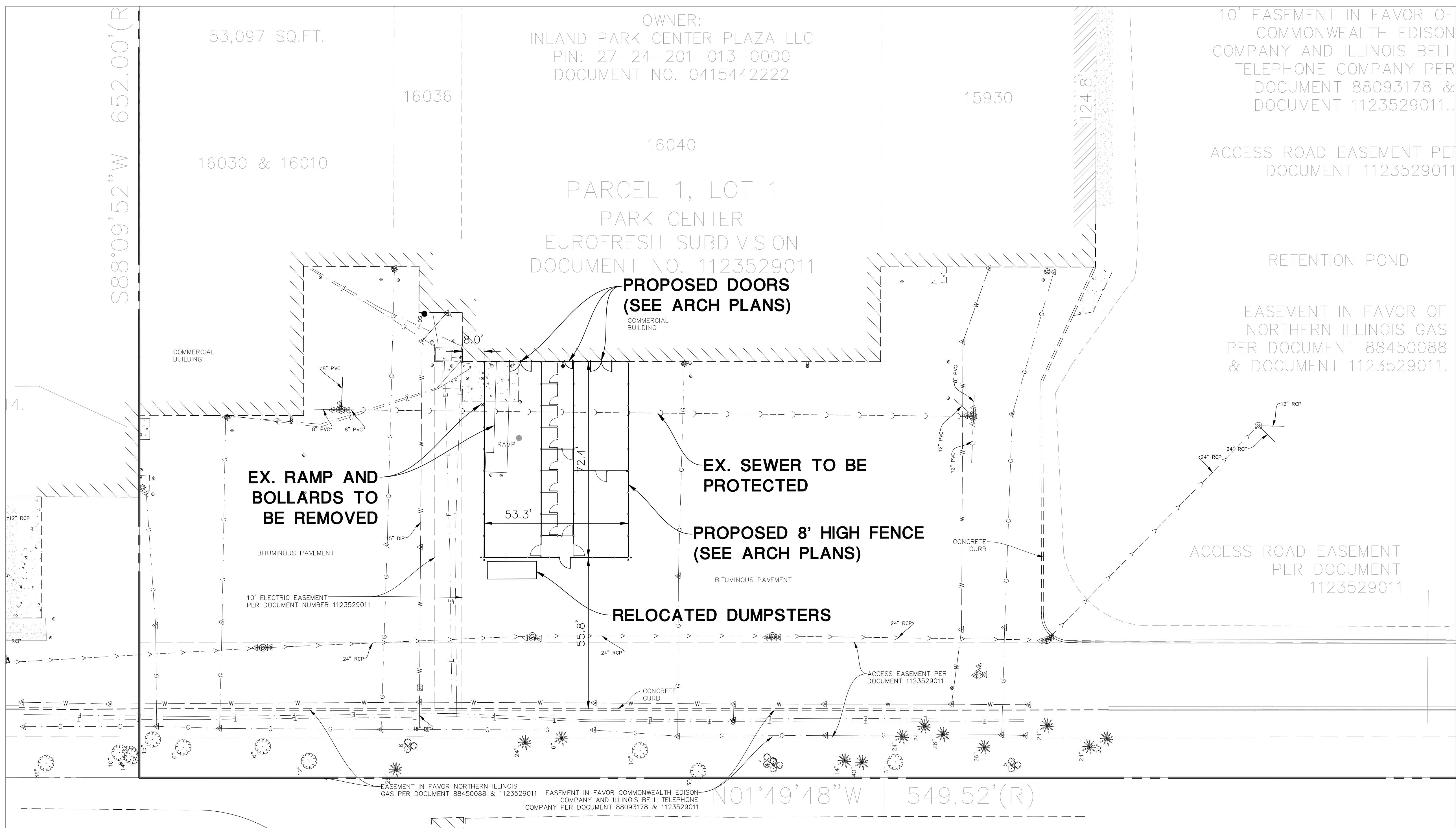
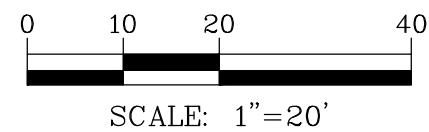


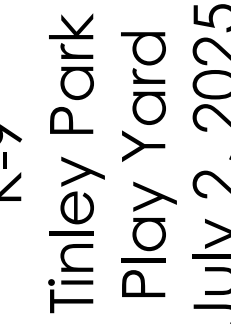
DEVELOPER

LUXURY PET HOTEL
INVESTMENTS, LLC
(623) 261-3294

01-01-16	
SITE DATA	
SITE AREA	16.29 ACRES
LIMITS OF DISTURBANCE	±3,890 SF

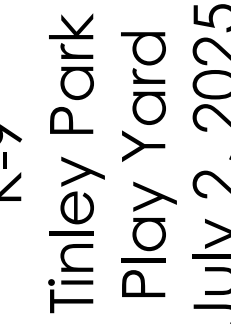
SITE PLAN NOTES





Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	H	3	Lithonia Lighting	DSXW1 P4 40K TFTM	5000 4000K 70CRI Forward Throw Medium	0.95	28.68

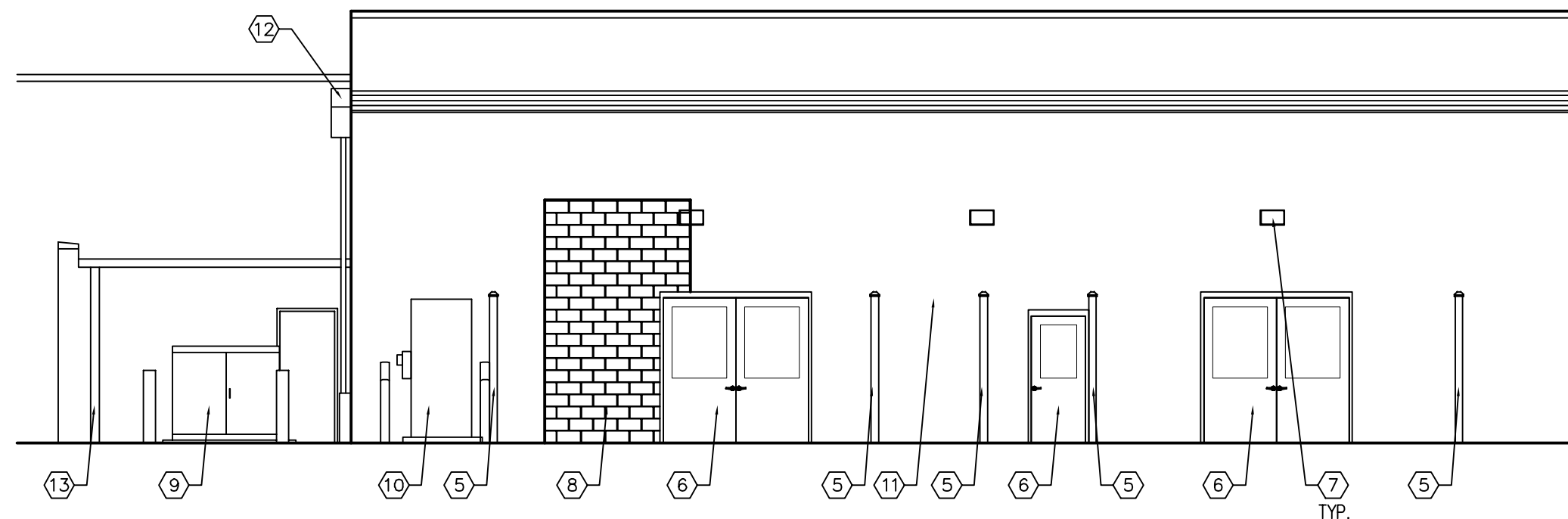
Designer
IBK
Date
07/02/2025
Scale
Not to Scale
Drawing No.
Summary





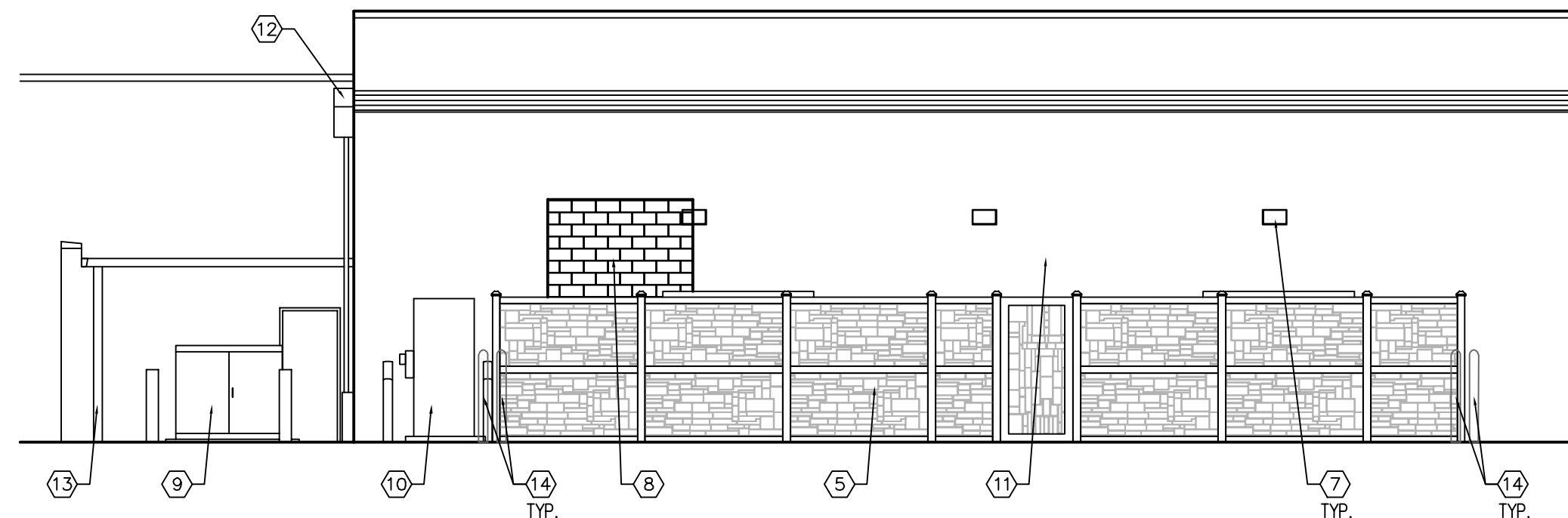
2 - FRONT ELEVATION

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



3 - REAR YARD ELEVATION (INTERIOR)

