

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 09/18/2023 02:50 PM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:

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

AFTER RECORDING RETURN TO

Village of Tinley Park
Clerk's Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Attn: Laura G. Gede

[The above space for recording purposes]

RIGHT-OF-WAY ENCROACHMENT WAIVER AND AGREEMENT

RE: Proposed Public Right-of-Way use for brick paver/decorative concrete/asphalt driveway approach/brick mailboxes/lawn sprinkler heads/decorative landscaping and/or proposed easement encroachment for pool/deck/fence/shed/retaining wall/patio and/or service walk.

I/We, COLE TYRELL, represent that I/we are the legal owner(s) ("Owner")

of real property commonly known as:

6253 Leinster Lane, Tinley Park, Illinois 60477.
insert property address

PIN(S): 28-29-206-010-0000

A document containing a legal description of said property is attached and made a part hereof as **"EXHIBIT A"**.

Owner is undertaking the following Project that will encroach on the Public Right-of-Way or easement for the benefit of Owner and the above-stated real property:

Project: A Lawn Irrigation System

Owner understands and acknowledge that the Village Code does not allow for the construction of a driveway in the public right-of-way surfaced with any material other than concrete or asphalt. Owner agrees that the driveway to be constructed in the public right-of-way at the above address out of brick paver/decorative concrete/embossed or colored asphalt will be the responsibility of the Owner to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies, or due to normal wear and tear.

Owner further understands and acknowledges that, on streets without curbs, the decorative drive must end no less than two feet from the edge of existing pavement.

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Owner understands and acknowledges that the Village will allow the construction of a pool/deck/fence/shed/retaining wall/patio and/or service walk encroaching upon an easement to require the written permission of each utility affected by the subject construction.

Owner agrees and acknowledges that the pool/deck/fence/shed/retaining wall/patio and/or service walk encroaching upon the easement at the above address, will be the responsibility of Owner to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies, or due to normal wear and tear.

Owner also understands and acknowledges that Village Codes do not permit any obstructions in the Public Right-of-Way and that any lawn sprinkler systems, brick mailboxes, decorative landscaping placed upon the public right-of-way will be the responsibility of Owner to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies, or due to normal wear and tear.

Owner covenants and agrees that all construction taking place on the Project will be in accordance with the Village Building Codes.

Owner, as a condition of the Village of Tinley Park granting permission to utilize the Public Right-of-Way and/or easement encroachment for the aforesaid purposes, covenants and agrees not to sue and to protect, indemnify, defend, and hold harmless the Village of Tinley Park against any and all claims, costs, actions, losses, demands, injuries and expenses of whatever nature ("Claims"), including, but not limited to attorneys' fees, relative to such uses being located in the Public Right-of-Way and/or easement encroachment and/or arising from acts or omissions by the Owner, his or her contractors, sub-contractors, or agents or employees in maintaining the same and/or conjunction with the use of the public right-of-way and/or easement encroachment for the aforesaid purposes.

Owner understands that the terms and conditions contained herein apply uniquely to the Public Right-of-Way and easement on or adjacent to the benefitting real property at the above address as legally described in Exhibit A and it is the intent of Owner and the Village to have the terms and conditions of this instrument run with the benefitting real property legally described in Exhibit A and be binding on subsequent owners and purchasers of the benefitting real property.

