

NOTICE OF THE REGULAR VILLAGE BOARD MEETING

The regular meeting of the Village Board is scheduled for
Tuesday, September 1, 2020 beginning at 7:30 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Public comments or requests to speak may also be emailed in advance of the meeting to clerksoffice@tinleypark.org or placed in the Drop Box at the Village Hall by noon on Tuesday, September 1, 2020.

Kristin A. Thirion
Clerk
Village of Tinley Park

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Regular Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, September 1, 2020, beginning at 7:30 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

7:30 PM CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

ACTION: Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE REGULAR VILLAGE BOARD MEETING HELD ON AUGUST 18, 2020.

ACTION: Discussion: **Consider approval of minutes as written or amended.**

COMMENTS: _____

ITEM #3

SUBJECT: CONDUCT SWEARING IN CEREMONY FOR FIREFIGHTERS - **Trustee Brennan**

ACTION: Discussion: The following firefighters will be sworn in by the Village Clerk:

- Firefighter Paul Cordero
- Firefighter Brian Wagner

No specific action is required.

COMMENTS: _____

ITEM #4

SUBJECT: CONSIDER APPOINTING JUSTICE BUTTALA TO THE POSITION OF MAINTENANCE TECHNICIAN, EFFECTIVE SEPTEMBER 2, 2020 - **President Vandenberg**

ACTION: Discussion: With the retirement of an employee in May 2020, the position of Maintenance Technician became available in our Public Works department. Based on recommendations from Water-Sewer Superintendent Joseph Fitzpatrick and the current Director of Public Works, John Urbanski, Seasonal II employee Justice Buttala was identified as a highly qualified candidate based on his work performance. Buttala had previously interviewed for the position in January 2020. Buttala is a graduate of Victor J. Andrew High School and has previously worked as a Summer Seasonal, and as a Seasonal II since October 21, 2019. **Consider appointing Justice Buttala to the position of Maintenance Technician, effective September 2, 2020.**

COMMENTS:

ITEM #5

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-049 AMENDING VARIOUS SECTIONS OF TITLE III CHAPTER 32 OF THE TINLEY PARK VILLAGE CODE PERTAINING TO THE MERGER OF THE COMMUNITY RESOURCES COMMISSION AND MARKETING AND BRANDING COMMISSION - **Trustee Berg**

ACTION: Discussion: The Village currently has two (2) commissions, the Community Resource Commission and the Marketing and Branding Commission, which both work to promote the Village. At the August 18, 2020 Committee of the Whole meeting, staff proposed a restructure that would combine both commissions into one (1) with the purpose of supporting the Village's current goals and objectives. The new commission would have three (3) subcommittees that will work collaboratively to support Tinley Park activities and events, the Village's tourism initiatives and brand, and the Village's community involvement and engagement strategies. The Committee of the Whole was in favor of moving forward with this recommendation, and a draft ordinance was prepared by the Village attorney. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #6

SUBJECT: CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2021 - **President Vandenberg**

ACTION: Discussion: New members/commissions are noted with an asterisk (*).

Civil Service

Andre' Ashmore, Jr. – 3-year term*

Economic Commercial

Jay Walsh, Chair

Dennis Reidy
Dino Sanfilippo
Richard Osty
Christine Obbagy
Brian Potter
Chris Shoemaker
Adam Guldán*
Chris Schiller*

Environmental Enhancement

Aireen Arellano, Chair *

Frank Markowicz
Jeffery Loftus
John Houdek
Brandon Wigboldy*
Evan Vogt*
Nicole Ryan*
Brenna Molinare*
Donna Gillespie*

Emergency Telephone System Board (ETSB)

Trustee Brennan
Trustee Galante*
Trustee Brady*
Pat Carr
Matthew Walsh
Forest Reeder
John Urbanski
Lisa Kortum*

Senior Services

Michael Cutrano, Chair

Robert Hayes
Vicki Hayes
Rosemarie Bauer
Marcia A. Hecht
Phyllis Groberski
Andy Ashmus
Grant Steeve
Samuel Avalos*

Sister Cities

Pat Rea, Chair

Roxane Tyssen
Lucas Hawley
Marilyn E. Bill
Jim Muller
George Rohde
Sarah Krause
Rob Zimmer*
Michele Rons*
Julie Dekker (Associate)*
Kurt Dekker (Associate)*

Veterans

Doug Rasmussen (William), Chair

Norm Pestlin
Jim Hudik (VFW Commander)
Jim Taylor (American Legion Commander)
Christine Hansley (AVMRA VFW Aux.)
Robert Baisa
Karen Tobola
Jimmy Hunter
Georges Sanon
Don Tomich (Marine Corp. League Rep.)*
Robert Bullard (Submarine Rep.)*
Eva J. Reyes (AVMRA - Associate)
Ken Wrezzes (Associate)

Marketing*

Daniel Fitzgerald, Chair

Mike Cutrano
Janet Czuchra
Al Siegers
Barbara Rose Whalen
Michael Sevier
Debbie Melchert
Beth McKernan
Julie Dekker
Jackie Bobbitt
Dennis Suglich
Stephanie Pyrzynski
Bernie Greenawalt
Jim Green
Kelly Oswald
Paul Yedwofski
Carol Racine
Carol Bradtke (Assoc)
Courtney Rourke (Assoc)
Nick Markowicz (Assoc)
Jason Freeland (Assoc)
Nick Halikias (Assoc)

COMMENTS:

ITEM #7

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER REQUEST FROM PEOPLES ANIMAL WELFARE SOCIETY (P.A.W.S.), TO CONDUCT A RAFFLE THROUGH SUNDAY, NOVEMBER 15, 2020 WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$1,850. WINNERS WILL BE DRAWN AT PA.W.S., 8301 191ST STREET.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,387,312.77 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 21, AND AUGUST 28, 2020.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS:

ITEM #8

SUBJECT: CONSIDER ORDINANCE 2020-O-050 APPROVING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS RELATED TO PHASE I OF THE REDEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15915-16205 S. HARLEM AVENUE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Andrew Balzar, Brixmor/IA Tinley Park Plaza, LLC (property owner), is seeking a Special Use for a Planned Unit Development with exceptions related to Phase I of the redevelopment of Tinley Park Plaza located at 15915-16205 S. Harlem Avenue. The project will include the demolition of 87,000 sq. ft of the existing building on the northern portion of the center and the construction of the core and shell of approximately 66,600 sq. ft. for retail uses including façade improvements, landscaping, and parking lot improvements.

The Plan Commission held a Public Hearing on August 20, 2020, concerning the Planned Unit Development and voted 5-0 to recommend approval of the Special Use and adopt the Findings of Fact in accordance with the plans as listed in the list of “Review Plans” as noted in the staff report dated August 20, 2020. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #9**SUBJECT:**

CONSIDER RESOLUTION 2020-R-085 AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT WITHIN THE 159TH AND HARLEM TIF DISTRICT (BRIXMOR – TINLEY PARK PLAZA) - **Trustee Mueller**

ACTION:

Discussion: This item would authorize a Tax Increment Financing Redevelopment Agreement within the 159th and Harlem TIF District for the proposed revitalization of portions of the Tinley Park Plaza shopping center on the east side of Harlem Avenue south of 159th Street (15903-16205 Harlem). The Tinley Park Plaza shopping center opened in approximately 1974 and was significantly expanded circa 1984-1988. Redevelopments at the south and north ends of the center occurred between 2004-2006, and 2015-2016, respectively, which included demolition or reconstruction of portions of the in-line center and construction of two (2) free-standing outlot buildings. The beneficial owners of the center since 1995, Brixmor IA Tinley Park Plaza, LLC (Brixmor) have had success in leasing the newer and renovated spaces, but find the older spaces more difficult to lease and reoccupy due to changing needs and demands of the “brick and mortar” retail marketplace.

To address these issues, Brixmor has proposed significant renovations including demolishing approximately 87,000 square feet of the existing in-line shopping center, constructing new retail tenant spaces, and performing other renovations and upgrades to the Tinley Park Plaza shopping center at an estimated total cost of \$21.9 million. This project will separate the current in-line retail building into two (2) structures while simultaneously providing improved loading dock and service access to the rear of the buildings to facilitate tenant merchandise deliveries. “But for” the Village’s assistance toward the project, the renovations would not be able to move forward, and current tenant interest in locating in the center would be lost, and the shopping center would be adversely impacted.

The agreement proposes Village financial assistance in an amount not to exceed \$9.9 million, or 50% of the actual project costs, whichever is lower. This assistance will be funded by a combination of TIF incremental revenues generated by the shopping center properties alone, and incremental municipal sales taxes (1%) generated by all the businesses located in the shopping center over a ten (10) year period. A maximum of \$8.1 million of TIF eligible costs are to be paid from the TIF increment generated, with the remainder (\$1.8 million) to be paid from incremental sales taxes. The portion of the incentive to be funded between the TIF eligible costs and sales tax can fluctuate based on actual expenses, but in addition to the overall \$9.9 million cap on the financial assistance noted earlier, the amount that can be provided from the municipal sales tax component cannot exceed \$2.5 million.

Under long established fiscal policies regarding incentives, the Village does not look to share sales taxes it may be already receiving. In business expansion and redevelopment agreements such as this, the Village has always looked to share a portion of the increased (incremental) taxes that are expected to result. Following these principles, incremental sales taxes are computed in reference to a base using the 1% municipal sales taxes generated collectively by the shopping center retailers during calendar 2019. If a retailer currently located elsewhere in Tinley Park relocates to the Tinley Park Plaza during the term of the agreement, the sales taxes they generated over the preceding twelve (12) month period will be added to the base. However, in the incentive year where a Tinley business has first relocated, the amount attributable to the base will be pro-rated based on how many months of that incentive year the business was operating in the Tinley Park Plaza (this compares their sales taxes after locating in the center to with a comparable base for the “short” period of less than one year).

As with most of the Village's incentive agreements, the burden is heavily on the developers to achieve the maximum amount of the incentive. If the property or sales tax increments do not materialize at the levels anticipated to fulfill the total support offered, it directly affects the amount of assistance that will be provided over the ten-year period of the agreement. Conversely, if the project is successful in attracting new retail to the center, as is anticipated, it is also possible for the agreement to be fulfilled in less than the ten years provided under the agreement.

This item was reviewed and discussed at the Committee of the Whole held prior to this meeting. **This Resolution is eligible for first reading.**

COMMENTS:

ITEM #10

SUBJECT:

CONSIDER ORDINANCE 2020-O-051 APPROVING THE ANNEXATION OF CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE TO THE VILLAGE OF TINLEY PARK - **Trustee Mueller**

ACTION:

Discussion: The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), has petitioned the Village of Tinley Park to annex two (2) parcels of property totaling approximately 1.74 acres at 18017 Sayre Avenue. One parcel has an existing home that will be demolished, and the other vacant parcel does not have roadway frontage. The property owner also requested rezoning, a variation, and a Plat of Subdivision related to a proposed expansion of the Fox College parking lot. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #11

SUBJECT:

CONSIDER ORDINANCE 2020-O-052 GRANTING A MAP AMENDMENT TO REZONE CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE UPON ANNEXATION TO THE NG (NEIGHBORHOOD GENERAL) ZONING DISTRICT - **Trustee Mueller**

ACTION:

Discussion: The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), is seeking to rezone the properties located at 18017 Sayre Avenue, upon annexation, to the NG (Neighborhood General) zoning district. The property owner has requested rezoning, a variation, and a Plat of Subdivision related to a proposed expansion of the Fox College parking lot. The parking lot expansion would net a total of 88 parking stalls on the site and allow Fox College to expand its curriculum at its existing location. The area is highly encumbered by a floodplain, and the development plans include extensive engineering and detention to accommodate all stormwater that is existing and will be produced by the site.

The Plan Commission held a Public Hearing on August 20, 2020 and voted 5-0 to recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the "Listed Reviewed Plans" and the Findings of Fact in the August 20, 2020 Staff Report. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #12

SUBJECT: CONSIDER RESOLUTION 2020-R-086 APPROVING AND ACCEPTING A FINAL PLAT FOR THE FOX COLLEGE RESUBDIVISION AT CERTAIN PROPERTY LOCATED AT 18017 SAYRE AVENUE AND 18020 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), has requested Final Plat approval for the Fox College Resubdivision associated with the proposed parking lot expansion. The Plat will consolidate two (2) parcels at the existing Fox College site located at 18020 Oak Park Avenue and two additional parcels proposed to be annexed and rezoned for the parking lot expansion at 18017 Sayre Avenue. Additionally, a drainage easement will be recorded over the proposed overland flow and detention area.

The Plan Commission reviewed the Final Plat of Resubdivision with a recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on August 20, 2020, and voted 5-0 to recommend approval. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #13

SUBJECT: CONSIDER ORDINANCE 2020-O-053 GRANTING A VARIATION FROM SECTION XII.3.I.7. (LEGACY CODE- LIGHTING STANDARDS) OF THE ZONING ORDINANCE AT THE PROPERTY LOCATED AT 18017 SAYRE AVENUE AND 18020 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Contract Purchaser), is seeking a variation from Section XII.3.I.7. (Legacy Code – Zoning Ordinance- Lighting Standards) of the zoning ordinance to permit a different light pole type and permit a light fixture to be mounted at a height of 25 feet at the Fox College properties located at 18017 Sayre Avenue and 18020 Oak Park Avenue in the NG (Neighborhood General) zoning district, upon annexation and rezoning. The lights associated with the parking lot expansion would net a total of 88 parking stalls on the site and allow Fox College to expand its curriculum at its existing location. The area is highly encumbered by a floodplain and the development plans include extensive engineering and detention to accommodate all stormwater that is existing and will be produced by the site.

The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the three (3) variations and adopted the Findings of Fact in accordance with the plans as listed in the "Listed Reviewed Plans" as indicated in the August 20, 2020 Staff Report. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #14

SUBJECT:

CONSIDER ADOPTING ORDINANCE 2020-O-054 GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE CENTER TO DREAMLAND ACADEMY INC. AT 7901 167TH STREET - **Trustee Mueller**

ACTION:

Discussion: The Petitioner, Zuzanna Gaj, on behalf of Dreamland Academy Inc., is seeking a Special Use Permit to operate a childcare facility at 7901 167th Street in the R-6 PD (Medium-Density Residential) zoning district. The location had previously been utilized as a daycare facility by Bobbie Noonan's Child Care since 1978. The new daycare facility is expected to have considerably fewer children than the previous operator. The location has limited parking, but the Petitioner will continue to monitor to avoid any parking in the adjacent residential areas and has come to a verbal agreement for overflow at the neighboring church.

The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the Special Use with recommended conditions in accordance with the plans as listed in the "Listed Reviewed Plans" and Findings of Fact in the August 20, 2020 Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #15

SUBJECT:

CONSIDER ADOPTING ORDINANCE 2020-O-055 GRANTING A STORAGE SHED SETBACK VARIATION FOR CERTAIN PROPERTY LOCATED AT 16701 ODELL AVENUE - **Trustee Mueller**

ACTION:

Discussion: The Petitioners, Daniel and Deborah Shanahan (property owners), are seeking a variation from Section III.I. (Accessory Structure Regulations) of the Zoning Ordinance, to permit replacement of a storage shed utilizing the existing concrete pad that is located approximately one (1) foot from the side and rear property lines instead of the required minimum setback of five (5) feet, at 16701 Odell Avenue in the R-4 (Single-Family Residential) Zoning District. The Petitioners wish to replace their deteriorating 64 sq. ft. storage shed with a new one that is similar in height, size, and style.