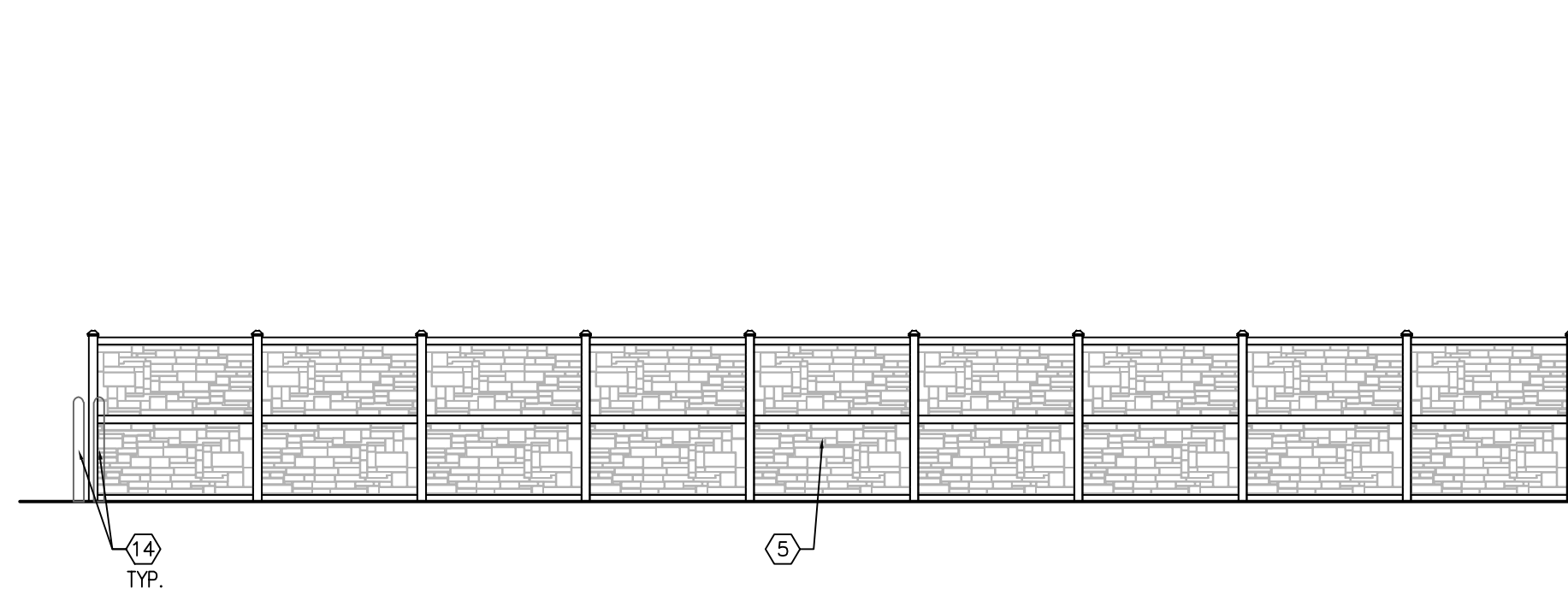
SCALE: 1/8" = 1'-0"



4 - REAR ELEVATION

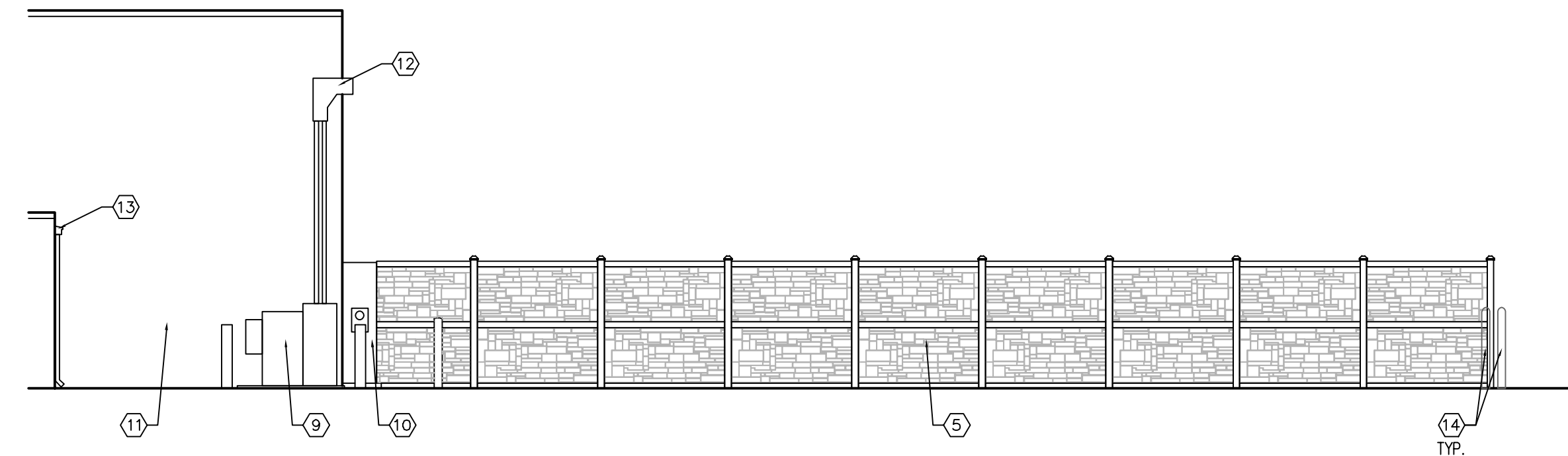
SCALE: 1/8" = 1'-0"

- EXTERIOR ELEVATIONS KEYED NOTES:**
- | | |
|--|---|
| ① NEW EXTERIOR SIGNAGE. | ⑧ NEW CMU WALL INFILL TO MATCH AND ALIGN WITH THE EXISTING CMU WALL. PAINT. |
| ② NEW BLACK ANODIZED ALUMINUM STOREFRONT ENTRANCE DOORS WITH WROUGHT-IRON FINISHED DECORATIVE GRILLES. | ⑨ EXISTING SITE TRANSFORMER AND BOLLARDS. |
| ③ NEW INFORMATIONAL BRAND SIGNAGE. | ⑩ EXISTING C.T. CABINET, ELECTRICAL METER AND BOLLARDS. |
| ④ STIPPLED TO SHOW NEW SPLIT-FACED CMU FINISHED WALL SURFACE TO MATCH AND ALIGN WITH THE EXISTING WALL. | ⑪ EXISTING CMU WALL. |
| ⑤ NEW 8'-0" TALL BARRETTE SIMTEK ECOSTONE MOLDED FENCE SYSTEM & GATES IN A "BEIGE GRANITE" FINISH (TYP.) | ⑫ EXISTING ELECTRICAL CONDUITS. |
| ⑥ NEW PAINTED ASSA ABLOY CECO MAN DOOR & FRAME. | ⑬ EXISTING GUTTER AND DOWNSPOUT. |
| ⑦ NEW SHIELDED WALL PACK LIGHT FIXTURES. UNDERSIDE AT 12'-0" A.F.F. | ⑭ NEW BOLLARDS. PAINT "SAFETY YELLOW". |



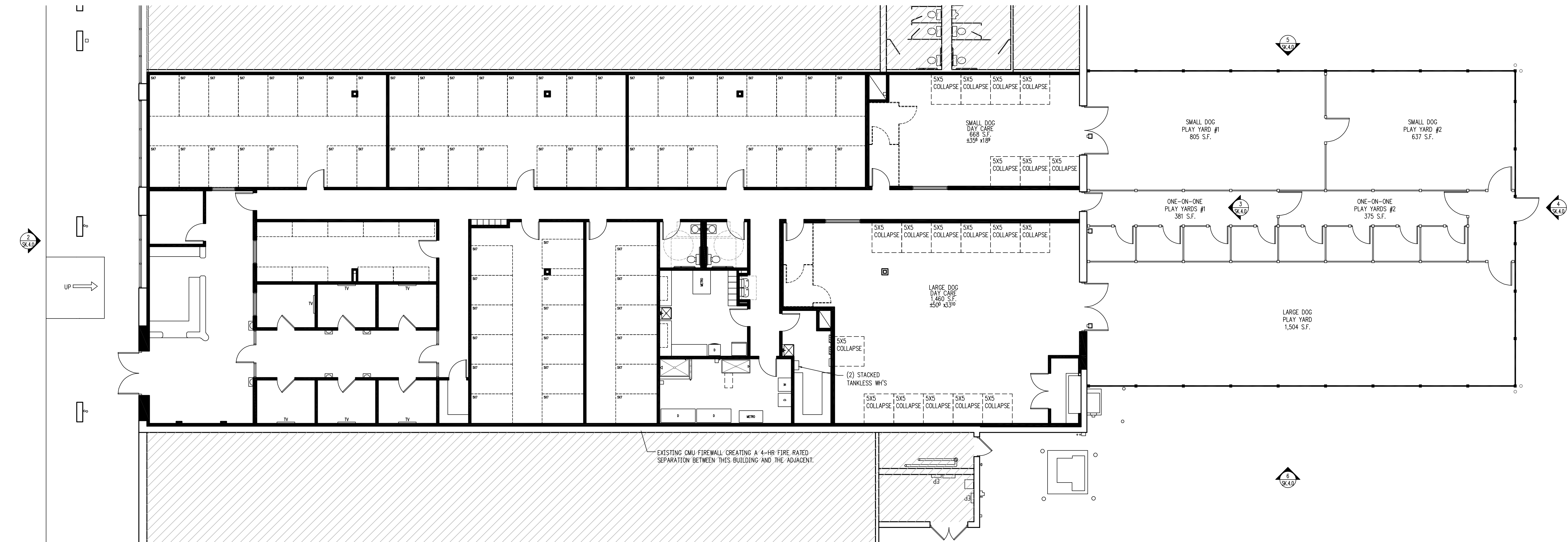
5 - SIDE ELEVATION

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



6 - SIDE ELEVATION

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



1 - FLOOR PLAN

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

PROPOSED RENOVATION FOR:
K9 RESORTS

16040 S. HARLEM AVENUE
TINLEY PARK, IL 60477

RHJ ASSOCIATES, PC
ARCHITECTS • PLANNERS • DESIGNERS

KING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269

www.rhjassoc.com

REVISION: 07.10.2024
REVISION: 07.01.2025
REVISION: 05.21.2025
REVISION: 05.12.2025
DATE: 04.15.2025
PROJECT NO. 2025-0169