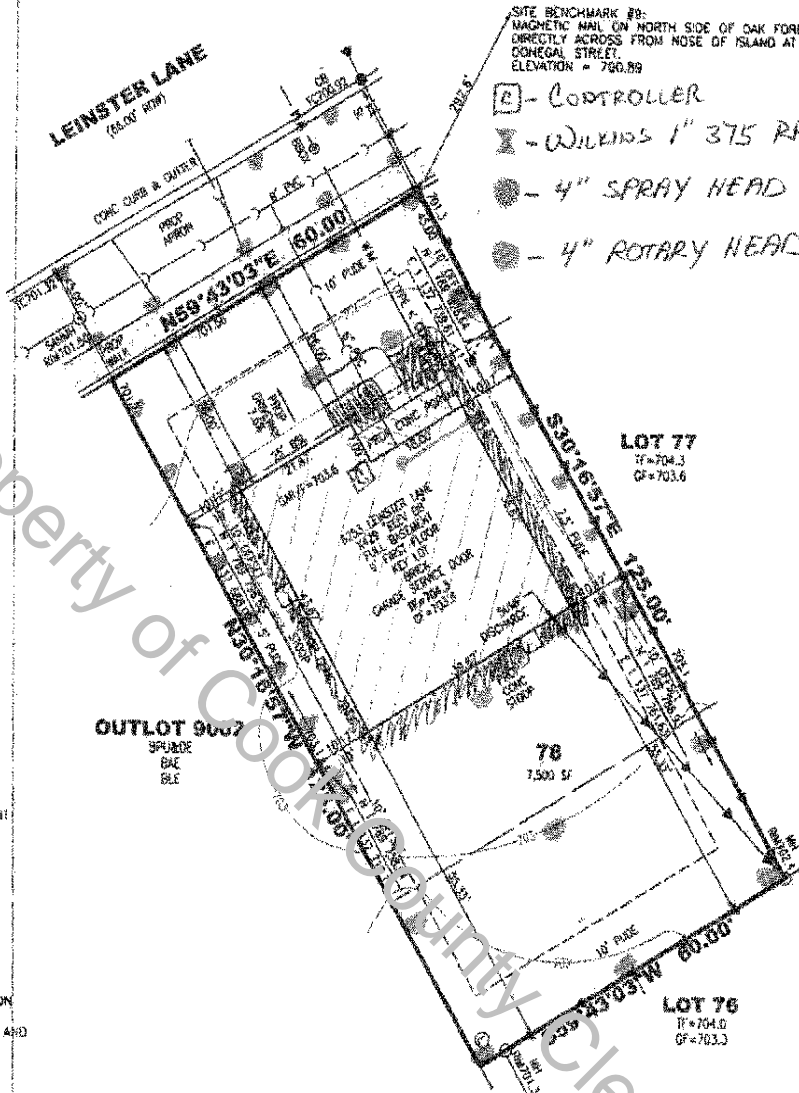
This document shall be notarized and recorded with the Cook or Will County Recorder of Deeds, as applicable.

UNOFFICIAL COPY "PROPOSED SITE PLAN"



0 10 20
SCALE: 1" = 20'

LOT 78, IN OAK RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF INLEY PARK, COOK COUNTY, ILLINOIS PER FINAL PLAT OF SUBDIVISION RECORDED DECEMBER 9TH, 2022 AS DOCUMENT 2234315029.



- SITE BENCHMARK #8: MAGNETIC NAIL ON NORTH SIDE OF OAK FOREST AVENUE DIRECTLY ACROSS FROM NOSE OF ISLAND AT ENTRANCE TO CONEVAL STREET. ELEVATION = 760.89
- - CONTROLLER
- ⊗ - WILKINS 1" 375 RPZ
- - 4" SPRAY HEAD
- - 4" ROTARY HEAD

- LEGEND:
- ACU AIR CONDITIONER UNIT
 - EX EXISTING
 - EAE BLANKET ACCESS EASEMENT
 - BLE BLANKET LANDSCAPE EASEMENT
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN (CB)
 - GF GRADE AT FOUNDATION
 - GR/F GRADE FLOOR
 - FW FIRE HYDRANT (FH)
 - IN (IN)
 - M (M)
 - MANHOLE (MH)
 - SAH SANITARY
 - ST STORM
 - SL STREET LIGHT (SL)
 - TC TOP OF CURB
 - TF PROPOSED TOP OF FOUNDATION
 - EXTF EXISTING TOP OF FOUNDATION
 - BP&DE BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT
 - PU & DE PUBLIC UTILITY AND DRAINAGE EASEMENT
 - VV VALVE VAULT
 - R= RADIUS
 - L= LENGTH
 - XXX.XX PROPOSED GRADE
 - SUPERSERVED GRADE
 - STORMWATER FLOW DIRECTION
 - PROPOSED STORM SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - BBX BUILDING BOX OFFSET
 - OVERLAND FLOOD ROUTE
 - HP HIGH POINT
 - LP LOW POINT