The Zoning Board of Appeals held a Public Hearing on August 13, 2020, and voted 3-0 to recommend approval of the amended variation request in accordance with plans as listed in the "List of Reviewed Plans" in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #16

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-056 GRANTING A CORNER FENCE VARIATION FOR CERTAIN PROPERTY LOCATED AT 6342 ARCADIA DRIVE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Michael Kahr (property owner), is seeking a variation from Section III.J. (Fence Regulations) of the zoning ordinance, to permit a 6-foot high privacy fence to extend into the required secondary front yard for the property located at 6342 Arcadia Drive in the R-4 (Single-Family Residential) Zoning District. The Petitioner originally requested an encroachment of 12 feet into the required 25-foot secondary front yard setback for a privacy fence. Upon discussion at the Zoning Board of Appeals, the Petitioner agreed to amend the request to be a 10-foot encroachment, which would place the fence 15 feet from the property line and to construct the fence in a shadow box style. The Zoning Board of Appeals held a Public Hearing on August 13, 2020, and voted 3-0 to recommend approval of the amended variation request in accordance with plans as listed in the "List of Reviewed Plans" in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #17

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-057 GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MERCURY BUSINESS CENTRE PUD WITH EXCEPTIONS FROM THE ZONING ORDINANCE FOR HAILSTORM BREWING COMPANY LOCATED AT 8060 186TH STREET - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., is seeking a Special Use Permit to install a permanent exterior patio adjacent to the restaurant and taproom. The request includes exceptions to the Zoning Ordinance to permit a fence to be located in a front yard and minimum parking requirements. The Plan Commission held a Public Hearing on August 20, 2020, and voted 5-0 to recommend approval of the special use permit with recommended conditions in accordance with the plans as listed in the "Listed Reviewed Plans" and Findings of Fact in the August 20, 2020 Staff Report. **This ordinance is eligible for adoption.**

COMMENTS:

ITEM #18

SUBJECT:

CONSIDER ADOPTING RESOLUTION 2020-R-084 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND M.E. SIMPSON CO. FOR THE WATER ASSESSMENT PROGRAM - **Trustee Glotz**

ACTION:

Discussion: In FY 2019 budget the Village awarded a contract to ME Simpson to conduct a water assessment including testing of fire hydrants and water valves. The contract provided for three (3) annual renewals beyond the initial one (1) year term (four (4) years total). The Village wishes to exercise the option to extend the contract for an additional year (third year, second renewal). Funding in the amount of \$149,300 was included in the approved FY 2021 budget for these services.

Consider awarding a contract to M.E. Simpson Co. in the amount of \$149,300. This item was discussed at the Committee of the Whole Meeting held on August 18, 2020. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #19

SUBJECT:

RECEIVE COMMENTS FROM STAFF -

COMMENTS:

ITEM #20

SUBJECT:

RECEIVE COMMENTS FROM THE BOARD -

COMMENTS:

ITEM #21

SUBJECT:

RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS:

ITEM #22

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.**
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.**
- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.**

ADJOURNMENT

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD AUGUST 18, 2020**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on August 18, 2020. Mayor Pro Tem Glotz called this meeting to order at 7:59 p.m.

At this time, Mayor Pro Tem Glotz stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Village Board finds that it would be impractical to conduct an in-person meeting with all members present. Elected officials confirmed they were able to hear one another.

Mayor Pro Tem Glotz led the Board and audience in the Pledge of Allegiance.

Clerk Thirion called the roll. Present and responding to roll call were the following:

President Pro Tem:	Michael W. Glotz
Village Clerk:	Kristin A. Thirion
Trustees:	Cynthia A. Berg (Participated electronically) William P. Brady William A. Brennan Diane M. Galante Michael G. Mueller
Absent:	Jacob C. Vandenberg, Village President
Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

Motion was made by Trustee Mueller, seconded by Trustee Brady, to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to approve and place on file the minutes of the regular and special Village Board Meetings held on August 4, 2020. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by President Pro Tem Glotz, seconded by Trustee Mueller, to appoint, **JOHN URBANSKI TO THE POSITION OF PUBLIC WORKS DIRECTOR**. The Village's previous Public Works Director retired in March after serving the Village for over 30 years. Effective April 1st, of this year, John Urbanski (then Assistant Public Works Director), was appointed by the Board to serve as Interim Public Works Director. Since his appointment, John Urbanski has continued to perform highly in the role. John

began working with the Village in 1999, and has performed the roles of Firefighter (promoted to rank of Lieutenant) Laborer, Truck Driver Laborer, Facilities Foreman, Facilities and Fleet Superintendent, and Assistant Public Works Director. John has his Bachelor's Degree in Technical Business Management with a concentration in Construction Project Management.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. After receiving congratulations from the Village Board, Mr. Urbanski thanked the Board and Village Managers for promoting him. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file, **RESOLUTION 2020-R-083 AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT WITH GOVTEMPUSA FOR PROVISION OF A PLANNING MANAGER.** It is recommended that the Village renew the Professional Services Agreement with GovTemps that expires September 4, 2020, to fill the position of Planning Manager in our Community Development Department. This contract renews Paula Wallrich's service as Planning Manager from September 7, 2020, through September 10, 2021. The total base compensation paid is \$77.49 per hour with \$55.35 of that being paid to the contract employee. The estimated number of hours worked will be 24 hours a week. This change is consistent with the strategic roadmap as laid out by the Community Development Department.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. Mayor Pro Tem Glotz stated he his glad to have Ms. Wallrich working with the Village and thanked her for her service. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to consider approving the following Consent Agenda items:

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER ADOPTING RESOLUTION 2020-R-080 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND ROBINSON ENGINEERING LTD. FOR THE COMMUNITY RATING SYSTEM (CRS) - 2020 CYCLE VERIFICATION.
- B. CONSIDER PROCLAIMING SEPTEMBER 17TH THROUGH SEPTEMBER 23RD, 2020, AS "CONSTITUTION WEEK" IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,394,333.93 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 7, AND AUGUST 14, 2020.

Mayor Pro Tem Glotz asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-082 APPROVING AND AWARDED AN OAK PARK AVENUE FACADE GRANT TO ROBERT BARKER OF J.W. HOLLSTEIN'S LOCATED AT 17358 OAK PARK AVENUE.** Robert Barker (Applicant), proposes to remove and replace the existing fencing around the outdoor patio at J.W. Hollstein's Saloon. The intent of the Façade Improvement Grant Program is to assist owners and tenants of existing buildings in upgrading their building facades by improving their overall appearance. Under the Façade Grant, replacement of decorative elements including outdoor dining elements are eligible expenses. The applicant is requesting a \$10,900 Façade Grant to replace the fence surrounding the outdoor patio with a new custom cedar wood treated fence.

The Economic and Commercial Commission reviewed the application at its August 10, 2020, meeting and voted 8-0 to recommend approval of the grant. This item was discussed at the Committee of the Whole meeting held prior to this meeting.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file **ORDINANCE 2020-O-044 AN ORDINANCE DESIGNATING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA.** There are several separate steps required by state statutes to formally create the proposed 159th and Harlem TIF District.

- On March 3, 2020, the Village of Tinley Park authorized moving forward with a feasibility study under the Tax Increment Finance (TIF) Act to determine if the area generally bounded by 159th Street, Oak Park Avenue, Olcott Avenue, and Siemsen Meadows (165th Street extended) can be designated as a Redevelopment Project Area.
- On June 3, 2020, the Village posted the Redevelopment Plan and Project for the proposed 252 acre 159th and Harlem TIF District on the Village's website (www.tinleypark.org) for public inspection.
- The availability of the Redevelopment Plan and Project for public inspection was also announced at the Village Board meeting held on June 9, 2020.
- On July 14, 2020, the 159th and Harlem TIF District Joint Review Board met and gave a favorable recommendation of the Redevelopment Plan and Project.

Regular Meeting of the Board of Trustees – Minutes**August 18, 2020**

- On August 4, 2020, a public hearing for the 159th and Harlem TIF Redevelopment Plan and Project was held.

This item, and the ordinances under the following two agenda items, serve to, formally establish the 159th and Harlem TIF District. This first ordinance sets the boundaries and designates the Redevelopment Project Area for the 252-acre 159th and Harlem Tax Increment Financing District.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board.

Mayor Pro Tem Glotz posed questions and concerns received from a resident via social media. The resident asked why the old K-Mart and Applebee's buildings were included in the TIF as these buildings were purchased by Pete's Fresh Market and Bandana's BBQ prior to the consideration of this TIF. It was noted that Pete's Fresh Market received incentives from the Village.

The resident also stated concerns that only three (3) of the nine (9) taxing districts from this TIF were present at the Joint Review Board meeting on July 14, 2020.

Mr. Brown then addressed the Village Board. He thanked Trustee Galante for reading the list of accomplishments for getting this TIF to where it is today. He noted that the Village has reached its statutory requirements to put this TIF before the Village Board.

Mr. Brown addressed the questions and declarations presented by President Pro Tem Glotz. The first item addressed was why include Pete's Market and Bandanas BBQ Restaurant. Mr. Brown stated that the boundaries of the area designated for the proposed TIF district were set because this is the entryway from the northwest corridor to the Village. The parcels are combined as a whole so the Village can have a cohesive plan for an area. The plan for this TIF is economic development and revitalization of the area. Part of that includes public infrastructure improvements. If the Village excluded parts of the area, it would create a plan that was not comprehensive. The Cook County 6B and 7B incentives awarded to Pete's reduces its tax bill. The Village will now work with Pete's to stay within the Village's plan for the area.

President Pro Tem Glotz asked if these funds could be used for walkways on the east and west side of Harlem Avenue to 167th Street. Mr. Brown stated yes, and noted the infrastructure is not just limited to walkways. There are other infrastructure projects that could be done using TIF funds.

Trustee Berg stated that she does not support another TIF district in the Village and will be voting no to the items for the proposed TIF. She feels the proposed TIF area supports as much retail as the Village will ever have, based on consumers use of online spending as has been reflected in the use tax received by the Village. She encouraged the Board to reconsider approval of this TIF according to the reports of the financials the Village is facing due to COVID-19.

Trustee Galante pointed out that TIF funds can not be just handed out. Businesses have to meet the requirements in order to receive TIF funding. Mr. Brown concurred, stating that only certain expenses qualify, and there is a process to be followed to receive the funds from the TIF. All plans and funds distributed will come before the Village Board, and they must comply with Village ordinances and zoning.

Mr. Brown summarized the process in which a TIF works and how TIF funds can be put back into the TIF district. He also noted that the taxing districts were made aware of the proposed TIF in January of this year.

The appropriate notices were sent to the taxing districts regarding the JRB meeting on July 14th and Public Hearing on August 4th.

Trustee Mueller stated that he is looking forward to the potential that this TIF district will bring to Tinley Park. He noted that the boundaries of this TIF were scrutinized by staff, consultants and the Board. Both development and infrastructure opportunities were considered. He would like to see a creative mix of restaurants, retail, and experienced based locations that will make this entryway corridor viable to the Village long term.

Mayor Pro Tem Glotz asked if anyone from the public requested to comment either writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Brennan, place on file, **ORDINANCE 2020-O-045 AN ORDINANCE APPROVING THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT**. This is a companion ordinance to the previous agenda item. The current ordinance would approve the document outlining the possible redevelopment activities and improvements contemplated over the 23-year life of the 252 acre 159th and Harlem Tax Increment Financing District known as the Redevelopment Plan and Project.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Brady, to adopt and place on file, **ORDINANCE 2020-O-046 AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF TINLEY PARK 159TH AND HARLEM TAX INCREMENT FINANCING DISTRICT**. This is a companion ordinance to the previous two agenda items. This ordinance would approve Tax Increment Financing for the 159th and Harlem Tax Increment Financing District and is the last step in formally creating this TIF District. The Tax Increment Financing authorized by this ordinance would enable the TIF economic development tool, as provided under Illinois statutes, to assist the Village in encouraging redevelopment within the boundaries of the 159th and Harlem TIF District and potentially undertake related public infrastructure improvements.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either writing telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file, **RESOLUTION 2020-R-081 AUTHORIZING AN INTERGOVERNMENTAL AND SUBRECIPIENT AGREEMENT FOR CORONAVIRUS RELIEF FUNDS BETWEEN THE VILLAGE OF TINLEY PARK AND THE COUNTY OF COOK, ILLINOIS**. The Village of Tinley Park was notified that Cook County has received about \$429 million from the U.S. Treasury Coronavirus Aid, Relief, and Economic

Security (CARES) Act funding and will designate \$51 million to support municipalities under the 500,000-population threshold. Cook County determined allocations to each municipality through an equitable lens, with factors that included, but not limited to; immediate needs of the municipality to respond to the pandemic, municipal population, municipal median income and municipal public health statistics. It is important to note that each municipality must apply for this funding allocation and such allocation will be contingent on eligible cost reimbursement.

Through the allocation process detailed above, the Village of Tinley Park has been awarded up to \$383,275.56 for reimbursement of eligible COVID 19 costs. An Intergovernmental Agreement (IGA) is required by Cook County of all municipalities which intend to seek use of their allocation amount. The Village will also be required to submit a letter of intent and application to accompany the IGA.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either writing telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Mueller, to adopt and place on file, **ORDINANCE 2020-O-047 INCREASING THE NUMBER OF CLASS "E" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE OF TINLEY PARK - FRY THE COOP, LOCATED AT 16703 HARLEM AVENUE.** The Petitioner, Joe Fontana (Founder and Owner of Fry the Coop) is seeking a Class E liquor license, which allows for the sale of beer and wine, for his restaurant that will be opening soon in Tinley Park. Fry the Coop features Nashville Hot Chicken, and has seen much success in its five (5) other locations which include Oak Lawn, Elmhurst, Prospect Heights, Chicago's Loop, and Chicago's West Town. The establishment has been featured on WGN's Chicago Best, ABC's Hungry Hound, WGN's Lunch Break, ABC's Windy City Live, FOX's Good Day Chicago, USA Today, Chicago Sun Times, and the Chicago Tribune. As a restaurant, Fry the Coop values its role in the community and works hard to build valuable relationships with people and other businesses.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Abstain: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to place on first reading, **ORDINANCE 2020-O-048 DECREASING THE NUMBER OF CLASS "A" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE NUMBER OF CLASS "AV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (BURRITO JALISCO #2 LOCATED AT 7547 159TH STREET).** The Petitioner, Burrito Jalisco, is seeking a Class AV Liquor License to add video gaming. The establishment current has a Class A Liquor License which allows for the sale of liquor. Burrito Jalisco has been in Tinley Park for over 18 years, but with the challenge's restaurants have faced, would like to add video gaming as an additional revenue source. The Petitioner is proposing a seven (7) foot separation wall to align with requirements of the Board. The Petitioner has already sought approval from the Illinois Gaming Board and would only need local approval to move forward.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board. There were none. Mayor Pro Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. No one came forward. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Abstain: Berg. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Mayor Pro Tem Glotz asked if there were any comments from members of the Staff.

Village Manager Niemeyer thanked and congratulated John Urbanski on his promotion to Public Works Director. Mr. Niemeyer noted that Mr. Urbanski is a model public servant.

Public Works Director John Urbanski presented an update on the Oak Park Avenue Train Station warming shelter. After delays from Metra on the construction of this shelter construction will begin again soon.

Mayor Pro Tem Glotz asked if there were any comments from members of the Board.

Trustee Galante thanked all involved with the Music in Plaza on August, 15th. She received positive feedback from residents. The event was put together in a safe and enjoyable environment.

Mayor Pro Tem Glotz asked if anyone from the public requested to comment either in writing, telephonically or in-person. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item.

Motion was made by Trustee Brennan, seconded by Trustee Mueller, at 8:55 p.m. to adjourn to Executive Session to discuss the following:

- A. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- B. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- C. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- D. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- E. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

Regular Meeting of the Board of Trustees – Minutes

August 18, 2020

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Mayor Pro Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adjourn the regular Board meeting. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. Mayor Pro Tem Glotz declared the motion carried and adjourned the regular Board meeting at 9:53 p.m.