SK.4.0

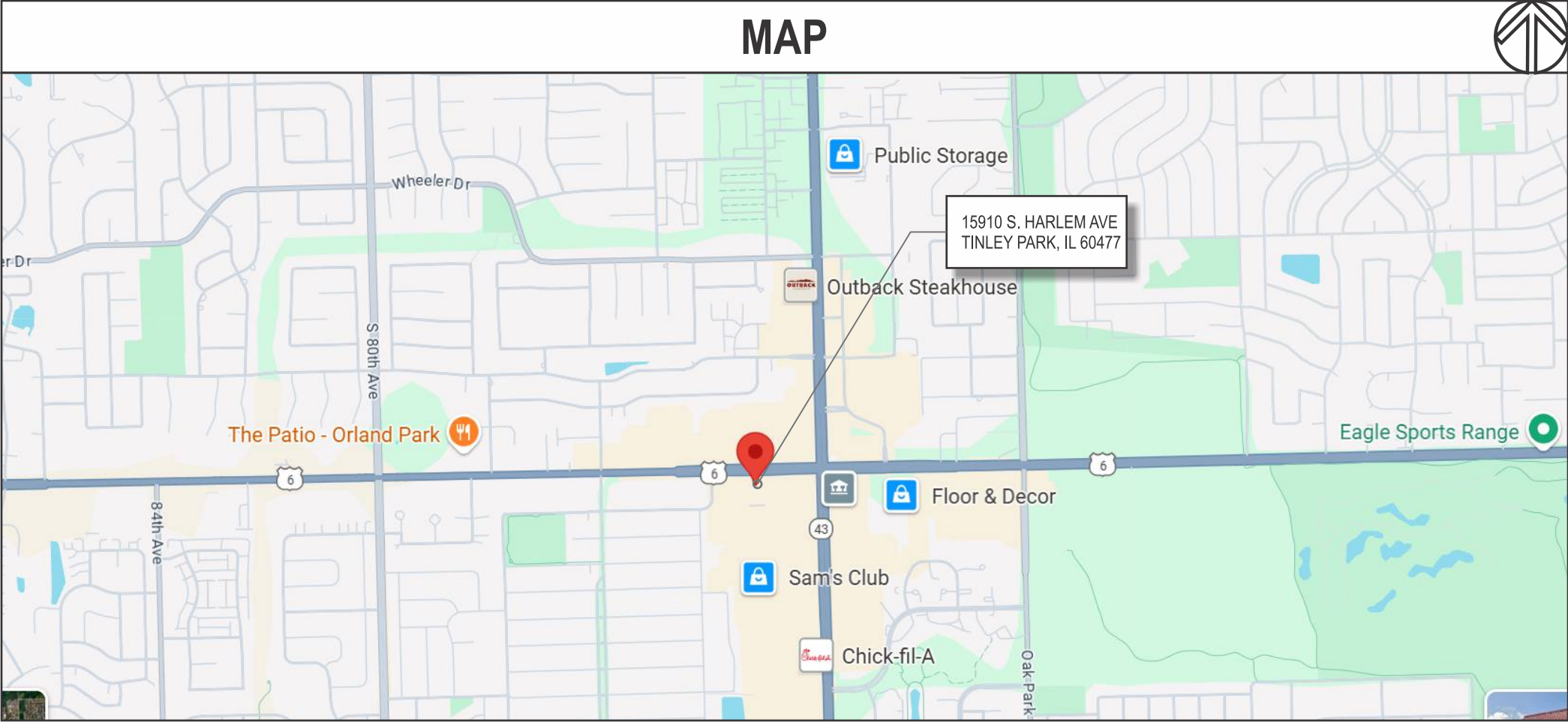
PROJECT SCHEDULE		
SIGN TYPE/ DESCRIPTION:		PG.
A.	ILLUM. FACE-LIT 'TRIMLESS' CH LTRS & LOGO	5
B.	ILLUM. FACE-LIT 'TRIMLESS' REMOTE CH LTRS	8
B1.	ILLUM. FACE-LIT 'TRIMLESS' REMOTE CH LTRS	9
C.	NON-ILLUM. ENTRANCE PLAQUE	11
D.	NON-ILLUM. HOURS of OPERATION PLAQUE	13
E.	NON-ILLUM. IBPSA ETCHED PLAQUE	15
F.	NON-ILLUM. PLATE NUMERALS BLDG ADDRESS	17
K.	REPLACEMENT FACE w GRAPHICS for DF PYLON/MONUMENT	20
L.	REPLACEMENT FACE w GRAPHICS for DF PYLON/MONUMENT	22

PROJECT:



K9 RESORTS
LUXURY PET HOTEL
TINLEY PARK
15910 S. HARLEM AVE
TINLEY PARK, IL 60477

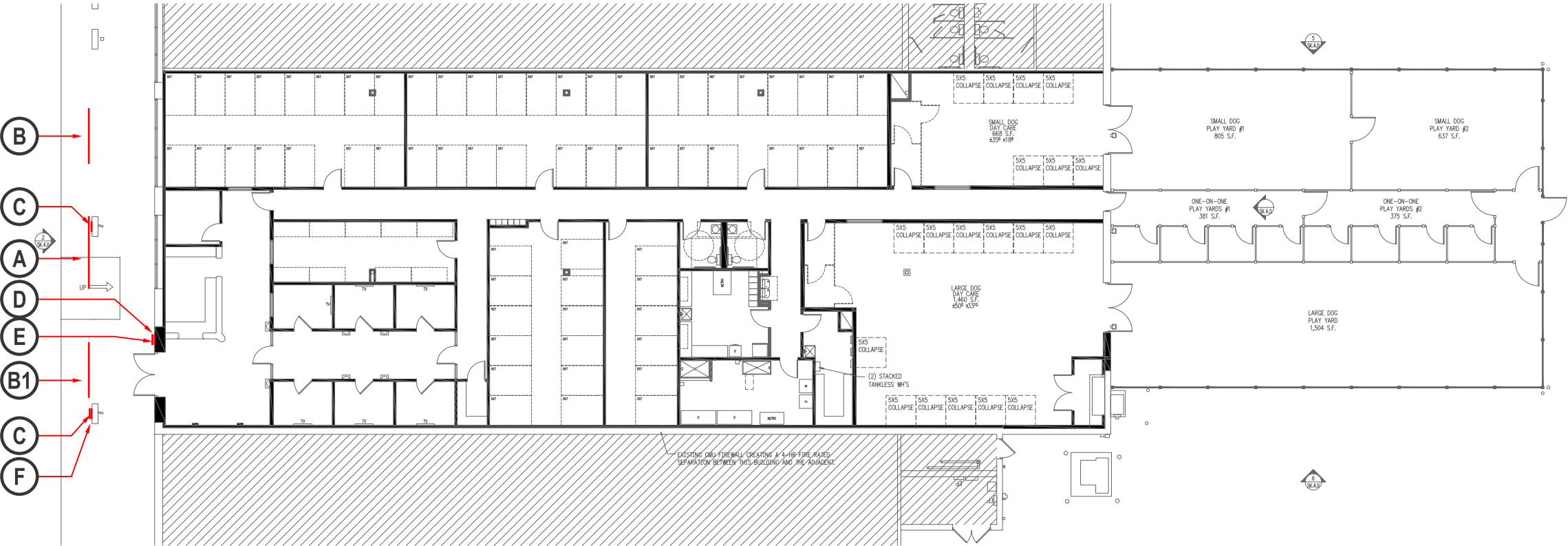
REVISIONS			
#	DATE	DB	NOTES





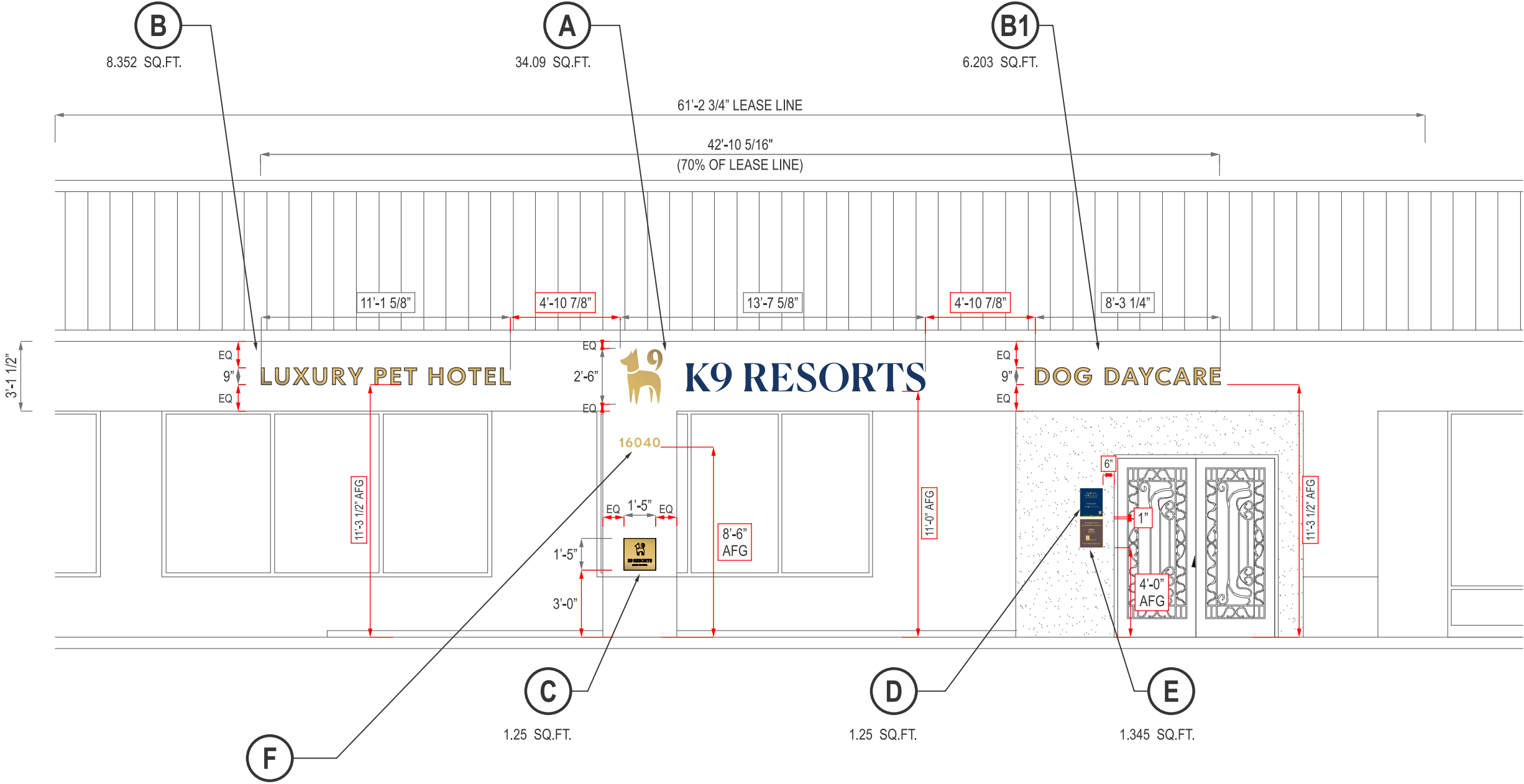
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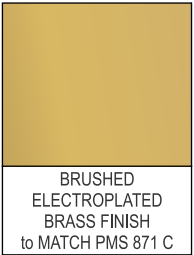
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- B. ILLUM. FACE-LIT 'TRIMLESS' REMOTE CH LTRS
- B1. ILLUM. FACE-LIT 'TRIMLESS' REMOTE CH LTRS
- C. NON-ILLUM. ENTRANCE PLAQUE
- D. NON-ILLUM. HOURS of OPERATION PLAQUE
- E. NON-ILLUM. IBPSA ETCHED PLAQUE
- F. NON-ILLUM. PLATE NUMERALS | BLDG ADDRESS

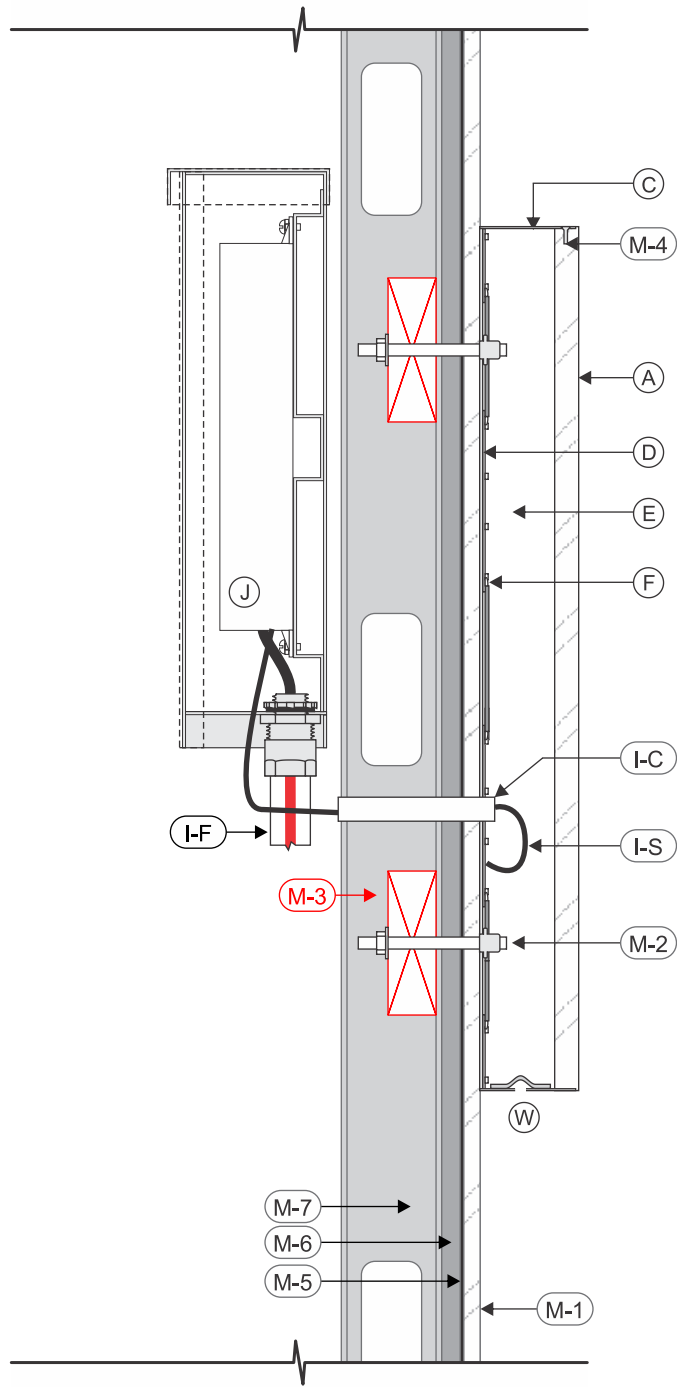


SQ. FOOTAGE ALLOWED
91.84 SQ.FT.

SQ. FOOTAGE PROPOSED
52.49 SQ.FT.







EXTERIOR INSTALL

A FACE	
MATERIAL:	1/2" THK. 2447 WHITE ACRYLIC
NOTE:	KERF-CUT for RETURNS
VINYL:	1ST SURFACE APPLIED (FACE SIDE)
COLOR INFO.:	3M SCOTCHCAL 3630-131 'GOLD METALLIC' TRANSLUCENT FILM MATCH PANTONE 871 C

C RETURNS	
DEPTH:	4"
MATERIAL:	.040" ALUM.
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

D BACKS	
MATERIAL:	3mm ACM
COLOR/FINISH:	WHITE / SATIN

E INSIDE of CAN	
COLOR:	WHITE

F ILLUMINATION	
TYPE:	LEDS
TEMP. / COLOR:	6500K WHITE
TERMINATION:	ALL LEDS TO BE TERMINATED w UL FASTENER

L FONT	
TYPE:	CUSTOMER SUPPLIED LOGO

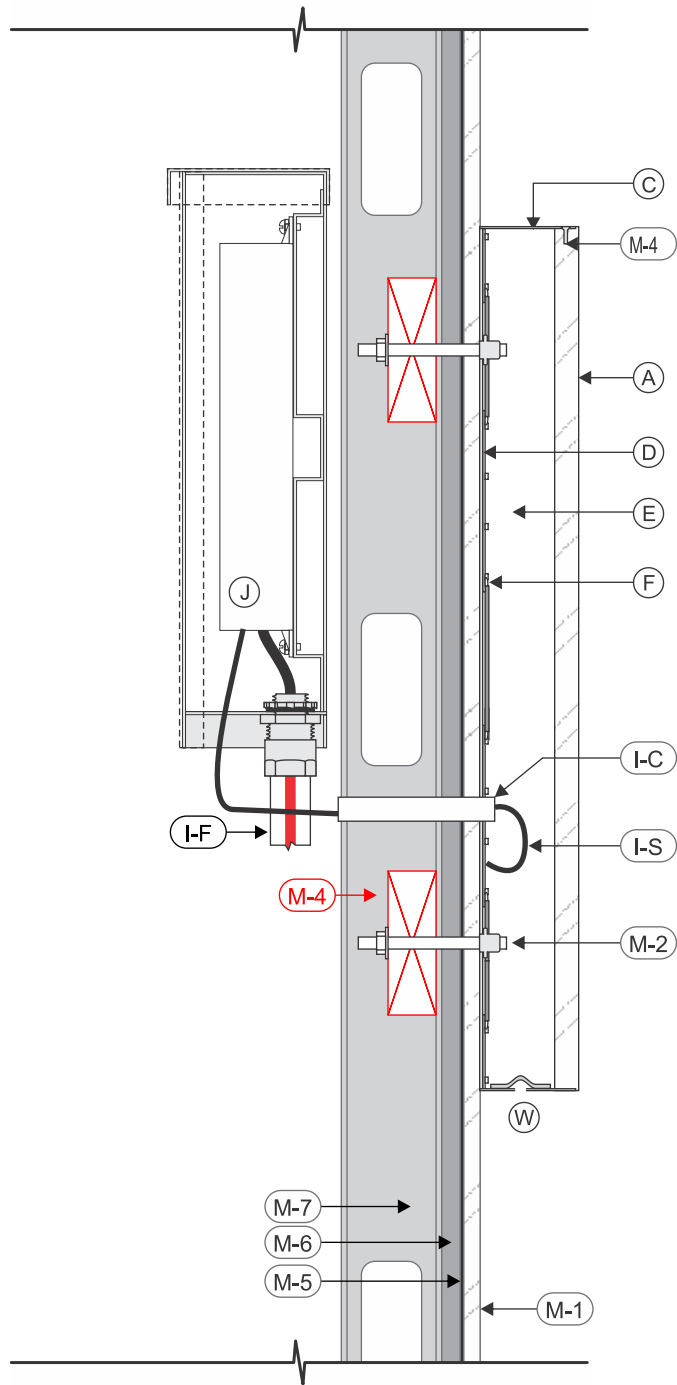
I WIRING	
I-C:	1/2" O.D. TRUE KONEK PVC TUBE
I-F:	TO ELECTRICAL FEED
I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
WIRE NOTE:	WIRES TO BE TERMINATED w UL LISTED FASTENERS