NOTE: AREA CALCULATIONS ARE LOT MINUS DRIVEWAY, SIDEWALK, AND BUILDING
 SOD: 352 SQ. YD
 SEED: 350 SQ. YD
 NUMBER OF TREES IN PARKWAY: 1
 ADDITIONAL CALCULATIONS ARE REPRESENTED BY HATCHED AREAS
 APRON: 238 SQ. FT
 DRIVEWAY: 441 SQ. FT
 5' WIDE PUBLIC WALK: 300 SQ FT

SERVICE LENGTHS FOR SANITARY SEWER AND WATER LINES DEPICTED ON THIS DRAWING ARE APPROXIMATE. THEY ARE BASED UPON ENGINEERING PLANS SUPPLIED BY OTHERS
 SANITARY: 33'
 WATER: 47' TO BBX
 (EXACT LOCATION TO BE VERIFIED IN FIELD)

SOURCE BENCHMARK: COOK/AJ2772
 STATION IS LOCATED IN THE CITY LIMITS OF OAK FOREST IN SECTION 20, T8N, R13E, 70 FEET FROM THE JUNCTION OF RT. 43 AND RT. 6 PROCEEDED 1.8 MI. EAST ON US RT. 6. LOCATED 1.8 MI. WEST OF RT. 50 (I-55) AND 110' EAST OF CENTERLINE OF ARROYO DR. ON FOREST PRESERVE PROPERTY. STATION IS 91' SOUTHWEST OF A SIGHTPOST, 45' FT SOUTH OF THE EASTBOUND CENTERLINE OF RT. 6, 35' FT SOUTHWEST OF AN INLET 47' FT SOUTHWEST OF A TRAFFIC SIGNAL POLE, 28' FT NORTH OF THE CENTERLINE OF THE DRIVEWAY, 46' FT EAST OF THE CENTERLINE OF HWY

SINGLE FAMILY SETBACKS:
 FRONT YARD MINIMUM = 25.0'
 CORNER YARD MINIMUM = 25.0'
 SIDE YARD MINIMUM = 5.0'
 REAR YARD MINIMUM = 30.0'
 BUILDING TO BUILDING MINIMUM = 15.0'

DEVELOPER:
 D.R. HORTON, INC - MIDWEST
 1750 E. GOLF ROAD, SUITE 825
 SCHLAUBURG, ILLINOIS 60173
 P: 847-984-4420

STATE OF ILLINOIS
 COUNTY OF COOK

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002634, HEREBY CERTIFY THAT THIS PLAT IS PREPARED WITH OFFICIAL RECORDS FOR THE ISSUANCE OF A BUILDING PERMIT.
 GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF APRIL, 2023, IN ROSEMONT, ILLINOIS.
 MACKIE CONSULTANTS LLC



Property of Cook County Clerk's Office

- NOTES:
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM AND ARE IN THE SAME ANGULAR RELATIONSHIP AS THE RECORDED PLAT OF SUBDIVISION.
 - BUILDING DIMENSIONS AND SETS SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
 - ARCHITECTURAL PLANS DATED ON 02-05-2023.
 - PROPOSED UTILITIES AND GRADES TAKEN FROM ENGINEERING PLANS DATED 10-20-22.
 - THE INDIVIDUAL STEPS IN THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL PLANS. IF CONFLICT SHOULD OCCUR, THE OWNER/BUILDER SHOULD BE CONTACTED IMMEDIATELY.
 - ACCEPTED SIZES FOR PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND 25' FRONT YARD GRADIENTS (E.G.