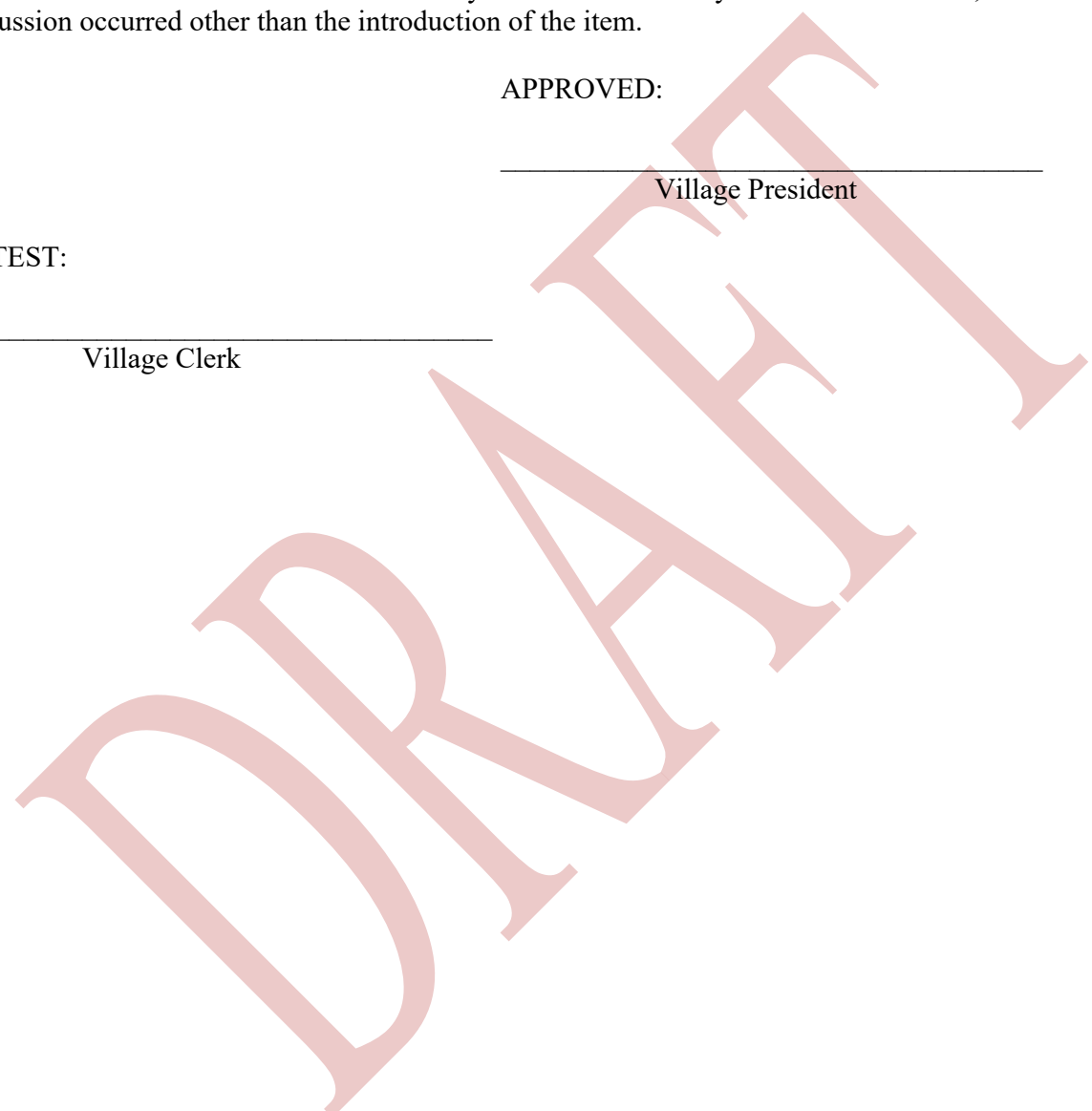
PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

Village President

ATTEST:

Village Clerk



CONDUCT SWEARING IN CEREMONY FOR FIREFIGHTERS

Firefighter Paul Cordero

Firefighter Brian Wagner

Trustee Brennan

**CONSIDER THE APPOINTMENT
OF
JUSTIN BUTTALA
TO THE POSITION OF
MAINTENANCE TECHNICIAN**

President Vandenberg

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO.2020-O-049

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III CHAPTER 32 OF
THE TINLEY PARK VILLAGE CODE PERTAINING TO THE MERGER OF THE
COMMUNITY RESOURCES AND MARKETING BRANDING COMMISSION**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM A. BRENNAN
MICHAEL G. MUELLER
CYNTHIA A. BERG
MICHAEL W. GLOTZ
WILLIAM P. BRADY
DIANE M. GALANTE
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

ORDINANCE NO. 2020-O-049

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III CHAPTER 32 OF THE TINLEY PARK VILLAGE CODE PERTAINING TO THE MERGER OF THE COMMUNITY RESOURCES AND MARKETING COMMISSIONS

WHEREAS, the Village of Tinley Park is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

WHEREAS, the President and Board of Trustees believe that it is in the best interests of the Village and its residents to amend various sections of Title III Chapter 32 of Tinley Park Village Code in order to combine the duties of the Marketing and Branding Commission and the Community Resources Commission; and

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2: That Title III Chapter 32 Sections 030-036 of the Tinley Park Village Code pertaining to the Community Resources Commission are hereby amended by deleting same in their entirety .

COMMUNITY RESOURCES COMMISSION

~~§ 32.030 ESTABLISHMENT.~~

~~—There is created a Community Resources Commission composed of 11 members.~~

~~(‘77 Code, § 33.120) (Ord. 73-0-010, passed 3-5-73; Am. Ord. 2004-O-075, passed 11-2-04)~~

~~§ 32.031 APPOINTMENT OF MEMBERS; TERM.~~

~~—The members of the Community Resources Commission shall be appointed by the Village President with the advice and consent of the Board of Trustees. The Chairman of the Commission shall be designated by the Village President with the advice and consent of the Board of Trustees. A commissioner having been duly appointed shall continue to serve after the expiration of his or her term until his or her successor has been appointed. All terms shall be for one year and shall expire on April 30. Vacancies shall be filled by appointments by the Village President for unexpired terms only.~~

~~(Ord. 2004-O-075, passed 11-2-04)~~

~~§ 32.032 RESIDENCY REQUIREMENT.~~

~~—Each member of the Community Resources Commission shall have resided in the village for at least one year prior to his or her appointment. A non-resident may be~~

~~appointed at the request and approval of the Community Resources Commission and the Village President and Board of Trustees.~~

~~(Ord. 2004 O 075, passed 11-2-04)~~

~~**§ 32.033 PURPOSE.**~~

~~—The purpose of this Commission shall be to educate the citizenry of the present available community services, to provide information about and promote local agencies, social services and emergency services, and to sanction and implement these services as needs are identified within the community, and as directed by the Board of Trustees. This Commission shall be active in the planning and implementation of activities and events which educate, inform and promote community involvement, as well as those which promote the mental, physical and social health of the community, as deemed to fall under the Community Resources Commission by the Village Board and the Commission itself.~~

~~(Ord. 2004 O 075, passed 11-2-04)~~

~~**§ 32.034 MEETINGS.**~~

~~—The Commission shall hold meetings as may be necessary, and the meetings shall be held in the Village Hall or in some other suitable place. Regular meetings will be held the second Wednesday of each month. The village will provide a recording secretary to the Commission to keep written records of its proceedings.~~

~~(Ord. 2004 O 075, passed 11-2-04)~~

~~**§ 32.035 REIMBURSEMENT.**~~

~~—Members of the Community Resources Commission shall be financially reimbursed for any expenses incurred in the normal function of their duties.~~

~~(Ord. 2004 O 075, passed 11-2-04)~~

~~**§ 32.036 VACANCIES.**~~

~~—If a vacancy occurs in the Commission, it shall be filled by the Village President, with the advice and consent of the Board of Trustees upon the recommendation of the Chairman of the Community Resources Commission, for the unexpired term of the Commission seat vacated.~~

~~(Ord. 2004 O 075, passed 11-2-04)~~

Section 3: That Title III Chapter 32 Sections _ through __ are hereby by amended by adding the following underlined language and deleting the following strikethrough language.

MARKETING AND BRANDING COMMISSION

§ 32.302 PURPOSE.

The policy of this village is to encourage, assist, inform and make recommendations to the Village Board and staff on matters pertaining to the marketing of Tinley Park to its current and prospective residents, businesses and tourists/visitors. In addition, it is the policy of this village to assist in increasing the local tax base and improving the quality of life in Tinley Park.

§ 32.303 ESTABLISHMENT.

There is hereby created a Marketing Commission.

(Ord. 2017-O-074, passed 12-5-17)

§ 32.304 MEMBERSHIP.

(A) The Commission will be comprised of up to 44 17 members representing different sectors of the community all of whom shall be appointed by the Village President with the advice and consent of the Board of Trustees. The Chairman of the commission shall be designated by the Village President with the advice and consent of the Board of Trustees. Departments and offices represented on the Commission shall include but not limited to those listed below:

- (1) Downtown business community.
- (2) Independent business community.
- (3) .
- (4) Chamber of Commerce.
- (5) Tourism.
- (6) Entertainment and music.
- (7)
- (8) Schools and colleges.
- (9) Park District.
- (10)
- (11) Residents.

(B) The commission will also include associate members.

§ 32.305 POWERS AND DUTIES.

To prepare and recommend to the President and Board of Trustees of the Village any and all plans which the Commission shall deem proper for the fulfillment of its purpose and to actively market and inform the community about Village-led events, activities and programs including but not limited to:

~~—(A) Identify specific village assets available for marketing and desirable to potential commercial partners;~~

- ~~—(B) Develop a marketing plan for these assets;~~
- ~~—(C) Seek out commercial partners for asset based transactions;~~
- ~~—(D) Develop, oversee and coordinate a comprehensive marketing programs to market and promote the village's mission, vision, goals, events, initiatives and accomplishments;~~
- ~~—(E) Regular review of branding and messaging to maintain current consistent.~~
- ~~—(F) Build and sustain the village's brand.~~
- ~~—(G)~~

(A) Supporting and marketing all Village of Tinley Park special events.

(B) Supporting and marketing the Village's tourism initiatives and advancing the Life Amplified brand.

(C) Identifying ways in which the Village can better inform the community as to Village initiatives and to foster more direct communication and engagement strategies through outlets such as the Village's public access television channel and social media platforms. .

§ 32.306 MEETINGS.

The Commission shall hold meetings as may be necessary, and the meetings shall be held in the Village Hall or in some other suitable place.. The commission shall keep written records of its proceedings. All Commission members involved agree to undertake a care, thorough, collaborative and deliberative process to preserve the character of the village and its assets.

(Ord. 2017-O-074, passed 12-5-17)

§ 32.307 TERMS AND VACANCIES.

The term of the office for the Commissioners will be one year. A Commissioner having been duly appointed shall continue to serve after the expiration of their term until their successor has been appointed. Vacancies shall be filled by appointments for unexpired terms only.

(Ord. 2017-O-074, passed 12-5-17)

§ 32.308 TRUSTEE LIAISON.

The Chairman of the Village Board's Marketing Committee shall be the Trustee Liaison to the Marketing Commission with input from the Mayor and Board (in support of the strategic plan).

Section 4: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

PASSED THIS ____ day of _____, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ day of _____, 2019.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-049, **"AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III CHAPTER 32 OF THE TINLEY PARK VILLAGE CODE PERTAINING TO THE MERGER OF THE COMMUNITY RESOURCES AND MARKETING COMMITTEES**, which was adopted by the President and Board of Trustees of the Village of Tinley Park on _____, 2020

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
 the Village of Tinley Park this _____ day of _____, 2020.

 KRISTIN A. THIRION, VILLAGE CLERK

CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2021.

New members/commissions are noted with an asterisk (*).

Civil Service

Andre' Ashmore, Jr. - 3-year term*

Economic Commercial**Jay Walsh, Chair**

Dennis Reidy
Dino Sanfilippo
Richard Osty
Christine Obbagy
Brian Potter
Chris Shoemaker
Adam Guldan*
Chris Schiller*

Environmental Enhancement**Aireen Arellano, Chair***

Frank Markowicz
Jeffery Loftus
John Houdek
Brandon Wigboldy*
Evan Vogt*
Nicole Ryan*
Brenna Molinare*
Donna Gillespie*

Emergency Telephone System Board (ETSB)

Trustee Brennan
Trustee Galante*
Trustee Brady*
Pat Carr
Matthew Walsh
Forest Reeder
John Urbanski
Lisa Kortum*

Senior Services**Michael Cutrano, Chair**

Robert Hayes
Vicki Hayes
Rosemarie Bauer
Marcia A. Hecht
Phyllis Groberski
Andy Ashmus
Grant Steeve
Samuel Avalos*

Sister Cities**Pat Rea, Chair**

Roxane Tyssen

Sister Cities Cont'd

Lucas Hawley
Marilyn E. Bill
Jim Muller
George Rohde
Sarah Krause
Rob Zimmer*
Michele Rons*
Julie Dekker (Associate)*
Kurt Dekker (Associate)*

Veterans**Doug Rasmussen (William), Chair***

Norm Pestlin
Jim Hudik (VFW Commander)
Jim Taylor (American Legion Commander)
Christine Hansley (AVMRA VFW Aux.)
Robert Baisa
Karen Tobola
Jimmy Hunter
Georges Sanon
Don Tomich (Marine Corp. League Rep.)*
Robert Bullard (Submarine Rep.)*
Eva J. Reyes (AVMRA - Associate)
Ken Wrezzes (Associate)

Marketing***Daniel Fitzgerald, Chair**

Mike Cutrano
Janet Czuchra
Al Siegers
Barbara Rose Whalen
Michael Sevier
Debbie Melchert
Beth McKernan
Julie Dekker
Jackie Bobbitt
Dennis Suglich
Stephanie Pyrzyński
Bernie Greenawalt
Jim Green
Kelly Oswald
Paul Yedwofski
Carol Racine
Carol Bradtke (Associate)*
Courtney Rourke (Associate)
Nick Markowicz (Associate)
Jason Freeland (Associate)
Nick Halikias (Associate)

RAFFLE LICENSE APPLICATION

VILLAGE OF TINLEY PARK
16250 South Oak Park Avenue

DATE: 7-24-2020 PAW.S.

1. NAME OF ORGANIZATION: Peoples Animal Welfare Society

2. ADDRESS: 8301 191st St TP 60487

3. MAILING ADDRESS IF DIFFERENT FROM ABOVE: PO BOX 542

4. ADDRESS OF PLACE FOR RAFFLE DRAWING 8301 191st Street TP 60487 *will be mailed* winner to be picked at

5. CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION: (MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)
RELIGIOUS CHARITABLE X LABOR FRATERNAL
EDUCATIONAL VETERANS BUSINESS

6. HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE: 45 years +

7. PLACE AND DATE OF INCORPORATION: Tinley Park

8. NUMBER OF MEMBERS IN GOOD STANDING: 500

* 9. PRESIDENT/CHAIRPERSON: Vicki Dean
ADDRESS: [REDACTED] PHONE: [REDACTED]

10. RAFFLE MANAGER: as above

ADDRESS:

PHONE: Email:

11. DESIGNATED MEMBER(S) RESPONSIBLE FOR CONDUCT & OPERATION OF RAFFLE:

NAME: Peggy Grimm [REDACTED]

ADDRESS: [REDACTED] PHONE: [REDACTED]

NAME: Ann Ryan-Treasurer

ADDRESS: [REDACTED] PHONE: [REDACTED]

(ATTACHED ADDITIONAL SHEET IF NECESSARY)

RAFFLE APPLICATION | 2

RAFFLE INFORMATION

12. DATE(S) FOR RAFFLE TICKET SALES (INCLUDE DAYS OF THE WEEK)

Sept - Nov, depending on when printer can send the mailing out & will be drawn before

13. LOCATION OF TICKET SALES:

Thanksgiving mail to members & adopters

14. LOCATION FOR DETERMINING WINNERS:

8301 191st Street TP-at the shelter

15. DATE(S) FOR DETERMINING WINNERS: (INCLUDE DAYS OF THE WEEK)

Sunday, November 15th, 2020

16. TOTAL RETAIL VALUE OF ALL PRIZES:

\$ 1,850.00
(MAXIMUM PRIZE AMOUNT \$250,000)

17. MAXIMUM RETAIL VALUE OF EACH PRIZE:

\$ 1000, 500, 250, 100

18. MAXIMUM PRICE CHARGED OF EACH TICKET(CHANCE) SOLD \$ 5⁰⁰ each

19. § 132.38 FIDELITY BOND REQUIRED

All operations of and the conduct of raffles as provided for in this subchapter shall be under the supervision of a single manager designated by the organization. Such manager shall give a fidelity bond in the sum of \$165,000 or two times the aggregate value of prizes, whichever is less, in favor of the licensee conditioned upon his honesty in the performance of his duties. The bond shall provide that notice shall be given in writing to the Village of Tinley Park not less than 30 days prior to cancellation. Bonds as provided for in this section may be waived provided the license issued for such raffle shall contain a waiver provision and shall be approved only by unanimous vote of the members of the licensed organization.