J POWER SUPPLY	
TYPE:	LOW VOLTAGE U.L. APPROVED LED POWER SUPPLY ACCESS WEATHERPROOF LED POWER SUPPLY BOX
VOLTAGE:	120V

M MOUNTING	
M-1:	EXISTING EIFS WALL
M-2:	1/4" ALLTHREAD WITH NUTSERT & NUTS/WASHERS into
M-3:	BLOCKING, PROVIDED BY OTHERS
M-4:	FLUSH FITTING COUNTER-SUNK SCREW at TOP
M-5:	EXISTING SHEATHING
M-6:	EXISTING PLYWOOD SUBSTRATE
M-7:	EXISTING METAL FRAMING

W WEEP HOLE	
TYPE:	1/4" Ø HOLE w/ LIGHT-BLOCKING COVER

120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) OR MORE 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN	UL ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



EXTERIOR INSTALL

A FACE	
MATERIAL:	1/2" THK. 2447 WHITE ACRYLIC
NOTE:	KERF-CUT for RETURNS
VINYL:	1ST SURFACE APPLIED (FACE SIDE)
COLOR INFO.:	3M SCOTCHCAL TRANSLUCENT FILM MATCH PANTONE 654 C
C RETURNS	
DEPTH:	4"
MATERIAL:	.040" ALUM.
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

D BACKS	
MATERIAL:	3mm ACM
COLOR/FINISH:	WHITE / SATIN

E INSIDE of CAN	
COLOR:	WHITE

F ILLUMINATION	
TYPE:	LEDS
TEMP. / COLOR:	6500K WHITE
TERMINATION:	ALL LEDS TO BE TERMINATED w UL FASTENER

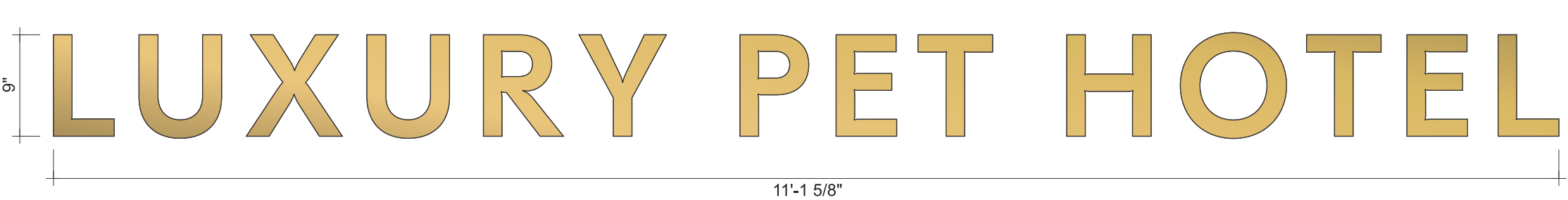
L FONT	
TYPE:	CUSTOMER SUPPLIED LOGO

I WIRING	
I-C:	1/2" O.D. TRUE KONEK PVC TUBE
I-F:	TO ELECTRICAL FEED
I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
WIRE NOTE:	WIRES TO BE TERMINATED w UL LISTED FASTENERS
J POWER SUPPLY	
TYPE:	LOW VOLTAGE U.L. APPROVED LED POWER SUPPLY ACCESS WEATHERPROOF LED POWER SUPPLY BOX
VOLTAGE:	120V

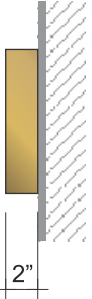
M MOUNTING	
M-1:	EXISTING EIFS WALL
M-2:	1/4" ALLTHREAD WITH NUTSERT & NUTS/WASHERS into
M-3:	FLUSH FITTING COUNTER-SUNK SCREW at TOP
M-4:	BLOCKING, PROVIDED BY OTHERS
M-5:	EXISTING SHEATHING
M-6:	EXISTING PLYWOOD SUBSTRATE
M-7:	EXISTING METAL FRAMING

W WEEP HOLE	
TYPE:	1/4" Ø HOLE w/ LIGHT-BLOCKING COVER

120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) OR MORE 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN	 ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED



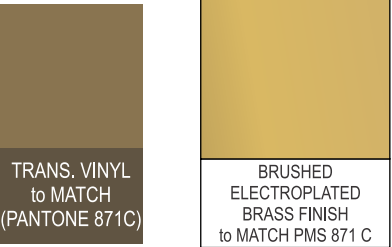
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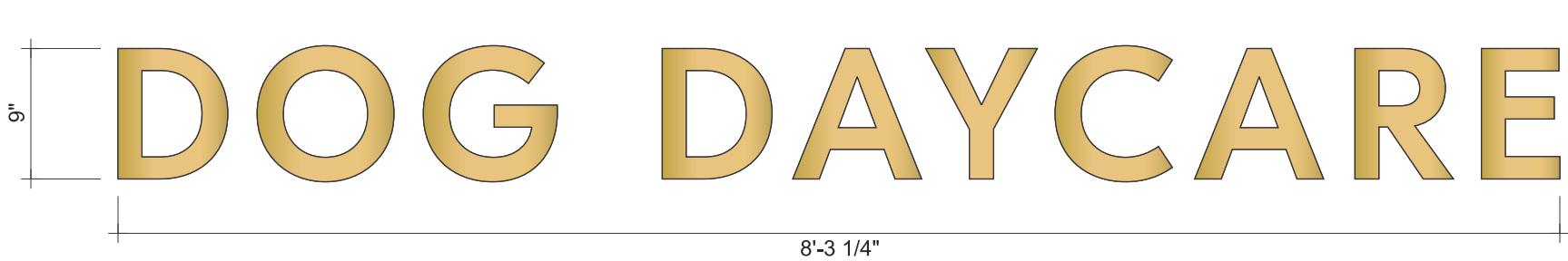


SIDE

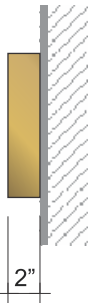


FRONT | ELECTRICAL WIRING - PS DETAILS





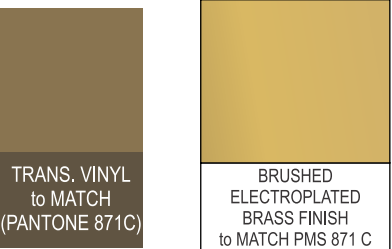
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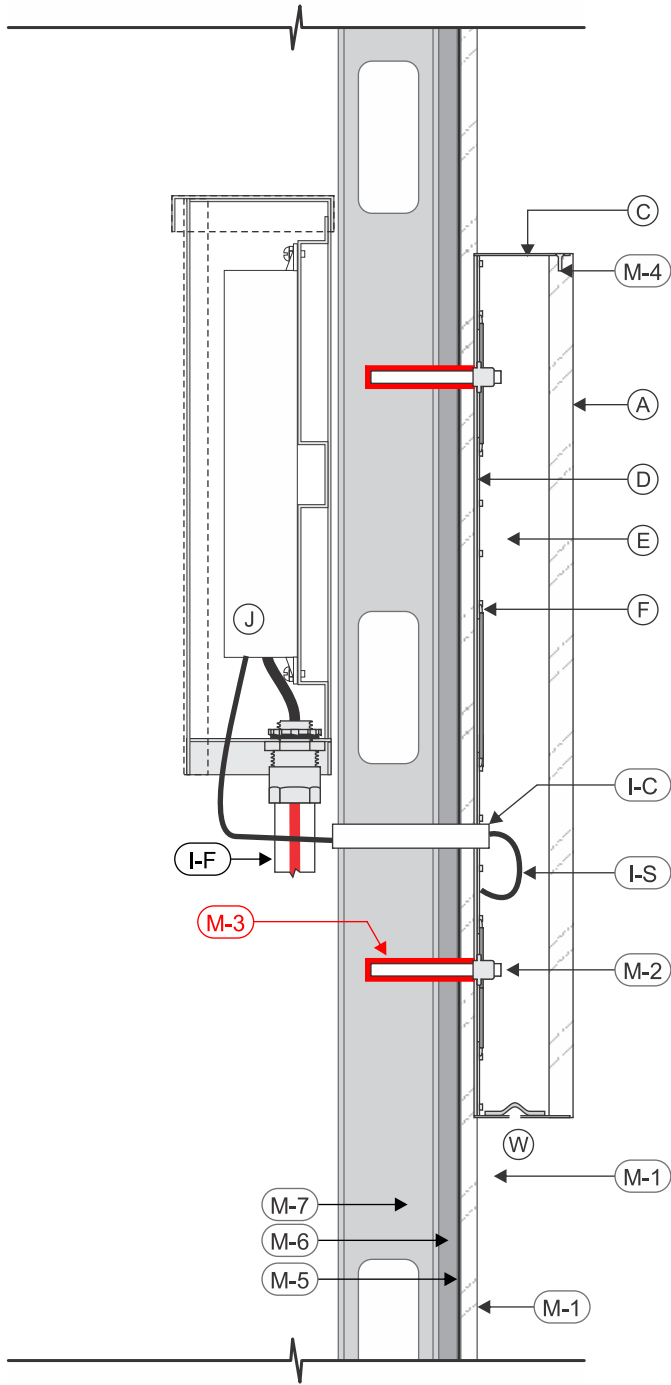


SIDE



FRONT | ELECTRICAL WIRING - PS DETAILS





EXTERIOR INSTALL

A FACE	
MATERIAL:	1/2" THK. 2447 WHITE ACRYLIC
NOTE:	KERF-CUT for RETURNS
VINYL:	1ST SURFACE APPLIED (FACE SIDE)
COLOR INFO.:	3M SCOTCHCAL 3630-131 'GOLD METALLIC' TRANSLUCENT FILM MATCH PANTONE 871 C

C RETURNS	
DEPTH:	2"
MATERIAL:	.040" ALUM.
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

D BACKS	
MATERIAL:	3mm ACM
COLOR/FINISH:	WHITE / SATIN

E INSIDE of CAN	
COLOR:	WHITE

F ILLUMINATION	
TYPE:	LEDs
TEMP. / COLOR:	6500K WHITE
TERMINATION:	ALL LEDS TO BE TERMINATED w UL FASTENER

L FONT	
TYPE:	CUSTOMER SUPPLIED LOGO

I WIRING	
I-C:	1/2" O.D. TRUE KONEK PVC TUBE
I-F:	TO ELECTRICAL FEED
I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES
WIRE NOTE:	WIRES TO BE TERMINATED w UL LISTED FASTENERS

J POWER SUPPLY	
TYPE:	LOW VOLTAGE U.L. APPROVED LED POWER SUPPLY ACCESS WEATHERPROOF LED POWER SUPPLY BOX
VOLTAGE:	120V

M MOUNTING	
M-1:	EXISTING EIFS WALL
M-2:	1/4" ALLTHREAD WITH NUTSERT & NUTS/WASHERS into
M-3:	PRE-DRILLED HOLES w SILICONE (GE SCS 2000)
M-4:	FLUSH FITTING COUNTER-SUNK SCREW at TOP
M-5:	EXISTING SHEATHING
M-6:	EXISTING PLYWOOD SUBSTRATE
M-7:	EXISTING METAL FRAMING

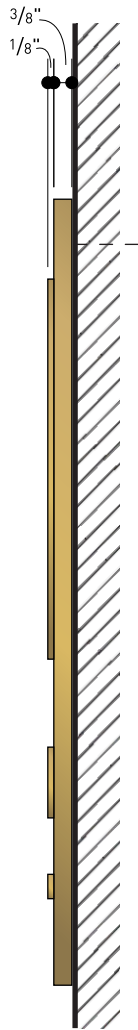
W WEEP HOLE	
TYPE:	1/4" Ø HOLE w/ LIGHT-BLOCKING COVER

120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) OR MORE 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN	 ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

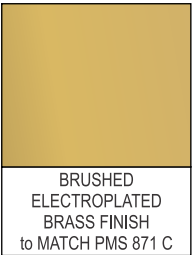


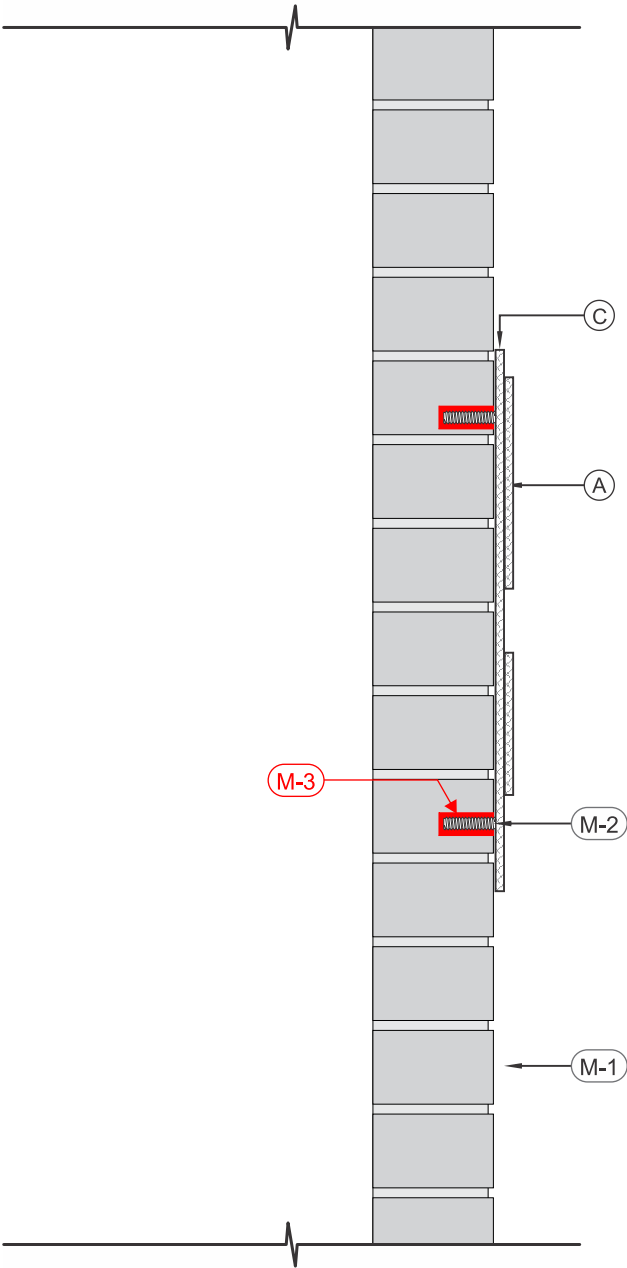


FRONT



SIDE



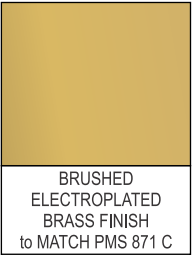
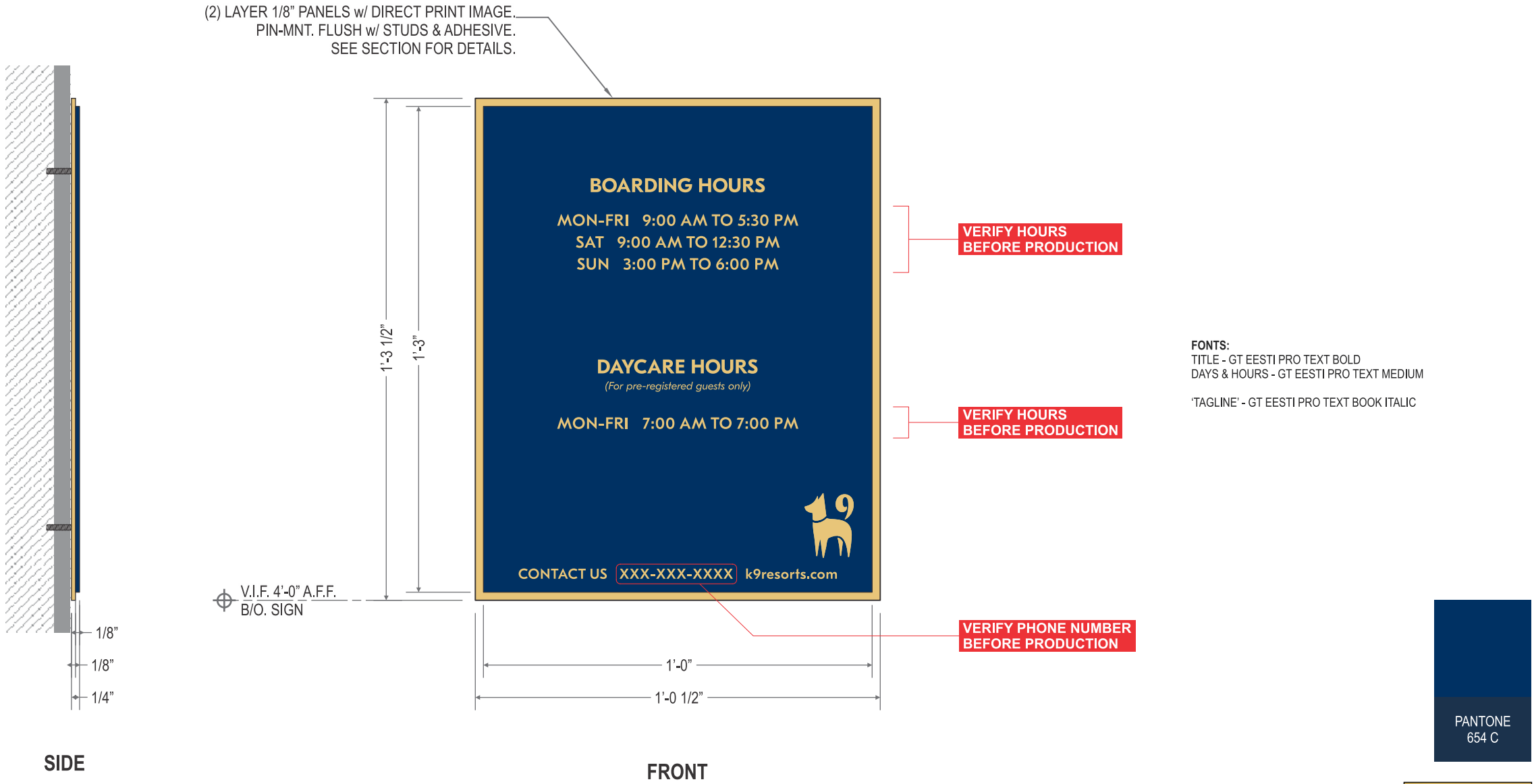