FIDELTITY BOND X WAIVER OF BOND STATEMENT BY ORGANIZATION _____

"The undersigned attest that the above named organization is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for five (5) years, preceding date of this application, and that during this entire five (5) year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objectives. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."

NAME OF ORGANIZATION: Peoples Animal Welfare Society

EXECUTIVE DIRECTOR: Vicki Dean



Bond Number 2443500

Raffle Bond

KNOW ALL MEN BY THESE PRESENTS:

That WEST BEND MUTUAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Wisconsin, duly licensed and authorized to do business in the State of IL, as "Surety," in consideration of an agreed premium, hereby agree to reimburse Village of Tinley Park of 8433 Orchard Ct, Tinley Park, IL 60487-1279 as "RAFFLER," in the sum of Four Thousand Dollars and Zero Cents **AND NO/100s DOLLARS (\$ \$4,000.00)** after receipt of proof of loss for the amount of any direct loss of moneys or other personal property of the **RAFFLE** scheduled to occur on November 15, 2020 which any Principal while occupying any position named in the schedule attached or added there to by written acceptance of the Surety, may, while in the continuous service of the Employer, directly or by collusion, cause to the Raffle, not exceeding the sum specified in said schedule or any change issued through written acceptance of the Surety as to said position through any act of fraud, larceny, forgery, theft, embezzlement, wrongful abstraction, willful misapplication or willful misappropriation, or other fraudulent or dishonest acts committed after the 1st day of September, 2020 by the Principal in a position named in said schedule, or added thereto by the Surety's written acceptance after the effective date thereof.

WHEREAS, the Employer is to hold a Raffle on the November 15, 2020 to giveaway said prizes as listed on the attached schedule of prizes.

NOW, THEREFORE, the conditions of this obligation are as follows:

1. Coverage on any Principal or position may be increased or decreased upon written request of the Employer, and agreed to in writing by the Surety, without impairing the continuity hereunder, provided, however, that where it is decreased, the discovery period as set forth in paragraph 3 of these conditions (as to the cancelled portion of the suretyship by reason of any decrease) shall become effective as of the date of said decrease.
2. The Surety's liability under this bond in no event shall be called upon to pay as a loss hereunder an amount greater than the largest single amount for which the position occupied by any Principal causing said loss is or has been covered in the schedule. The liability of the Surety for any Principal occupying more than one position at one time, or at different times, shall neither exceed the largest amount of coverage specified for any single position occupied by said Principal, nor shall the liability exceed the amount in effect for the position when the dishonest act of the Principal shall have occurred. In the event there are more Principals occupying the position covered in the schedule than are listed therein, the Surety shall be liable only for such proportion of the amount of coverage as the number of Principals listed bears to the number of Principals actually occupying the position when the loss occurred.
3. Loss must be discovered within two months after the cancellation of this bond or its termination as to the Principal causing said loss, whichever shall first occur. Within fifteen days after discovery of a loss, written notice of such loss must be delivered to the Surety at its home office in West Bend, Wisconsin. With one month after discovery of the loss, written proof must be furnished to the Surety at its home office in West Bend, Wisconsin, in itemized form duly sworn to. No suit to recover for loss hereunder shall be brought after termination of twelve months from the discovery of the loss.
4. In case of recovery of any loss or portion thereof (except reinsurance, co-insurance, or surety or indemnity taken from any source by or for the benefit of the Surety) the Raffer shall be entitled thereto, less the actual cost of making same, until fully reimbursed, the excess, if any, to be paid the Surety.
5. Cancellation hereunder is effective, and all liability under this bond shall cease as to the future acts or omissions as to any Employee, immediately upon the termination of such Employee's services, or immediately upon the Employer's (or if the Employer be a co-partnership, by any partner thereof, or if the Employer be a corporation, by an officer thereof) discovery either of a loss hereunder or of any dishonest act committed by any Employee, or on the date specified in written notice given by the Employer to the Surety, as to any or all positions or Employees, or after thirty day's written notice given by the Surety to the Employer of its intent to cancel this bond in its entirety, or as to any Employee or position. In the event of cancellation, the Surety shall refund to the Employer, upon demand, any unearned premium due. All premium for coverage of any position under which notice of loss has been given is fully earned and an additional premium shall be paid for continuance of such coverage.
6. None of the specifications of this bond shall be altered or waived, except by written consent from an officer or surety manager of West Bend Mutual Insurance Company.
7. The liability of the Surety hereunder is subject to the terms and conditions of the following or to the following Riders attached hereto:

Dated this 12th day of August, 2020.



WEST BEND MUTUAL INSURANCE COMPANY
 By Kevin Steiner
 Kevin Steiner Attorney-in-Fact



Bond Number 2443500

Raffle Bond

Schedule of Principals & Positions

Item	Name	Position	Bond Amount
1.	Vicki Dean	Director	\$1.00
2.			
3.			
4.			
5.			

Schedule of Prizes to be Raffleed

Prize	Description	\$Amount
1.	Monetary	\$1.00
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
TOTAL AMOUNT OF PRIZES		\$1,850.00

Dated this 12th day of August, 20 20.

WEST BEND MUTUAL INSURANCE COMPANY



By Kevin Steiner
 Kevin Steiner Attorney-in-Fact



THE SILVER LINING®

Bond No. 2443500

POWER OF ATTORNEY

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Kevin A. Steiner

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Four Thousand Dollars and Zero Cents 4,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 22nd day of September, 2017.

Attest Christopher C. Zwygart
Christopher C. Zwygart
 Secretary



Kevin A. Steiner
Kevin A. Steiner
 Chief Executive Officer/President

State of Wisconsin
 County of Washington

On the 22nd day of September, 2017, before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli A. Benedum
Juli A. Benedum
 Senior Corporate Attorney
 Notary Public, Washington Co., WI
 My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 12th day of August, 2020.



Heather A. Dunn
Heather Dunn
 Vice President – Chief Financial Officer

Notice: Any questions concerning this Power of Attorney may be directed to the Bond Manager at NSI, a division of West Bend Mutual Insurance Company.



West Bend Mutual Insurance Company
1900 S. 18th Avenue | West Bend, WI 53095

Premium Invoice
Agent Copy

WB Index - New
NMI2443500

Bill Date: 08/13/2020
Due Date: 09/17/2020

Bill to:
P.A.W.S. TINLEY PARK
8301 191ST ST
TINLEY PARK IL 60487

Agency 14-142
TRUENORTH COMPANIES LC
500 FIRST STREET SE
PO BOX 1863
CEDAR RAPIDS IA 52406
(319) 364-5193

Obligee:
VILLAGE OF TINLEY PARK
8433 ORCHARD CT
TINLEY PARK, IL 60487

2443500-Miscel. Bnd

Effective: 09/01/2020
Expiration: 09/01/2021

Work Description: RAFFLE MANAGER

Current Bond Penalty: \$4,000

Due Date: 09/17/2020

Total Amount Due \$ 100.00

Online payments or enrollment, visit www.thesilverlining.com
Phone payments: 1-800-236-5002, IVR Code 1, access number 1413092443500

To make sure your coverage continues, please allow sufficient time for mail delivery.

Detach this stub and return with your payment made payable to West Bend Mutual Insurance Company. Please do not staple.



14-142

Principal:
P.A.W.S. TINLEY PARK
8301 191ST ST
TINLEY PARK IL 60487

Bond Number 2443500
WB Index NMI2443500-1

TO PAY IN FULL	
\$	100.00
CURRENT INVOICE	DUE
\$ 100.00	09/17/2020
PREVIOUS INVOICE	
TOTAL AMOUNT DUE	AMOUNT ENCLOSED
\$ 100.00	

West Bend 1900 S 18th Ave West Bend WI 53095 Thank you for paying promptly!

432141309244350000100001202026140000000100000000000100004



VILLAGE OF TINLEY PARK RAFFLE LICENSE

Pursuant to the provisions of §Section 132.30 through §Section 132.40 of the Village of Tinley Park Municipal Code, Peoples Animal Welfare Society (P.A.W.S.), is/are hereby authorized and licensed to conduct a single raffle with Vicki Dean to serve as the raffle operator. Chances for said raffle are permitted to be sold on/from Wednesday, September 2, 2020, in the following areas of the Village of Tinley Park: 8301 191st Street. The raffle shall be held at P.A.W.S. 8301 191st street on/from Sunday, November 15, 2020. The issuance of this license is subject to the requirement that in conducting the raffle, the provisions of §Section 132.30 through §Section 132.40 of the Village of Tinley Park Municipal Code shall be fully complied with by Vicki Dean of Peoples Animal Welfare Society.

Dated this 2nd Day of September, 2020

Kristin A. Thirion
Village Clerk

**Village President**

Jacob C. Vandenberg

Village Clerk

Kristin A. Thirion

Village Trustees

Cynthia A. Berg
 William P. Brady
 William A. Brennan
 Diane M. Galante
 Michael W. Glotz
 Michael G. Mueller

Village Hall

16250 S. Oak Park Ave.
 Tinley Park, IL 60477

Administration

(708) 444-5000
 Fax: (708) 444-5099

Community Development

(708) 444-5100
 Fax: (708) 444-5199

Public Works

(708) 444-5500

Police Department

7850 W. 183rd St.
 Tinley Park, IL 60477
 (708) 444-5300
 Non-Emergency
 Fax: (708) 444-5399

John T. Dunn**Public Safety Building**

17355 S. 68th Court
 Tinley Park, IL 60477

Fire Department

(708) 444-5200
 Non-Emergency
 Fax: (708) 444-5299

EMA

(708) 444-5600
 Fax: (708) 444-5699

Senior Community Center

(708) 444-5150



September 1, 2020

Ms. Vicki Dean
 Peoples Animal Welfare Society (P.A.W.S.)
 8301 191st Street
 Tinley Park, IL 60487

Re: Raffle License

Dear Ms. Dean:

Please be advised that the Village Board approved your request to conduct a raffle through Sunday, November 15, 2020, with the winner being drawn on Sunday, November 15, 2020 at P.A.W.S., 8301 191st St. This action was taken at their regularly scheduled Board meeting held on Tuesday, September 1, 2020. It is important that you comply with the provisions of the Tinley Park, Illinois Code of Ordinances, Raffles Conducted by Nonprofit Organizations, which is enclosed.

Your attention is called to Section 132.39 of Ordinance Number 2002-O-014 which requires that certain records be kept and that at the conclusion of the raffle you report to the Village the raffle's gross receipts, expenses, net proceeds, and the distribution of net proceeds. In addition, all such records shall be preserved for three (3) years.

Wishing you every success in this endeavor!

Sincerely,

Kristin A. Thirion
 Village Clerk

KAT/dm
 Enclosure

vchlist
08/21/2020 6:14:38AM

Voucher List
Village of Tinley Park

Page: 1

Bank code : ap_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126267	8/21/2020	003127 BLUE CROSS BLUE SHIELD	BCBS-NA-PPPR090120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	964.50
			BCBS-NA-PR090120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	1,930.00
Total :						2,894.50
126268	8/21/2020	019214 BLUE CROSS BLUE SHIELD	BCBS-DA-PPPR090120		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	219.18
			BCBS-DA-PR090120		0000ILLB1212 HEALTH INS EXP-AU 86-00-000-20430	60.09
Total :						279.27
126269	8/21/2020	004640 HEALTHCARE SERVICE CORPORATION	HCSVCS-PPPR090120		A/C#271855-HEALTH INS-AUG PMT, 86-00-000-20430	16,141.51
			HCSVCS-PR090120		A/C#271855-HEALTH INS-AUG PMT, 86-00-000-20430	14,346.19
Total :						30,487.70
126270	8/21/2020	002613 UNITED HEALTHCARE AARP	AARP -PPPR090120		AARP POLICE PENSION AUG PMT/ 86-00-000-20430	3,415.43
Total :						3,415.43
4 Vouchers for bank code : ap_py						Bank total : 37,076.90

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Voucher List
Village of Tinley Park

Page: 2

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188588	8/21/2020	019543 ABEL, JULIE	081720		STICKER REIMBURSEMENT 06-00-000-79005	25.00
Total :						25.00
188589	8/21/2020	005548 ACTION TARGETS	0470038-IN	VTP-017948	FIAT SWAT-Q TARGETS 01-17-220-73760	244.33
Total :						244.33
188590	8/21/2020	014341 AFTERMATH, INC.	JC2020-4958		BIOHAZARD CONTAINERS 01-17-205-72750	155.00
Total :						155.00
188591	8/21/2020	002424 AMERICAN WATER WORKS ASSOC	03630513		MEMBERSHIP CONNIE YOUPEL 60-00-000-72720 63-00-000-72720 64-00-000-72720	29.05 29.05 24.90
Total :						83.00
188592	8/21/2020	002470 AMPEST EXTERMINATION LLC	81297		TREAT AND REMOVE HORNETS NE 01-26-023-72790	175.00
			81298		TREAT AND REMOVE HORNETS NE 01-26-023-72790	175.00
Total :						350.00
188593	8/21/2020	014936 AQUAMIST PLUMBING & LAWN	101527	VTP-017821	SPRINKLERS- HARLEM STREETSC 01-26-023-72790	1,271.00
			101535	VTP-017821	SPRINKLERS- 171ST MEDIANS 01-26-023-72790	318.00
			101552	VTP-017821	SPRINKLERS 01-26-023-72790	518.80
			101564	VTP-017868	START UP & BLOW OUT- VH 01-26-025-72790	794.00
			101574	VTP-017868	START UP & BLOW OUT-OPA WEST 01-26-025-72790	793.21
			101580	VTP-017868	START UP & BLOW OUT-OPA TRAIN 01-26-025-72790	737.08
			101587		START UP & BLOW OUT - PD	

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188593	8/21/2020	014936 AQUAMIST PLUMBING & LAWN	(Continued)			
			101594	VTP-017868	01-26-025-72790	683.70
			101600	VTP-017868	START UP & BLOW OUT -FIRESTAT	
				VTP-017868	01-26-025-72790	449.90
				VTP-017821	SPRINKLERS	
					01-26-023-72790	2,130.00
					Total :	7,695.69
188594	8/21/2020	010953 BATTERIES PLUS - 277	P29905774		BATTERY- 12V24 MARINE DP 12	
					01-26-023-73870	80.95
					Total :	80.95
188595	8/21/2020	003015 BEHRENS, JERRY	AP090120		JERRY BEHRENS HEALTH INSURAI	
					01-17-205-72435	157.50
					Total :	157.50
188596	8/21/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	200136		REMOVAL OF SPOILS FROM RECYC	
					01-26-023-72890	225.00
					60-00-000-73681	330.75
					63-00-000-73681	36.75
					64-00-000-73681	157.50
			200137		HAULING SWEEPINGS TO HOMEW	
					01-26-023-72890	600.00
			200138		TRUCK TIME FOR LIMESTONE ETC	
					01-26-023-73860	60.00
					70-00-000-73860	20.00
					60-00-000-73860	75.60
					63-00-000-73860	8.40
					64-00-000-73860	36.00
					Total :	1,550.00
188597	8/21/2020	003127 BLUE CROSS BLUE SHIELD	BCBS-NA-AP090120		IL065LB000001212-0 HEALTH INS E	
					01-26-023-72435	156.00
					01-33-300-72435	111.50
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188597	8/21/2020	003127	BLUE CROSS BLUE SHIELD	(Continued)		
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
					60-00-000-72435	65.56
					63-00-000-72435	12.49
					64-00-000-72435	33.45
					01-12-000-72435	117.50
					01-19-020-72435	248.00
					01-26-023-72435	335.00
					01-33-300-72435	87.50
					60-00-000-72435	54.68
					63-00-000-72435	10.42
					64-00-000-72435	27.90
					60-00-000-72435	58.51
					63-00-000-72435	11.14
					64-00-000-72435	29.85
			BCBS-NA-PPAP090120		IL065LB000001212-0 HEALTH INS E	
					01-17-205-72435	964.50
					Total :	2,622.50
188598	8/21/2020	019214	BLUE CROSS BLUE SHIELD	BCBS-DA-AP090120	0000ILLB1212 HEALTH INS EXP-AU	
					01-33-300-72435	60.09
				BCBS-DA-PPAP090120	0000ILLB1212 HEALTH INS EXP-AU	
					01-17-205-72435	219.16
					Total :	279.25
188599	8/21/2020	018200	BRODERICK JR, DANIEL	Ref001394995	UB Refund Cst #00495007	
					60-00-000-20599	128.45
					Total :	128.45
188600	8/21/2020	019256	BURWOOD GROUP INC	PS-06217-R1R7	<IT> - CITRIX UPGRADE TECHNICA	
				VTP-017937	01-16-000-72756	8,200.00