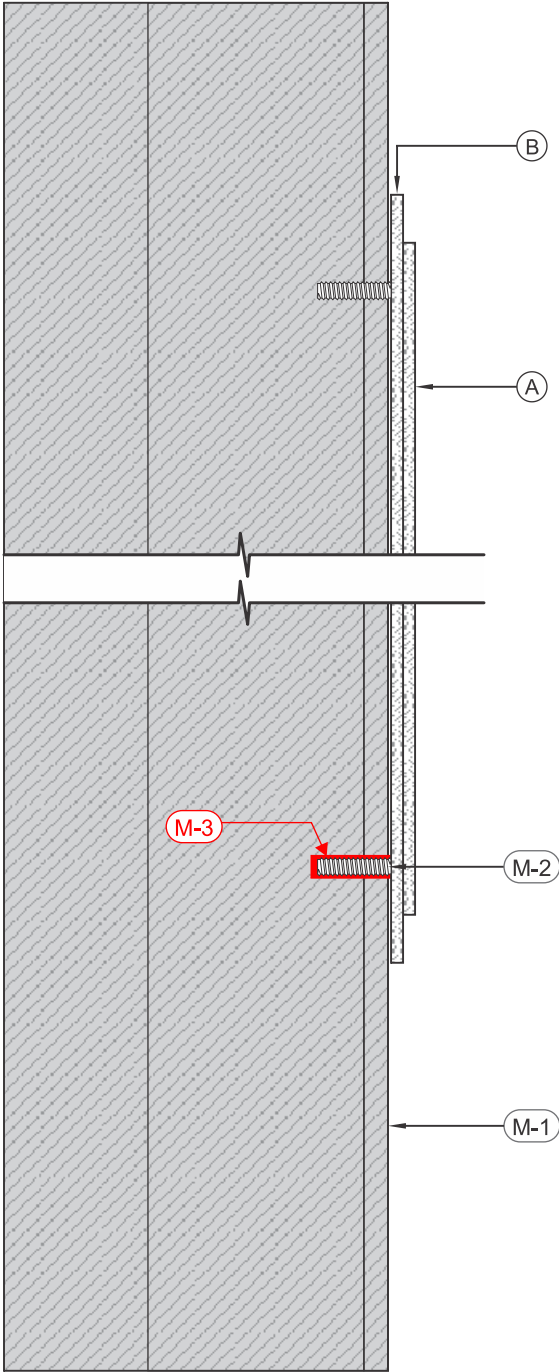
A FACE	
MATERIAL:	3/8" BRASS PLAQUE
NOTE:	1/8" RAISED COPY
COLOR:/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

C RETURNS	
DEPTH:	3/8"
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

M MOUNTING	
M-1:	EXISTING BRICK COLUMN (BUMP-OUT)
M-2:	THREADED WELDED STUDS into
M-3:	PRE-DRILLED HOLES w SILICONE (GE SCS 2000)
	SUPPLY PAPER PATTERN, FOR MOUNTING

INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT I.B.C. & LOCAL CODES.
---------	--





A FRONT PANEL	
MATERIAL:	1/8" ALUM. PANEL
COLOR/FINISH:	BLUE to MATCH PMS 654 C / SATIN
VINYL:	FULL CMYK DIRECT PRINT on SUBSTRATE FACE.
COLOR:	BLUE to MATCH PMS 654 C & GOLD to MATCH PMS 871 C

B BACK PANEL	
MATERIAL:	1/8" BRASS PANEL
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

M MOUNTING	
M-1:	EXISTING EIFS WALL
M-2:	THREADED WELDED STUDS into
M-3:	PRE-DRILLED HOLES w SILICONE (GE SCS 2000)
	SUPPLY PAPER PATTERN, FOR MOUNTING

INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT I.B.C. & LOCAL CODES.
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NON-ILLUM. IBPSA ETCHED PLAQUE

SCALE: 3"=1'-0"

QTY.: ONE (1)

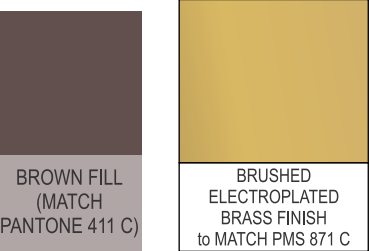
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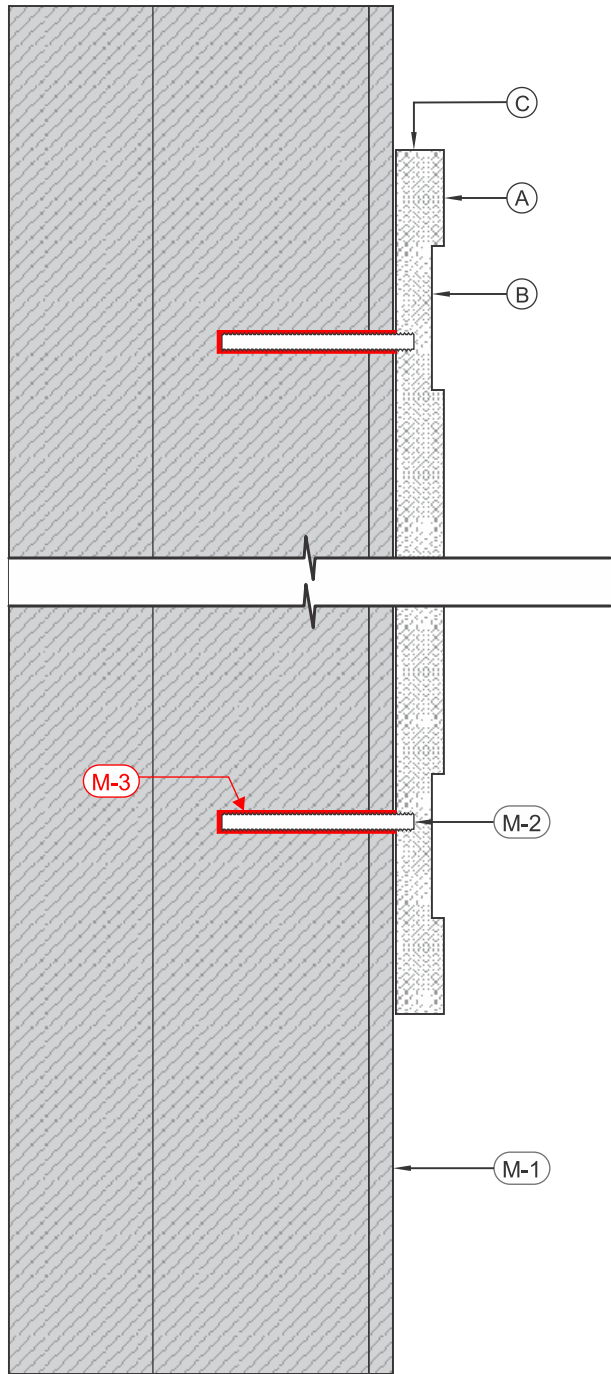


FONTS:
TITLE - GT EESTI PRO TEXT BOLD
DAYS & HOURS - GT EESTI PRO TEXT MEDIUM
'TAGLINE' - GT EESTI PRO TEXT BOOK ITALIC

SIDE

FRONT





A FACE	
MATERIAL:	CAST ALUM.
RAISED:	BORDER, LETTERS, & LOGO
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

B ETCHED FILL	
ETCHED/RECESS:	BACKGROUND
COLOR/FINISH:	BROWN FILL (MATCH PANTONE 411 C)

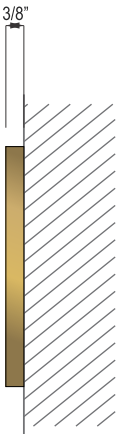
C RETURN	
DEPTH:	1/2" O.A.
COLOR/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH (PMS 871 C)

M MOUNTING	
M-1:	EXISTING EIFS WALL
M-2:	THREADED WELDED STUDS into
M-3:	PRE-DRILLED HOLES w SILICONE (GE SCS 2000)
	SUPPLY PAPER PATTERN, FOR MOUNTING

INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
	2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
	3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
	4. INSTALLATION TO MEET CURRENT I.B.C. & LOCAL CODES.

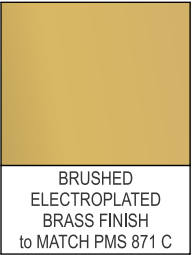


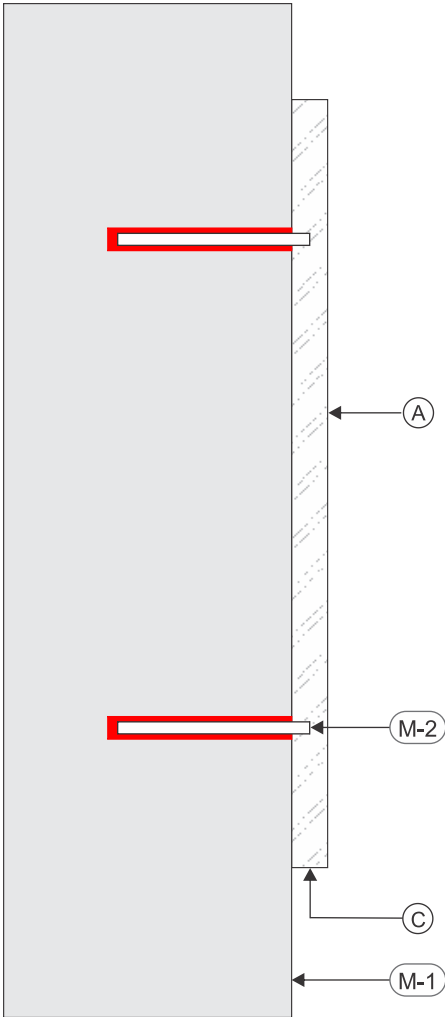
FRONT



SIDE

FONT: GT Eesti Pro Text Medium





EXTERIOR INSTALL

A FACE	
MATERIAL:	3/8" ALUM.
COLOR:/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH PMS 871 C
BORDER:	N/A
VINYL:	N/A
COLOR INFO.:	N/A

C RETURNS	
DEPTH:	3/8"
COLOR:/FINISH:	BRUSHED ELECTROPLATE BRASS FINISH PMS 871 C
	XXXXX

M MOUNTING	
M-1:	EXISTING FASCIA
M-2:	2" x 1/8" METAL PINS, MOUNTS INTO LETTER & INTO PRE-DRILLED HOLES w SILICONE SEALANT

- INSTALL
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.