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Voucher List
Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188600	8/21/2020	019256	019256 BURWOOD GROUP INC		(Continued)	Total : 8,200.00
188601	8/21/2020	017500	CALOMINO, JAMES	081320	REIMBURSE COSTS FOR PROP MA 01-33-300-72140	231.00 Total : 231.00
188602	8/21/2020	003304	CARLIN-MORAN LANDSCAPE INC	3197	LAWN SERVICE - MULTIPLE LOCAT 01-33-300-72744	1,425.00 Total : 1,425.00
188603	8/21/2020	003396	CASE LOTS INC	7906	PROTECTIVE MASKS 01-26-025-73870	389.00 Total : 389.00
188604	8/21/2020	017224	CCS CHICAGO CONTRACTORS SUPPLY 212442		WATERSTOP AND EUCO SPEEDCR 01-26-023-73790	2,692.50 Total : 2,692.50
188605	8/21/2020	003243	CDW GOVERNMENT INC	ZQB6823 ZQF3071	VTP-017960 VTP-017960	<PD> - 4GB FLASH DRIVES FOR EV 01-17-205-73110 701.95 <PD> - 4GB FLASH DRIVES FOR EV 01-17-205-73110 660.25 Total : 1,362.20
188606	8/21/2020	003229	CED/EFENGEE	5025-533703	COND EMT, 2" 64-00-000-72520	29.49 Total : 29.49
188607	8/21/2020	019544	CHRISTIAN, FRED	081920	RETURNED STICKER#12972 NO LC 06-00-000-79005	25.00 Total : 25.00
188608	8/21/2020	013820	CINTAS CORPORATION	5024015959 5025752816 5025752823	FIRST AID SUPPLIES/ VILLAGE HAL 01-26-025-73117 MEDICINE CABINET - FD#46 01-19-000-73115 MEDICINE CABINET - FD#49 01-19-000-73115	160.80 120.72 73.02

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188608	8/21/2020	013820 CINTAS CORPORATION	(Continued) 5025752846		MEDICINE CABINET - FD TRAINING 01-19-000-73115	36.57
			5025752848		MEDICINE CABINET - FD#48 01-19-000-73115	49.49
			5025752885		MEDICINE CABINET - FD#47 01-19-000-73115	111.46
			9098718963		MEDICINE CABINET PW GARAGE 01-26-025-73117	162.43
Total :						714.49
188609	8/21/2020	013344 CITRIX SYSTEMS, INC	440000095451	VTP-017985	<IT> - CITRIX SHAREFILE RENEWA 01-16-000-72655	5,040.00
Total :						5,040.00
188610	8/21/2020	012917 COLLEGE OF DUPAGE	081320		BASIC TRUCK ENFORCEMENT 01-17-220-72140	295.00
Total :						295.00
188611	8/21/2020	017298 COMCAST BUSINESS	105704844		ACCT#93090410 08/01-08/31/20 01-14-000-72125	982.95
Total :						982.95
188612	8/21/2020	012057 COMCAST CABLE	8771401810010702		ACCT#8771401810784702 08/16-09/ 01-35-000-72517	8.17
			8771401810028977		ACCT#8771401810028977 7980 183 01-26-025-72517	47.87
			8771401810296319		ACCT#8771401810296319 8/8-9/7/20 01-14-000-72125	233.35
Total :						289.39
188613	8/21/2020	013878 COMED - COMMONWEALTH EDISON	0385181000		ACCT#0385181000 METRA STATION 01-26-025-72510	2,612.05
			0385440022		ACCT#0385440022 BROOKSIDE GL 64-00-000-72510	294.16
			0471006425		ACCT#0471006425 LITE,CONTROLLI 01-26-024-72510	48.35

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188613	8/21/2020	013878	COMED - COMMONWEALTH EDISON			
			(Continued)			
			0637059039		ACCT#0637059039 7950 W TIMBER 64-00-000-72510	119.75
			2922039023		ACCT#2922039023 ST LT CONTR 93 01-26-024-72510	12.92
			4943163008		ACCT#4943163008 7650 TIMBER DF 70-00-000-72510	21.67
					Total :	3,108.90
188614	8/21/2020	018311	CONNECTION			
			70225061		CABLE SINGLE-MODE 1M SC TO LC 01-16-000-72565	13.31
			70262408		LIGHTNING USB CABLE 01-16-000-72565	86.50
					Total :	99.81
188615	8/21/2020	012410	CONSERV FS, INC.			
			105008439		GENERATOR FUEL DIESELEX GOLD 60-00-000-73545	88.29
					63-00-000-73545	88.28
			105008440		DIESELEX GOLD ULTRA LS DYED C 60-00-000-73545	245.01
					63-00-000-73545	245.00
					Total :	666.58
188616	8/21/2020	012826	CONSTELLATION NEWENERGY, INC.			
			8368394		ACCT#8368394 UTIL #4384028017C 01-26-024-72510	92.87
					Total :	92.87
188617	8/21/2020	018234	CORE & MAIN LP			
			M802584		BLK MI BUSH 60-00-000-73630	52.47
					63-00-000-73630	5.83
					64-00-000-73630	24.98
			M831473		CAR CHARGER 60-00-000-73410	95.76
					63-00-000-73410	10.64
					64-00-000-73410	45.60
					Total :	235.28

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188618	8/21/2020	003635 CROSSMARK PRINTING, INC	79750		TRESSPASS NOTICE 4 PART 01-17-205-72310	293.83
					Total :	293.83
188619	8/21/2020	012198 CRYDER ENTERPRISES, INC.	2575	VTP-017238	HYDRANT PAINTING PROJECT 60-00-000-72790	4,980.00
					Total :	4,980.00
188620	8/21/2020	003782 D & B POWER ASSOCIATES INC.	031902	VTP-017966	<IT> - MAINT RENEWAL - VH IN-RO' 01-16-000-72756	5,954.00
					Total :	5,954.00
188621	8/21/2020	019552 DEIKE, MITCHELL	Ref001394998		UB Refund Cst #00510528 60-00-000-20599	17.15
					Total :	17.15
188622	8/21/2020	003770 DUSTCATCHERS INC	75136		MATS - VILLAGE HALL 01-26-025-72790	65.93
			75139		MATS - PW GARAGE 01-26-025-72790	99.08
					Total :	165.01
188623	8/21/2020	004009 EAGLE UNIFORM CO INC	292312	VTP-017929	BADGES FOR FF, CAPTAIN, LIEUTE 01-19-000-73610	848.10
			292392	VTP-017946	BADGES AND MALTESE CROSSES 01-19-000-73610	871.50
					Total :	1,719.60
188624	8/21/2020	004094 EJ EQUIPMENT INC.	P24497		ROTARY UNION 60-00-000-72530	141.58
					63-00-000-72530	47.19
					64-00-000-72530	80.90
					Total :	269.67
188625	8/21/2020	011269 ELLIS, DON	133	VTP-017958	SOUND AND LIGHTS FOR THE AUG 01-35-000-72923	800.00
					Total :	800.00

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188626	8/21/2020	012941 FMP	52-464290		BRAKE LINING KIT 01-26-023-72540	58.05
			52-464333		MOTOR AND FAN - PD PARTS 01-17-205-72540	227.81
					Total :	285.86
188627	8/21/2020	004185 FOREST LUMBER COMPANY	61338		LUMBER 01-26-023-73710	191.94
					Total :	191.94
188628	8/21/2020	019545 FUS, EDMUND	081920		RETURNED STICKERS - DUPLICATI 06-00-000-79005	3.00
					Total :	3.00
188629	8/21/2020	002877 G. W. BERKHEIMER CO., INC.	708451		1/4 IN FLAG DISCONN, STUD SPAD 01-26-025-72530	4.92
			708453		BLOWER MOTOR 01-26-025-72530	354.10
					Total :	359.02
188630	8/21/2020	017762 GOVQA INC.	1194-200901		FOIA SERVICES,REDACTION LICEN 01-13-000-72655	9,569.00
					01-17-205-72655	4,101.00
					01-35-000-72655	4,410.00
					Total :	18,080.00
188631	8/21/2020	004438 GRAINGER	9609029401		FOOD GRADE GREASE 60-00-000-73630	7.96
					63-00-000-73630	0.89
					64-00-000-73630	3.79
			9611299166		ALKALINE BATTERY 01-26-025-73870	35.52
			9611573644		EXTENTION CORD, BLEACH,LIQUII 01-26-025-73580	110.47
			9611817702		SPRAY PAINT 01-26-025-73620	72.60
			9616729654		RUBBER STRIP	

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188631	8/21/2020	004438 GRAINGER	(Continued)			
					60-00-000-73630	24.32
					63-00-000-73630	2.70
					64-00-000-73630	11.58
			9616812476		GLOVES AND SAFETY GLASSES	
					60-00-000-73845	75.09
					63-00-000-73845	8.34
					64-00-000-73845	35.76
					01-26-023-73845	119.19
					01-26-024-73845	59.60
			9618164397		EXTENTION CORD	
					01-26-025-73580	22.59
			9618523535		MARKING CHALK	
					01-35-000-72954	83.30
			9619460794		AEROSOL INSECT KILLER	
					01-26-025-73580	2.84
					Total :	676.54
188632	8/21/2020	019423 GREATER ILLINOIS TITLE	5		11-320 THE BLVD AT CENTRAL STA	
					27-00-000-75300	64,864.02
					Total :	64,864.02
188633	8/21/2020	004640 HEALTHCARE SERVICE CORPORATION	HCSVCS-AP090120		A/C#271855-HEALTH INS EXPENSE	
					01-21-210-72435	295.25
					01-26-025-72435	189.00
					60-00-000-72435	111.14
					63-00-000-72435	21.17
					64-00-000-72435	56.69
					01-26-025-72435	775.80
					01-26-023-72435	2,808.46
					01-26-024-72435	900.62
					01-17-205-72430	0.32
			HCSVCS-PPAP090120		A/C#271855-HEALTH INS EXP-AUG	
					01-17-205-72435	21,230.98
					Total :	26,389.43
188634	8/21/2020	012281 HINCKLEY SPRINGS	5977593080820		RENTAL WATER COOLER	

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188634	8/21/2020	012281 HINCKLEY SPRINGS	(Continued)		01-21-210-73110	130.68
					Total :	130.68
188635	8/21/2020	012328 HOMER INDUSTRIES	S151315		DROP CHARGE - CHIPS 01-26-023-72890	100.00
			S151364		DROP CHARGE - CHIPS 01-26-023-72890	150.00
					Total :	250.00
188636	8/21/2020	001487 HOMEWOOD DISPOSAL SERVICE	7094794		SWEEPINGS 01-26-023-72890	1,456.50
					Total :	1,456.50
188637	8/21/2020	005127 INGALLS OCCUPATIONAL MEDICINE	289459		EMPLOYMENT LABS - P. SHEA JUN 01-41-040-72846	419.00
					Total :	419.00
188638	8/21/2020	019549 JASENCAK, DOLORES	Ref001394994		UB Refund Cst #00456362 60-00-000-20599	72.57
					Total :	72.57
188639	8/21/2020	015288 KIESLER POLICE SUPPLY	IN142176	VTP-017901	AMMUNITION 01-17-220-73760	683.24
					Total :	683.24
188640	8/21/2020	014402 LEXISNEXIS RISK DATA MNGMNT	1038013-20200731		JULY'20 1038013 7/1/20-7/31/20 01-17-225-72852	150.00
					Total :	150.00
188641	8/21/2020	012631 MASTER AUTO SUPPLY, LTD.	15030-91493		OIL FILTER 60-00-000-72540 63-00-000-72540 64-00-000-72540	6.15 2.05 3.51
					Total :	11.71
188642	8/21/2020	019551 MCLAVERN, MARK & JULIE	Ref001394997		UB Refund Cst #00509546 60-00-000-20599	34.90

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188642	8/21/2020	019551 019551 MCLAVEN, MARK & JULIE	(Continued)		Total :	34.90
188643	8/21/2020	006074 MENARDS	90852		MR CLEAN ERASER AND LIGHTBUI 01-26-025-73580	5.88
			90853		01-26-025-73570	17.91
			90927		E-STAR DEHUM FOR PUMP ROOM 64-00-000-72525	159.99
			90933		TAPE AND PICTURE HANGERS 01-26-025-73840	15.27
			91036		PAINT TRAY LINER AND PAINT KIT 01-26-025-73620	30.97
					PICTURE HANGERS -RAZOR BLAD 01-26-025-73840	11.98
					Total :	242.00
188644	8/21/2020	005729 MR. RADIATOR & AIR COND SERV	043886		GAS TANK 01-17-205-72540	195.00
					Total :	195.00
188645	8/21/2020	017651 MSC INDUSTRIAL SUPPLY CO.	4034101001		HOSE,DRILL BIT,SEAL,DRILL 60-00-000-72540	58.97
					63-00-000-72540	19.66
					64-00-000-72540	33.70
					01-26-023-72540	112.33
					01-26-024-72540	56.16
					01-17-205-72540	34.49
					Total :	315.31
188646	8/21/2020	014443 MURPHY & MILLER, INC	SVC00027377		SVC FOR 2 HEATER UNITS 60-00-000-72520	150.15
					63-00-000-72520	150.15
					64-00-000-72520	128.70
			SVC00027378		SERVICE ON THERMAL PUMP#1 01-26-025-72530	286.00
					Total :	715.00
188647	8/21/2020	006226 NFPA	081420		CERTIFIED FIRE PROTECTION SPE	

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188647	8/21/2020	006226 NFPA	(Continued)		01-19-020-72720	125.00
					Total :	125.00
188648	8/21/2020	015723 NICOR	33079168366		ACCT#33-07-91-6836 6 9322 LAPOF	39.46
			49924710004		64-00-000-72511	
					ACCT#49-92-47-1000 4 9191 W 175	133.10
					01-26-025-72511	
					Total :	172.56
188649	8/21/2020	013224 NORTHWESTERN UNIVERSITY	081720		RLB MEMORIAL COMMUNITY SERV	1,000.00
					01-41-046-72920	
					Total :	1,000.00
188650	8/21/2020	010135 ONSITE COMMUNICATIONS USA, INC	50283		GLASS MOUNT ANTENNA	72.00
					01-26-023-72540	
					Total :	72.00
188651	8/21/2020	019515 ORTIZ, ERIC	072020	VTP-017990	FOR THE PERFORMANCE OF REND	800.00
					01-35-000-72923	
					Total :	800.00
188652	8/21/2020	019542 OSIKA, JOY & LOU	081720		STICKER REIMBURSEMENT	120.00
					06-00-000-79005	
					Total :	120.00
188653	8/21/2020	006475 PARK ACE HARDWARE	064096/1		ACCT#891431 CORD REEL, SPLICE	65.09
			064109/1		64-00-000-73630	
			064116/1		ACCT#891432 ULTIMATE SHOCK	11.18
			64074/1		01-26-023-73550	
			64075/1		ACCT#891431 SPRAY ADHESIVE AN	14.99
					64-00-000-73840	
					ACCT#9404 CASCADE PODS,SOAP	467.37
					01-19-000-73580	
					ACCT#9404 BLEACH,COFFEE,CUP	548.05
					01-19-000-73580	
					01-19-000-72220	399.94

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188653	8/21/2020	006475	PARK ACE HARDWARE		(Continued)	
					01-19-000-73845	79.80
					01-19-000-73410	53.97
					Total :	1,640.39
188654	8/21/2020	019550	PHELAN, STEPHANIE	Ref001394996	UB Refund Cst #00501489	
					60-00-000-20599	130.00
					Total :	130.00
188655	8/21/2020	006735	PHOTOS BY RICK	5712	BENCH PHOTOS FOR BROCHURE	
					01-35-000-72923	343.00
					Total :	343.00
188656	8/21/2020	006559	PRAXAIR DISTRIBUTION, INC	98273117	ACETYLENE TANK	
					60-00-000-73730	15.56
					63-00-000-73730	15.56
					64-00-000-73730	13.34
					01-26-023-73730	44.46
					01-26-024-73730	44.46
					01-17-205-72540	66.69
					01-33-300-73870	22.22
					Total :	222.29
188657	8/21/2020	006850	QUILL CORPORATION	9454348	ENVELOPES	
					01-33-300-73110	203.97
					Total :	203.97
188658	8/21/2020	015230	RIDGE LANDSCAPE SERVICES LLC	7295	MOWING - MULTIPLE LOCATIONS J	
					01-26-023-72881	40,018.90
				7301	MOWING - MULTIPLE LOCATIONS J	
					01-26-023-72881	32,015.12
					Total :	72,034.02
188659	8/21/2020	019473	RIEL, JOHN	081720	COST SHARE REIMBURSEMENT -1	
					01-26-023-75200	852.60
					Total :	852.60
188660	8/21/2020	007629	SAM'S CLUB DIRECT	061620	PWG VENDING,PAPER PLATES,CU	

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188660	8/21/2020	007629 SAM'S CLUB DIRECT	(Continued)			
					60-00-000-73115	32.93
					64-00-000-73115	14.11
					01-26-023-73115	47.04
					01-26-024-73115	23.52
					01-14-000-73115	51.16
		061820			PWG - VENDING, TOOL CRIB STOC	
					01-14-000-73115	33.48
					01-26-025-73115	16.98
		070920			PWG-WATER AND COFFEE	
					60-00-000-73115	35.52
					64-00-000-73115	15.22
					01-26-023-73115	50.74
					01-26-024-73115	25.38
		073020			FD VENDING	
					01-14-000-73115	11.98
					01-19-000-73110	21.26
		080520			PWG VENDING, PLATES, CUPS	
					60-00-000-73115	7.26
					64-00-000-73115	3.11
					01-26-023-73115	10.37
					01-26-024-73115	5.18
					01-14-000-73115	20.56
		080720			COFFEE FILTERS, VH VENDING	
					60-00-000-73115	3.85
					64-00-000-73115	1.65
					01-26-023-73115	5.50
					01-26-024-73115	2.76
					01-26-025-73115	23.44
		081220			PWG-COFFEE AND PAPER TOWEL	
					60-00-000-73115	19.84
					64-00-000-73115	8.50
					01-26-023-73115	28.34
					01-26-024-73115	14.18
					Total :	533.86
188661	8/21/2020	007453 SERVICE SANITATION, INC.	7919759		MUSIC IN THE PARK -PORT A POT	

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188661	8/21/2020	007453	SERVICE SANITATION, INC.		(Continued)	
					01-35-000-72923	605.00
					Total :	605.00
188662	8/21/2020	007577	SHERWIN WILLIAMS CO		PAINT	
					01-26-025-73620	155.90
					Total :	155.90
188663	8/21/2020	013043	SITE DESIGN GROUP, LTD.		LANDSCAPE PLANNING 6/28-7/25/2	
			7482PH2-36	VTP-017897	01-26-023-72847	821.25
			7698-57	VTP-017852	NATURALIZED STORMWATER MAIN	
			8322-23		01-26-023-72847	2,120.00
			8323-24	VTP-017820	FAIRFIELD GLEN POND RESTORAT	
			8498-19		30-00-000-73681	722.50
			8803-05	VTP-017819	APPLE LANE POND RESTORATION	
					30-00-000-73681	827.50
				VTP-017837	URBN FORESTRY PROGRAM	
					01-26-023-72847	2,953.75
				VTP-017847	MAINTENANCE OF LANDSCAPE BE	
					01-26-023-72847	1,372.50
					Total :	8,817.50
188664	8/21/2020	013190	SOLARWINDS		<IT> - SOLARWINDS ARM MAINT RI	
			IN491247	VTP-017986	01-16-000-72655	2,116.00
			IN491250	VTP-017987	<IT> - SOLARWINDS SERVER & AP	
					01-16-000-72655	705.00
					Total :	2,821.00
188665	8/21/2020	007503	STAT TOWING		TOWING	
			000011381		01-17-220-72753	50.00
					Total :	50.00
188666	8/21/2020	015452	STEINER ELECTRIC COMPANY		CRIMP TOOL	
			S006671601.001		01-26-025-73410	27.65
			S006671609.001		VOLT ELECTRICAL TESTER,PLIERS	
			S006673904.001		01-26-025-73410	498.88
					FIRE STATION 47 EXTRACTOR BRE	

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188666	8/21/2020	015452 STEINER ELECTRIC COMPANY	(Continued)	VTP-017930	01-26-025-72530	1,073.67
					Total :	1,600.20
188667	8/21/2020	019553 STORM SERVICES LLC	Ref001394999		UB Refund Cst #00511967 60-00-000-20599	384.49
					Total :	384.49
188668	8/21/2020	018871 SULLA PHOTO LTD	3501		M84 PLACEMENT VIDEO VETERAN 01-41-050-72928	250.00
					Total :	250.00
188669	8/21/2020	007297 SUTTON FORD INC./FLEET SALES	509490		REGULATOR FOR WINDOW 01-17-205-72540	91.65
					Total :	91.65
188670	8/21/2020	000645 TED'S GREENHOUSE INC	519328	VTP-017864	BENCHES ON THE AVENUE FLOWE 01-35-000-72954	109.90
			519385	VTP-017864	BENCHES ON THE AVENUE FLOWE 01-35-000-72954	1,122.38
					01-35-000-72954	27.70
			520183		SUMMER PLANTS-WRAP AROUND	
				VTP-017854	01-26-023-72881	12,160.00
			520183.		SUMMER PLANTERS	
				VTP-017853	01-26-023-72881	9,180.80
			520184		ANNUALS & WATERING PLANTERS	
				VTP-017974	01-26-023-72790	6,654.00
			520325		ANNUALS & WATERING PLANTERS	
				VTP-017974	01-26-023-72790	2,610.00
					Total :	31,864.78
188671	8/21/2020	002122 TERRY'S RV CENTER	8328		FILTER,AIR CLEANER,FILTER FUEL 60-00-000-72540	30.90
					63-00-000-72540	10.30
					64-00-000-72540	17.66
					Total :	58.86

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188672	8/21/2020	007886 THEODORE POLYGRAPH SERVICE	7026		POLYGRAPH EXAM C. MARCIANO 01-41-040-72846	200.00
Total :						200.00
188673	8/21/2020	014854 THOMSON REUTERS-WEST PYMNT CTF 842769444			REFERENCE STANDING ORDER 7/ 01-17-225-72852	199.94
Total :						199.94
188674	8/21/2020	007786 TOUCH OF GREEN INC,A	081720		DOUBLE PAYMENT OF LANDSCAPI 01-14-000-79010	50.00
Total :						50.00
188675	8/21/2020	008040 UNDERGROUND PIPE & VALVE CO	044229		VARIOUS UNDERGROUND PLUMBI	
				VTP-017982	60-00-000-73630	1,229.13
				VTP-017982	63-00-000-73630	136.57
				VTP-017982	64-00-000-73630	585.30
Total :						1,951.00
188676	8/21/2020	002613 UNITED HEALTHCARE AARP	AARP-AP090120		AUG 20 PYMT FOR SEPT 20 COVEF	
					01-33-300-72435	135.85
					01-13-000-72435	222.89
					60-00-000-72435	433.08
					01-26-024-72435	215.03
					01-26-023-72435	110.18
					60-00-000-72435	204.58
					01-17-205-72435	82.30
					60-00-000-72435	41.16
					01-26-025-72435	41.14
					01-17-205-72435	293.55
			AARP-PPAP090120		AARP POLICE PENSION AUG PMT/	
					01-17-205-72435	2,716.66
Total :						4,496.42
188677	8/21/2020	018250 VERIZON CONNECT NWF INC	OSV000002182109		CUST ID TINL001 7/1/20-7/31/20	
					01-26-023-72790	275.23
Total :						275.23

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188678	8/21/2020	011416 VERIZON WIRELESS	9860706407		TELLULAR 1, 2, 3, 4 01-17-205-72127	8.85
Total :						8.85
188679	8/21/2020	008085 VERMEER MIDWEST/VERMEER IL	PF2812		STREET BOLT,NUT,FEEDROLLWEP 01-26-023-72530	229.34
Total :						229.34
188680	8/21/2020	012368 VISION INTEGRATED GRAPHICS,LLC	538965		UNPAID BALANCE LETTER 60-00-000-72310 64-00-000-72310	774.90 332.10
Total :						1,107.00
188681	8/21/2020	008095 VISSERS COLLISION CENTER	165876	VTP-017967	BODYWORK ON UNIT 2B (EGA3340 01-17-205-72540	1,285.86
Total :						1,285.86
188682	8/21/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4732110-0 4732113-0 4737162-0		PAPER 01-17-205-73110 PAPER 01-26-025-73110 LABELS, TRIMMER,POUCH 01-21-210-73110	428.40 214.20 40.17
Total :						682.77
188683	8/21/2020	011055 WARREN OIL CO.	W1327392		N.L. GAS USED 7/16-7/30/20 01-17-205-73530 01-19-000-73530 01-19-020-73530 01-21-000-73530 60-00-000-73530 63-00-000-73530 64-00-000-73530 01-26-023-73530 01-26-024-73530 01-33-300-73530 01-12-000-73530	5,539.47 273.08 65.25 151.58 549.47 137.37 294.36 845.08 328.65 139.34 88.87

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
188683	8/21/2020	011055 WARREN OIL CO.	(Continued)				
					01-14-000-73531	656.28	
					14-00-000-73530	32.46	
					01-42-000-73530	211.74	
			W1327393		DIESEL USED 07/16/20 TO 7/30/20		
					01-19-000-73545	1,570.42	
					60-00-000-73545	140.55	
					63-00-000-73545	35.14	
					64-00-000-73545	75.30	
					01-26-023-73545	1,209.18	
					01-26-024-73545	162.66	
					01-14-000-73531	178.87	
					Total :	12,685.12	
188684	8/21/2020	018482 WATTS, JERRY	081220		3 EMA MEMBERS FOOD FOR 8/10 V		
					01-21-000-72220	40.25	
					Total :	40.25	
97 Vouchers for bank code : apbank						Bank total :	317,136.96

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
2738	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-ADVANET 01-14-000-72542	203.02
Total :						203.02
2739	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-2	PAYEE-ADVANET 01-14-000-72542	195.39
Total :						195.39
2740	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-3	PAYEE-ADVANET 01-14-000-72542	204.40
Total :						204.40
2741	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-4	PAYEE-ADVANET 01-14-000-72542	162.36
Total :						162.36
2742	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-5	PAYEE-ADVANET 01-14-000-72542	162.36
Total :						162.36
2743	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-6	PAYEE-ADVANET 01-14-000-72542	204.40
Total :						204.40
2744	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-8	PAYEE-ADVANET 01-14-000-72542	196.76
Total :						196.76
2745	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009-7	PAYEE-ADVANET 01-14-000-72542	169.98
Total :						169.98
2746	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200803W006	PAYEE-PAMELA YOUNKER 01-14-000-72542	1,113.02
Total :						1,113.02
2747	8/18/2020	018837	INSURANCE PROGRAM MANAGERS GR	200605W013	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	5,455.50

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Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2747	8/18/2020	018837	018837 INSURANCE PROGRAM MANAGERS (Continued)			Total : 5,455.50
10 Vouchers for bank code : ipmq						Bank total : 8,067.19
111 Vouchers in this report						Total vouchers : 362,281.05

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188685	8/25/2020	005790 METROPOLITAN WATER RECLAMATION	082020		2ND INSTALLMENT 2020 SERVICE I 64-00-000-73226	395,866.34
					Total :	395,866.34
188686	8/28/2020	002628 AMERICAN WATER	4000197689		FLAT MONTHLY FEE AUG'20 64-00-000-73225	455.67
					Total :	455.67
188687	8/28/2020	002470 AMPEST EXTERMINATION LLC	81387		TREAT AND REMOVE HORNETS NE 01-26-023-72790	175.00
					Total :	175.00
188688	8/28/2020	014936 AQUAMIST PLUMBING & LAWN	105947	VTP-017821	SPRINKLERS LAGRANGE RD MEDI 01-26-023-72790	1,736.03
					Total :	1,736.03
188689	8/28/2020	010953 BATTERIES PLUS - 277	P30380713		SLA12-8F LEAD BATTERY 14-00-000-74150	140.00
					Total :	140.00
188690	8/28/2020	018807 BAXTER & WOODMAN INC	0215141		190816.40 LAGRANGE RD UTILITY I 62-00-000-72840	36,730.00
			0215755		180829.20 PHASE1-GIS UPDATE 60-00-000-75813	4,389.88
					63-00-000-75813	4,389.88
					64-00-000-75813	3,762.74
			0215756		190816.40 LAGRANGE RD UTILITY I 62-00-000-72840	10,026.80
					Total :	59,299.30
188691	8/28/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	200139		HALING WOODCHIPS TO HOMER II 01-26-023-72890	550.00
			200140		HAULING BROKEN ASPHALT TO CH 01-26-023-72890	225.00
					60-00-000-73681	330.75
					63-00-000-73681	36.75

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188691	8/28/2020	002974 BETTENHAUSEN CONSTRUCTION SERV	(Continued)			
			200141		64-00-000-73681 HAULING WOODCHIPS TO HOMER 01-26-023-72890	157.50 700.00
					Total :	2,000.00
188692	8/28/2020	019564 BIG CONCRETE AND EXCAVATING	082620		CORRECT FEE AMOUNT AS SUBCC 01-14-000-79010	50.00
					Total :	50.00
188693	8/28/2020	002923 BLACK DIRT INC.	062020-185		4 WHEELER DIRT 01-26-023-73680	900.00
					Total :	900.00
188694	8/28/2020	011929 CAPITAL ONE BANK (USA), N.A.	071720		****6452 WATER EQUIPMENT 60-00-000-72528	59.35
			072120		63-00-000-72528 ****6452 LOGMEIN GOTO MEETING 01-14-000-72720	59.34 25.16
			072120		****6452 PROPOSED TIF MAILINGS 01-14-000-72110	345.70
			072320		****6452 KEN-TOOL DUAL WHEEL S 60-00-000-72540	52.42
					01-26-023-72540	52.42
					01-26-024-72540	26.20
			072720		****6452 TV WALL MOUNT 01-26-025-72520	1,066.92
			072720		****6452 CARWASH COUPONS 01-17-205-72540	900.00
			072920		****6452 DUNKIN DONUTS RIBBON 01-35-000-73870	75.96
			080520		****6452 CHICAGO TRIBUNE MONT 01-35-000-72720	27.72
			080620		****6452 WORKING LUNCH 01-12-000-72220	52.23
			112-0115458-2635447		****6452 XLR CABLE 01-35-000-72982	24.98