3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.

4. INSTALLATION TO MEET CURRENT I.B.C. & LOCAL CODES.



SIDE A



SIDE B

EXISTING

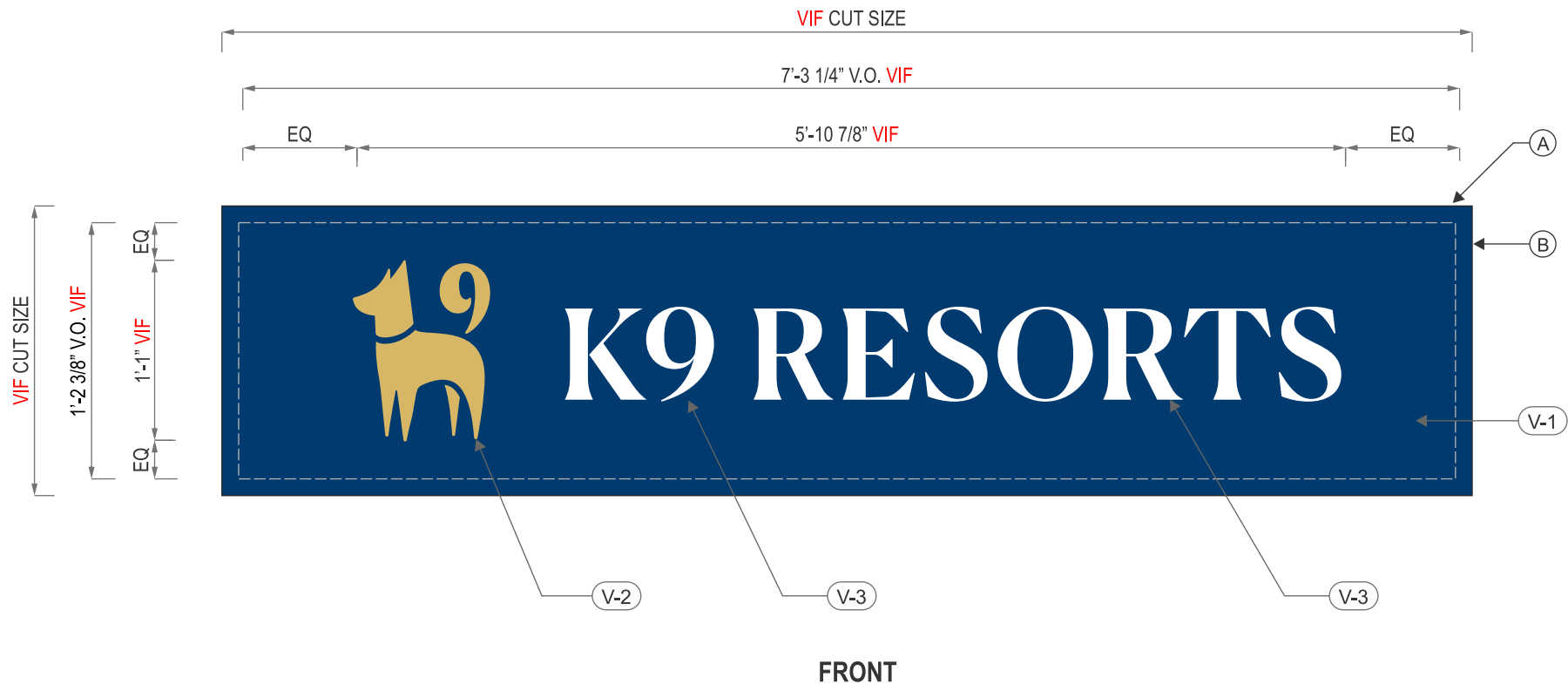


SIDE A



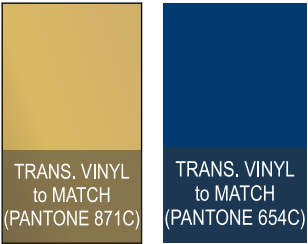
SIDE B

PROPOSED



A FACE	
MATERIAL:	3/16" WHITE LEXAN - VERIFY
B RETAINER	
MATERIAL:	EXISTING ALUM.
SIZE:	2" - VERIFY
V1 VINYL MATRIX	
MATERIAL:	DIE-CUT VINYL FILM
COLOR:	MATCH PANTONE 654 C
FINISH:	TRANSLUCENT
APPLICATION	1ST SURFACE ADHESIVE
V2 VINYL MATRIX	
MATERIAL:	DIE-CUT VINYL FILM
COLOR:	3M SCOTCHCAL 3630-131 'GOLD METALLIC'
FINISH:	TRANSLUCENT
APPLICATION	1ST SURFACE ADHESIVE
V3 VINYL MATRIX	
MATERIAL:	REVERSE LOGO & LTRS from V1 - VINYL FILM
COLOR:	REVEAL 'WHITE'
FINISH:	TRANSLUCENT
APPLICATION	N/A

VERIFY DIMENSIONS BEFORE PRODUCTION





SIDE A



SIDE B

EXISTING

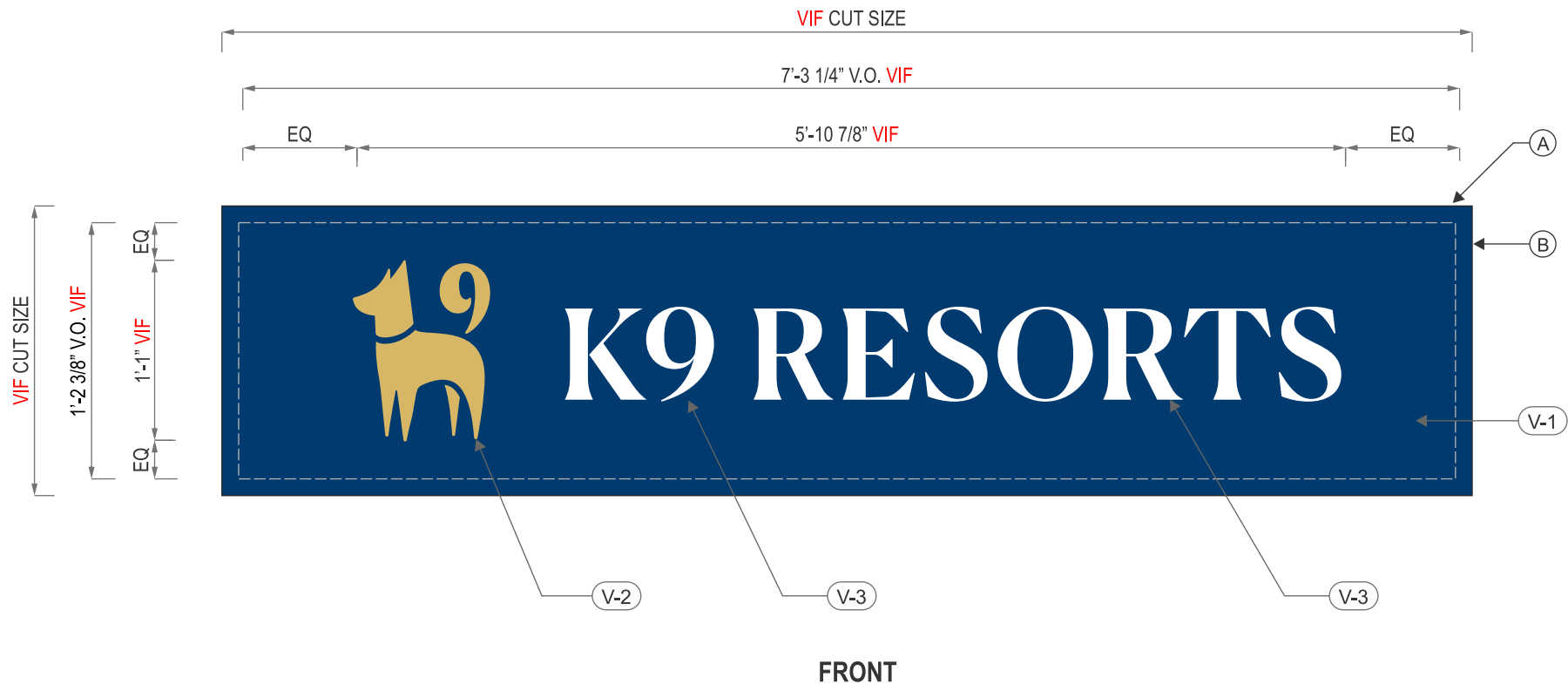


SIDE A



SIDE B

PROPOSED



A FACE	
MATERIAL:	3/16" WHITE LEXAN - VERIFY
B RETAINER	
MATERIAL:	EXISTING ALUM.
SIZE:	2" - VERIFY
V1 VINYL MATRIX	
MATERIAL:	DIE-CUT VINYL FILM
COLOR:	MATCH PANTONE 654 C
FINISH:	TRANSLUCENT
APPLICATION	1ST SURFACE ADHESIVE
V2 VINYL MATRIX	
MATERIAL:	DIE-CUT VINYL FILM
COLOR:	3M SCOTCHCAL 3630-131 'GOLD METALLIC'
FINISH:	TRANSLUCENT
APPLICATION	1ST SURFACE ADHESIVE
V3 VINYL MATRIX	
MATERIAL:	REVERSE LOGO & LTRS from V1 - VINYL FILM
COLOR:	REVEAL 'WHITE'
FINISH:	TRANSLUCENT
APPLICATION	N/A

VERIFY DIMENSIONS BEFORE PRODUCTION