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188694	8/28/2020	011929 CAPITAL ONE BANK (USA), N.A.	(Continued) 112-8092801-4873050		****6452 HEADPHONE SPLITTER 01-35-000-72982	19.97
			113-0287012-9851465		****6452 IPAD MOUNT,SD SCAN DIS 01-35-000-72982	20.96
			113-2501347-7655440		****6452 SOCIAL DISTANCING DEC/ 01-35-000-72923	95.92
			1213094624		****6452 ADOBE STOCK 01-35-000-72985	29.99
			229281		****6452 TOILET PAPER PARTITION 01-26-025-73580	55.68
			8932		****6452 AEROSOL STRIPING CHAL 01-35-000-72954	72.85
			INV35523473		****6452 ZOOM -MONTHLY SUBSCF 01-33-320-72720	14.99
			WEB102620811		****6452 MAGAZINE HOLDER WITH 01-35-000-72923	51.47
Total :						3,130.23
188695	8/28/2020	003396 CASE LOTS INC	8056		WHITE TOWELS 01-26-025-73580	350.80
Total :						350.80
188696	8/28/2020	003334 CCP INDUSTRIES, INC	IN02534169		WIPES 01-26-025-73580	444.21
Total :						444.21
188697	8/28/2020	003243 CDW GOVERNMENT INC	ZTJ9810		<FD> - SQL LICENSE FIREHOUSE T 01-19-000-72655	617.30
			ZTK1359	VTP-017984	<VAR> - ADOBE CREATIVE CLOUD 01-17-205-72655	948.02
				VTP-017983	01-19-020-72655	948.02
				VTP-017983	01-33-310-72655	2,844.06
				VTP-017983	01-35-000-72655	2,844.06
Total :						8,201.46
188698	8/28/2020	015199 CHICAGO PARTS & SOUNDS LLC	1-0157983		ROTOR/BRAKES	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188698	8/28/2020	015199 CHICAGO PARTS & SOUNDS LLC	(Continued)			
			1-0157988		01-17-205-72540 ROTOR BRAKES	417.09
			2J0002419		01-17-205-72540 3/4 BRASS COAX AND LABOR	196.74
					01-17-205-72540	164.50
					Total :	778.33
188699	8/28/2020	017349 CHICAGO STREET CCDD, LLC	19468		DUMP FEE 8/10/20	
					01-26-023-72890	280.00
					Total :	280.00
188700	8/28/2020	012057 COMCAST CABLE	8771401810316240		ACCT#8771401810316240 7850 183	
					01-17-205-72517	54.25
					Total :	54.25
188701	8/28/2020	014579 COMCAST CABLE COMM, INC.	20093	VTP-018016	RELOCATION OF FIBER OPTIC CAE	
					27-00-000-75300	22,842.20
					Total :	22,842.20
188702	8/28/2020	013892 COMED	6771163052		ACCT#6771163052 LITE RT25 TRAF	
					01-26-024-72510	2,112.16
					Total :	2,112.16
188703	8/28/2020	013878 COMED - COMMONWEALTH EDISON	0021100130		ACCT#0021100130 RT/23 METEREC	
			0052035006		01-26-025-72510 ACCT#0052035006 6720 SOUTH ST	38.56
			0363058226		01-26-025-72510 ACCT#0363058226 9340 W 179TH 7	1,223.74
			0369095018		01-26-024-72510 ACCT#0369095018 6761 NORTH ST	59.09
			0421064066		01-26-024-72510 ACCT#0421064066 LAPORTE RD/W	26.23
			0519019106		64-00-000-72510 ACCT#0519019106 6750 STOUTH S	59.55
			0522112018		12-00-000-72510 ACCT#0522112018 17048 OPA LOT	6.23

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188703	8/28/2020	013878	COMED - COMMONWEALTH EDISON	(Continued)		
					01-26-024-72510	33.07
			1222218001		ACCT#1222218001 1 E OPA NORTH	
					70-00-000-72510	202.73
			1224165129		ACCT#1224165129 7053 W 183RD S	
					01-26-024-72510	111.93
			2587063010		ACCT#2587063010 17311 OPA 7/21-	
					12-00-000-72510	19.37
			3784064010		ACCT#3784064010 16301 CENTRAL	
					60-00-000-72510	26.54
					63-00-000-72510	26.53
			4329016037		ACCT#4329016037 17238 OPA 7/21-	
					12-00-000-72510	25.18
			4803158058		ACCT#4803158058 RIDGELAND LIF	
					64-00-000-72510	133.21
			5437131000		ACCT#5437131000 7980 W 183RD S	
					01-26-025-72510	218.28
			5983017013		ACCT#5983017013 19112 S 80TH AV	
					63-00-000-72510	55.93
			7090006006		ACCT#7090006006 17231 OPA REAI	
					12-00-000-72510	19.37
			7398024011		ACCT#7398024011 7000 W 183RD S	
					01-26-024-72510	48.59
					Total :	2,334.13
188704	8/28/2020	012522	CONNEY SAFETY PRODUCTS, LLC	05879054	SAFETY VESTS	
					60-00-000-73845	75.30
					63-00-000-73845	8.36
					64-00-000-73845	35.87
					01-26-023-73845	119.53
					01-26-024-73845	59.77
					Total :	298.83
188705	8/28/2020	012410	CONSERV FS, INC.	66038522	CONSERV FS SUNNY	
					60-00-000-73680	56.84
					63-00-000-73680	6.31
					64-00-000-73680	27.06

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188705	8/28/2020	012410	012410 CONSERV FS, INC.		(Continued)	Total : 90.21
188706	8/28/2020	018234	CORE & MAIN LP	M840783	VALVE BOX 60-00-000-73630 63-00-000-73630 64-00-000-73630	233.10 25.90 111.00 Total : 370.00
188707	8/28/2020	012198	CRYDER ENTERPRISES, INC.	2578	VTP-017238 HYDRANT PAINTING PROJECT 60-00-000-72790	4,980.00 Total : 4,980.00
188708	8/28/2020	019557	CULLINAN, MAUREEN	081920	STICKER NO LONGER NEEDED 06-00-000-79005	25.00 Total : 25.00
188709	8/28/2020	019556	DANGOY, RENATO	082120	DUPLICATE STICKERS 06-00-000-79005	50.00 Total : 50.00
188710	8/28/2020	019276	DAVEY RESOURCE GROUP INC	100347 101851	VTP-017817 APPLE LANE POND RESTORATION 30-00-000-73681 VTP-017817 APPLE LANE POND RESTORATION 30-00-000-73681	25,727.76 1,240.00 Total : 26,967.76
188711	8/28/2020	019566	DUNN, KENNETH	Ref001395225	OVERPMT INVOICE VH-07140 (HEA 01-00-000-20100	15.00 Total : 15.00
188712	8/28/2020	004119	ETP LABS INC.	20-134700	COLIFORM SAMPLES 60-00-000-72865 63-00-000-72865	286.00 286.00 Total : 572.00
188713	8/28/2020	004019	EVON'S TROPHIES & AWARDS	081220	BENCHES ON THE AVE AWARD TR 01-35-000-72923	420.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188713	8/28/2020	004019	004019 EVON'S TROPHIES & AWARDS	(Continued)		Total : 420.00
188714	8/28/2020	016212	F H PASCHEN, S N NIELSEN &	1550-370-1	1550-370-1 JUL'20 WORK FOR 80TH 33-00-000-75126	207,684.21 Total : 207,684.21
188715	8/28/2020	004756	FIRST MIDWEST BANK 312	312-1106	SAFETY DEPOSIT BOX 312-1106 01-13-000-72720	74.00 Total : 74.00
188716	8/28/2020	015058	FLEETPRIDE	58016738	HINGE MNT ALTERNATOR 60-00-000-72540 63-00-000-72540 64-00-000-72540	130.40 43.47 74.52 Total : 248.39
188717	8/28/2020	012941	FMP	52-464995 52-465079 52-465236	FUEL CAP 01-26-024-72540 RADIATOR FAN 01-17-205-72540 ELECTRICAL FOR IMPALA 01-26-024-72540	10.62 218.46 130.49 Total : 359.57
188718	8/28/2020	002877	G. W. BERKHEIMER CO., INC.	715675	48335 -KEYS 01-26-025-72520	55.32 Total : 55.32
188719	8/28/2020	004500	GASVODA & ASSOCIATES, INC	INV2001702	SVC CALL FOR CIT GAS EQUIPMEN 60-00-000-72528 63-00-000-72528 60-00-000-72528 63-00-000-72528	162.50 162.50 730.32 730.31 Total : 1,785.63
188720	8/28/2020	004538	GOLDY LOCKS INC	685591	DUPLICATE KEYS 01-26-025-73840	22.95

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188720	8/28/2020	004538 004538 GOLDY LOCKS INC	(Continued)			Total : 22.95
188721	8/28/2020	019571 GONZALEZ, RICARDO	Ref001395244		UB Refund Cst #00511147 60-00-000-20599	27.61 Total : 27.61
188722	8/28/2020	004438 GRAINGER	9261829960 9617583324 9623489268		DRAIN PLUG ASSEMBLY 01-19-000-73870 TOILET WAND DISPOSABLE REFILI 01-26-025-73580 COATED GLOVES AND AEROSOL L 01-26-025-73870	5.56 669.00 166.08 Total : 840.64
188723	8/28/2020	012328 HOMER INDUSTRIES	S151564 S151614 S151673		DROP CHARGE- BRUSH,CHIPS 01-26-023-72890 DROP CHARGE - CHIPS 01-26-023-72890 DROP CHARGE - CHIPS 01-26-023-72890	150.00 200.00 100.00 Total : 450.00
188724	8/28/2020	001487 HOMEWOOD DISPOSAL SERVICE	7093801		30YD EXCHANGE HAUL AND DUMP 01-26-023-72890	398.20 Total : 398.20
188725	8/28/2020	005251 J AND R SALES AND SERVICE INC.	0335642	VTP-017981	2 EXTENDING POLE SAWS 01-26-023-73410	535.96 Total : 535.96
188726	8/28/2020	007233 JOLIET SUSPENSION, INC.	124642	VTP-017998 VTP-017998 VTP-017998	REPLACE BOTH REAR SPRINGS O 60-00-000-72540 63-00-000-72540 64-00-000-72540	827.96 275.99 473.12 Total : 1,577.07
188727	8/28/2020	019570 KEEDY, JUSTIN	Ref001395243		UB Refund Cst #00499431 60-00-000-20599	22.78

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188727	8/28/2020	019570	019570 KEEDY, JUSTIN		(Continued)	Total : 22.78
188728	8/28/2020	005379	KLEIN, THORPE & JENKINS, LTD	211977	MATTER ID 0114-001 SERVICES TH 01-14-000-72850	55.00 Total : 55.00
188729	8/28/2020	019568	KOZAK, NOREEN	Ref001395241	UB Rfnd Cst #00467976 overpmt 60-00-000-20599	170.84 Total : 170.84
188730	8/28/2020	014190	LEHIGH HANSON	5836950	BED/BACKFILL 60-00-000-73860 63-00-000-73860 64-00-000-73860 01-26-023-73860 70-00-000-73860	200.88 22.32 95.65 159.43 53.14 Total : 531.42
188731	8/28/2020	013499	LION GROUP, INC.	20-5011323	BUNKER GEAR CLEANING 01-19-000-74619	7,168.40 Total : 7,168.40
188732	8/28/2020	019567	LORDEN, SHEILA & MICHAEL	Ref001395240	UB Rfnd Cst #00489536 overpmt 60-00-000-20599	331.46 Total : 331.46
188733	8/28/2020	014846	LORENCE, BRUCE	090120	SEPT'20 OPA ST TRAIN MAINT 01-26-025-72530	30.00 Total : 30.00
188734	8/28/2020	012631	MASTER AUTO SUPPLY, LTD.	15030-91698	OIL PRESSURE SWITCH 01-17-205-72540	20.08 Total : 20.08
188735	8/28/2020	006074	MENARDS	90706 90722	PAINT SPRAY,BRUSH,TOOL (173RC 01-26-024-72775 IPAD CHARGER 60-00-000-73870	23.36 6.29

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188735	8/28/2020	006074 MENARDS	(Continued)		63-00-000-73870	6.29
					64-00-000-73870	5.40
			91026		WATER,CAN OPENER,GLASSES	
					01-19-000-73845	15.36
					01-19-000-72524	11.98
			91049		PICTURE HANGERS	
					01-26-025-73840	9.98
			91090		DROP CLOTH AND PMGREEN	
					01-26-025-73620	16.94
			91091		SELFLOCK TAPE	
					01-35-000-73870	27.92
			91127		ANGLE GRINDER	
					60-00-000-73410	16.13
					63-00-000-73410	1.79
					64-00-000-73410	7.68
					01-26-023-73410	25.60
					01-26-024-73410	12.80
			91222		FLEET CHARGE 50/50 AF	
					01-19-000-72540	29.97
			91331		CVR 3PK FAB PLYSTER	
					01-26-025-72520	3.69
			91352		DEHUMIDIFIER ,EXT CORD,FAUCE	
					01-26-025-73870	347.97
			91387		LIGHTBULBS FOR 80TH AVE	
					01-26-025-73570	10.98
					Total :	580.13
188736	8/28/2020	005729 MR. RADIATOR & AIR COND SERV	043919		COMPRESSOR	
					01-26-023-72540	265.00
					Total :	265.00
188737	8/28/2020	017651 MSC INDUSTRIAL SUPPLY CO.	3915711001		DISC,BRUSH,LOCK NUT,TUBING,W	
					60-00-000-72540	67.35
					63-00-000-72540	22.45
					64-00-000-72540	38.49
					01-26-023-72540	128.29

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188737	8/28/2020	017651 MSC INDUSTRIAL SUPPLY CO.	(Continued)			
			4045098001		01-26-024-72540 STREET TRAILER HARDWARE - SC 01-26-023-73840	109.96 117.31
					Total :	483.85
188738	8/28/2020	014443 MURPHY & MILLER, INC	MC00008555	VTP-017907	ANNUAL HVAC MAINTENANCE & IN 01-26-025-72790	592.83
			SVC00027949		REPLACED TEMP PRESSURE GAU 01-26-025-72530	441.11
					Total :	1,033.94
188739	8/28/2020	006139 NAT'L FIRE SPRINKLER ASSOC.	INV-02429-G3Q1J5		GOVT MEMBERSHIP R. RIORDAN 01-19-020-72720	50.00
					Total :	50.00
188740	8/28/2020	015723 NICOR	64423710009		ACCT#64423710009 3358398 6825 1 01-26-025-72511	144.72
			81423710003		ACCT#81423710003 2831616 17375 01-26-025-72511	39.00
			90223493009		ACCT#90223493009 5080735 6700 S 01-26-025-72511	39.00
					Total :	222.72
188741	8/28/2020	016641 NIEMEYER, DAVID	082420		LUNCH FOR HR DIRECTOR 01-12-000-72220	90.18
					Total :	90.18
188742	8/28/2020	010135 ONSITE COMMUNICATIONS USA, INC	50466	VTP-017975	CELLULAR ENHANCEMENT FOR B/ 30-00-000-75812	5,129.00
					Total :	5,129.00
188743	8/28/2020	015699 ONSOLVE LLC	INV54661823362		<VAR> - CODERED LICENSING & S	
				VTP-018002	01-17-205-72655	3,465.00
				VTP-018002	01-17-220-72655	2,598.75
				VTP-018002	01-19-000-72655	2,598.75
				VTP-018002	01-21-000-72655	4,331.25

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188743	8/28/2020	015699 ONSOLVE LLC	(Continued)			
				VTP-018002	01-26-023-72655	1,732.50
				VTP-018002	01-35-000-72655	866.25
				VTP-018002	60-00-000-72655	1,091.48
				VTP-018002	63-00-000-72655	121.28
				VTP-018002	64-00-000-72655	519.74
					Total :	17,325.00
188744	8/28/2020	006475 PARK ACE HARDWARE	036617/2		ACCT#9404 FASTENERS	
					01-19-000-72520	4.76
			064146/1		ACCT#9404 SURGE PROTECTOR,F	
					01-19-000-72540	15.98
					01-19-000-73410	22.98
					01-19-000-72520	0.24
			64132/1		ACCT#891432 HEX KEY SET	
					60-00-000-73410	10.07
					63-00-000-73410	1.12
					64-00-000-73410	4.80
					Total :	59.95
188745	8/28/2020	017268 PETERSON JOHNSON & MURRAY	132036		4118.001 JABER OF BEHALF OF HIM	
					60-00-000-72850	39.00
			132048		4130.0001 VILL OF TP - GENERAL M	
					01-14-000-72850	32,909.00
			132049		4130.0003 FOIA SERVICES THRU 7/	
					01-14-000-72850	7,059.00
			132050		4130.0023 RUDSINKSI VS TP, SERV	
					60-00-000-72850	429.00
			132051		4130.0025 TP 2019 NO CASH BID S'	
					01-14-000-72850	9,985.65
			132052		4130.0032 TP VS. GARY GROWN DE	
					01-14-000-72850	370.50
			132053		4130.0035 PETE'S FRESH MARKET	
					01-14-000-72850	195.00
			132054		4131.0001 VILLAGE MATTERS THRI	
					01-14-000-72855	6,181.50
			132058		4160.0001 VILLAGE PROSECUTION	

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188745	8/28/2020	017268 PETERSON JOHNSON & MURRAY	(Continued)		01-14-000-72850	8,280.00
Total :						65,448.65
188746	8/28/2020	015491 PIZZO & ASSOCIATES, LTD.	23593	VTP-017818	FAIRFILED GLEN POND RESTORAT 30-00-000-73681	1,586.75
Total :						1,586.75
188747	8/28/2020	006361 RAY O' HERRON CO INC	2045843-IN		MACE,EARMUFFS,HANDCUFFS,LO 01-17-220-73610	257.35
			2046704-IN	VTP-017747	AMMUNITION 01-17-220-73760	105.00
Total :						362.35
188748	8/28/2020	017584 RELADYNE	1299724-IN	VTP-018006	5W-20 BULK OIL 01-12-000-72540	50.00
				VTP-018006	01-33-300-72540	100.00
				VTP-018006	01-21-000-73535	100.00
				VTP-018006	01-19-020-73535	50.00
				VTP-018006	01-26-024-73535	50.00
				VTP-018006	01-26-023-73535	75.00
				VTP-018006	01-17-205-73535	525.00
				VTP-018006	01-42-000-73535	50.00
				VTP-018006	60-00-000-73535	28.49
				VTP-018006	63-00-000-73535	9.50
				VTP-018006	64-00-000-73535	16.28
Total :						1,054.27
188749	8/28/2020	006874 ROBINSON ENGINEERING CO. LTD.	20080193		19-R0866 191ST/80TH AV PHASE II : 30-00-000-75806	8,223.00
			20080267		11-320 TP BOULEVARD AT CENTRA 27-00-000-72840	1,857.50
			20080268		20-R0005.014 FY'20 PMP RESURFA 05-00-000-72840	19,684.00
					06-00-000-72840	22,857.75
			20080269		20-R0499 TP COMMUNITY RATING 65-00-000-72840	1,676.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188749	8/28/2020	006874 ROBINSON ENGINEERING CO. LTD.	(Continued) 20080393		20-R0521 TP FREEDOM POND DEC 65-00-000-72840	2,250.00
Total :						56,548.25
188750	8/28/2020	006874 ROBINSON ENGINEERING CO. LTD.	20080086		16-R0402 PAY#27 17-B6125-00-EG 1 33-00-000-75806	11,466.17
Total :						11,466.17
188751	8/28/2020	019092 RORY GROUP, LLC	3306		BUSINESS CONSULTING FEE FEB' 01-11-000-72790	3,000.00
			3327		BUSINESS CONSULTING FEE MAR' 01-11-000-72790	3,000.00
			3409		BUSINESS CONSULTING FEE JUL'2 01-11-000-72790	3,000.00
			3433		BUSINESS CONSULTING FEE AUG' 01-11-000-72790	3,000.00
Total :						12,000.00
188752	8/28/2020	007092 SAUNORIS	633379		SOD AND PALLET CHARGE 01-26-023-73680	704.00
			633476		SOD AND PALLET CHARGE 01-26-023-73680	334.00
			634142		TOP SOIL 6 YARDS 01-26-023-73680	210.00
			634393		PLAY/POOL SAND/ 1910 LBS 01-26-023-73860	42.98
Total :						1,290.98
188753	8/28/2020	018104 SBA STEEL,LLC	IN14054287		TOWER SITE RENT #IL46494-A-03 9 60-00-000-72631	182.33
					63-00-000-72631	182.33
					64-00-000-72631	182.33
					01-17-205-72631	364.65
					01-19-000-72631	303.87
Total :						1,215.51

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188754	8/28/2020	019209 SEWER ASSESSMENT SERVICES, LLC	081120	VTP-017735	SMOKE TESTING JULY'20 61-00-000-75305	18,611.04
Total :						18,611.04
188755	8/28/2020	007577 SHERWIN WILLIAMS CO	2246-7		PAINT-STREETS 01-26-023-72540	400.00
			5243-2		PAINT FOR OPA KISS AND RIDE 01-26-025-73620	44.18
Total :						444.18
188756	8/28/2020	007109 SIRCHIE FINGER PRINT LABS	0455735-IN	VTP-017949	3ML STERILE WATER 01-17-225-73550	47.75
			0456009-IN	VTP-017949	SECURSWAB 2 100 EACH 01-17-225-73550	283.93
Total :						331.68
188757	8/28/2020	013043 SITE DESIGN GROUP, LTD.	7954PH2-02	VTP-017776	PHASE II LEGACY POND LANDSCA 16-00-000-75315	1,440.00
Total :						1,440.00
188758	8/28/2020	019565 SRG COMMERCIAL SERVICES	082620		CONTRACTOR NO LONGER DOING 01-14-000-79010	50.00
Total :						50.00
188759	8/28/2020	015585 STALKER RADAR	369927		AED CASES 01-17-220-74142	330.00
Total :						330.00
188760	8/28/2020	015452 STEINER ELECTRIC COMPANY	S006696977.001		OUTLET COVERS 01-26-025-73570	35.66
Total :						35.66
188761	8/28/2020	019432 STERN BROTHERS & CO	114		TIF 159TH/HARLEM PHASE III-ADOI 01-14-000-72790	8,000.00
Total :						8,000.00
188762	8/28/2020	014793 STS TOWING	8005		TOWING SERVICES 01-17-220-72753	50.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188762	8/28/2020	014793	014793 STS TOWING		(Continued)	Total : 50.00
188763	8/28/2020	007297	SUTTON FORD INC./FLEET SALES		ARM ADJ,ROD,RETAINER,INSULATI	
			510029		01-17-205-72540	290.32
			510134		ACCUMULATOR ASY	
			510135		01-17-205-72540	37.15
			510173		AIR CONDITIONER	
					01-26-023-72540	190.08
					A/C SWITCH AND WIRE	
					01-17-205-72540	40.31
					Total :	557.86
188764	8/28/2020	018724	THE LOCKER SHOP		TACLITE PRO SHORTS	
			76985		01-19-000-73610	51.00
			77186		REDBACK 6"SLIP ON STEEL TOE B	
			ES 76837		01-19-000-73610	159.00
			ES 77549		CAP,T-SHIRT,SWEATPANTS	
			OES 774543		01-19-000-73610	146.00
			OES 77541		STEEL TOE BOOT,T-SHIRT,LONG S	
			OES 77542		01-19-000-73610	311.00
			OES 77544		T-SHIRTS,LONG SLEEVE,BELT	
			OES 77545		01-19-000-73610	182.00
			OES 77546		T-SHIRTS AND SHORTS	
			OES 77547		01-19-000-73610	271.00
			OES 77548		T-SHIRT,MESH CAP,BEANIE CAP,S	
			OES 77549		01-19-000-73610	112.00
			OES 77550		T-SHIRT,FULL ZIP SHIRT,LONG SLE	
					01-19-000-73610	247.00
					CAP,TSHIRT,BELT	
					01-19-000-73610	64.00
					T-SHIRT,REDBACK 6"SLIP ON STEE	
					01-19-000-73610	245.00
					SHIRT AND T-SHRT WITH EMBROID	
					01-19-000-73610	68.00
					CARGO PANT,SHORT,WORK SHIRT	
					01-19-000-73610	249.00
					SHORT,FULL ZIP WORK SHIRT,LON	

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188764	8/28/2020	018724 THE LOCKER SHOP	(Continued)		01-19-000-73610	146.00
			OES 77551		T-SHIRT,SHORT,STEEL TOE BOOT:	
					01-19-000-73610	291.00
					Total :	2,542.00
188765	8/28/2020	007777 THOMPSON ELEVATOR INSPECTION	20-2108		ELEVATOR INSPECTION EDENBRIC	
					01-33-300-72853	75.00
					Total :	75.00
188766	8/28/2020	019569 TINLEY PARK MARKET PLACE	Ref001395242		UB Refund Cst #00494482	
					60-00-000-20599	42.00
					Total :	42.00
188767	8/28/2020	019006 TRAFFIC CONTROL COMPANY	18294		PAVEMENT STRIPING	
				VTP-017855	01-26-023-75802	24,828.14
					Total :	24,828.14
188768	8/28/2020	019562 TUNNEY, FRANCIE	082620		OPA PARKING SPACE REFUND	
					70-00-000-79000	105.00
					Total :	105.00
188769	8/28/2020	007987 UNITED METHODIST CHURCH	090120		SEPT'20 PARKING RENTAL	
					70-00-000-72621	1,200.00
					Total :	1,200.00
188770	8/28/2020	011416 VERIZON WIRELESS	9860704994		ACCT 280481333-00001	
					11-00-000-72127	73.73
					01-11-000-72127	216.06
					01-12-000-72127	144.04
					01-13-000-72127	36.01
					60-00-000-72127	189.07
					64-00-000-72127	189.07
					63-00-000-72127	162.07
					01-16-000-72127	242.78
					01-17-220-72127	1,696.57
					01-17-205-72127	504.20

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
188770	8/28/2020	011416	VERIZON WIRELESS		(Continued)	
					01-19-000-72127	540.23
					01-19-020-72127	108.03
					01-21-000-72127	252.07
					01-26-023-72127	540.15
					01-26-025-72127	216.06
					01-33-300-72127	144.04
					01-33-310-72127	108.03
					01-33-320-72127	108.03
					01-35-000-72127	97.58
			9860704995		ACCT 2804813333-00003	
					64-00-000-72120	233.67
					60-00-000-72120	233.67
					01-16-000-72120	218.47
					01-17-205-72120	4,176.43
					01-19-020-72120	218.37
					01-21-210-72120	214.69
					01-26-024-72120	178.20
					01-26-025-72120	304.89
					01-33-300-72120	192.89
					01-21-000-72120	128.46
					01-33-310-72120	132.17
					01-33-320-72120	42.23
					01-35-000-72120	63.56
					63-00-000-72120	200.30
					01-11-000-72120	260.34
					01-12-000-72120	126.69
					01-13-000-72120	84.46
					01-14-000-72120	12.99
					01-15-000-72120	84.63
					01-19-000-72120	226.44
					01-26-023-72120	1,237.57
					Total :	14,138.94
188771	8/28/2020	019460	VIKING ELECTRIC	S003885248.001	ELECTRICAL 12X12X12 BOX AND B	
					01-26-024-73570	373.69

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
188771	8/28/2020	019460	019460 VIKING ELECTRIC		(Continued)	Total : 373.69
87 Vouchers for bank code : apbank						Bank total : 1,006,696.33

Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2748	8/25/2020	018837	INSURANCE PROGRAM MANAGERS GR 200515W005		PAYEE-INGALLS HEALTH SYSTEM 60-00-000-72542 63-00-000-72542 64-00-000-72542	175.31 33.39 89.44 Total : 298.14
2749	8/25/2020	018837	INSURANCE PROGRAM MANAGERS GR 200721W022		PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	57.86 Total : 57.86
2750	8/25/2020	018837	INSURANCE PROGRAM MANAGERS GR 200721W022-2		PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	57.86 Total : 57.86
2751	8/25/2020	018837	INSURANCE PROGRAM MANAGERS GR 200817W009		PAYEE-MINUTEMAN SECURITY TE 01-14-000-72542	17,726.53 Total : 17,726.53
2752	8/25/2020	018837	INSURANCE PROGRAM MANAGERS GR 190514W019		PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	195.00 Total : 195.00
5 Vouchers for bank code : ipmq						Bank total : 18,335.39
92 Vouchers in this report						Total vouchers : 1,025,031.72

Bank code : ipmq

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-050

**AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT
DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF TINLEY PARK
PLAZA LOCATED AT 15915-16205 S. HARLEM AVENUE
(BRIXMOR PROPERTY GROUP ON BEHALF OF BRIXMORIA TINLEY PARK
PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-050**AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15915-16205 S. HARLEM AVENUE (BRIXMOR PROPERTY GROUP ON BEHALF OF BRIXMOR/IA TINLEY PARK PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY)**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for the granting of a Special Use for a Planned Unit Development to allow for the redevelopment of Tinley Park Plaza located at 15915-16205 S. Harlem Avenue, Tinley Park ("Subject Property"), has been filed by Brixmor Property Group on behalf of Brixmor/IA Tinley Park Plaza, LLC, a Delaware limited liability company ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit should be granted on August 20, 2020, at the Village Hall of this Village of Tinley Park ("Village"), and by teleconference per Gubernatorial Executive Order 2020-18 and the "Village of Tinley Park Temporary Public Participation Rules & Procedures", at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission has filed its report of findings and recommendations regarding the Special Use with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special use; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Planned Unit Development set forth in Section VII.C, the Special Use Permit as set forth in Section X.J.5 of the Zoning Ordinance, and the Site Plan and Architecture as set forth in Section III.U., and the proposed granting of the PUD and Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

Section VII.C. Standards: No Planned Unit Development (PUD) shall be authorized by the Village Board unless the following standards and criteria are met:

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village. *The Property is greater than five acres and is under the single ownership and control of the applicant, Centro/IA Tinley Park Plaza, LLC.*
- B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village. *The Special Use will not be injurious to the use and enjoyment of other property in the immediate area, nor substantially diminish and impair property values within the neighborhood as the property currently operates as a community shopping center with similar uses. The site will be well-landscaped with appropriate screening. The building will be constructed with quality materials. The project will be constructed meeting current Village building codes and is among the highest and best uses for a parcel at a heavily traveled intersection and is in conformance with the Village of Tinley Park Comprehensive Plan.*
- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated. *The redevelopment of the center will allow for the continuation of existing uses and will include the addition of new retail which is consistent with the zoning for the property.*

- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection. *Tinley Park Plaza has operated as a commercial center for approximately 30 years and has been adequately supplied with utilities, and police and fire protection.*
- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer. *The developer has provided a timeline which provides for occupancy of the grocer by fall of 2021.*
- F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development. *The proposed improvements are to a shopping center that currently operates with adequate ingress and egress access that minimizes traffic congestion in the public streets. All major drive aisles have been designed to meet code requirements; turning radii have been provided for delivery vehicles, garbage and fire trucks.*
- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained. *All access to the plaza is by way of public right-of-way. In some areas where the public sidewalk encroaches private property and public access easement is provided.*
- H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non- residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development. *All required public easements necessary for utilities and sidewalks have been provided,*
- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion. *The property is located within a Tax Increment Financing District and is expected to received an incentive utilizing anticipated increment; additional security is not warranted.*
- J. Any exceptions or modifications of the zoning, subdivision, or other regulations

that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public. *Several exceptions to the Zoning Ordinance have been requested related to aisle width, signs, lighting and building materials that have been reviewed and supported by the Plan Commission.*

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 Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project is consistent with the district zoning (B-2) as a Community Shopping Center located on a commercial corridor which currently operates with the similar commercial uses as proposed. The project will be constructed meeting current Village building codes and is among the highest and best uses for a parcel at a heavily traveled intersection.
- 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 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 as the property currently operates as a community shopping center with similar uses. The site will be well-landscaped with appropriate screening. The building will be constructed with quality materials.
- 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 Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed or is in the process of redevelopment. The property is appropriately located along a major commercial corridor.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The proposed improvements are to a shopping center that currently operates with adequate utilities, access roads, drainage and/or other necessary facilities. Truck turning studies have been performed and improvements have been made to the plans to ensure appropriate accommodation of the delivery vehicles without

impacting landscape islands or encroaching into oncoming traffic lanes. All on-site and accepted existing off-site drainage has been accounted for within the plans.

- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
The proposed improvements are to a shopping center that currently operates with adequate ingress and egress access that minimizes traffic congestion in the public streets.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
The Special Use conforms to all other applicable regulations of the Zoning Ordinance and Village regulations except for certain exceptions as part of the PUD approval related to aisle width, timing of outdoor sales display areas, parking ratio, building materials, building height, light pole height, the height, size and setback of ground signs and size and number of wall signs. These exceptions are consistent with design and site design guidelines and contribute to the overall character of the development.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposed redevelopment will contribute directly to the economic development of the community by providing commercial services to residents and visitors, providing additional jobs, and providing additional property and sales tax revenue.

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION:

Parcel 1:

Lots 1 and 2 in the Plat of Tinley Park Plaza Subdivision, according to the Plat thereof recorded April 7, 2004 as Document Number 0409818067, being a subdivision of that part of the Northwest Quarter of Section 19, Township 36 North, Range 13, East of the Third Principal Meridian, in the Village of Tinley Park, Cook County, Illinois.

Also described as: That part of the Northwest 1/4 of Section 19, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Northwest corner of said Section 19; Thence South 00 Degrees, 00 Minutes, 00 Seconds East along the West line of Section 19, 304.50 feet; Thence South 89 Degrees 57 Minutes 11 Seconds East, 70.00 feet to the point of beginning; Thence South 89 Degrees 57 Minutes 11 Seconds East, 359.00 feet; Thence South 00 Degrees 00 Minutes 00 Seconds East, 551.85 feet; Thence South 89 Degrees 57 Minutes 45 Seconds East, 154.13 feet; Thence South 00 Degrees 00 Minutes 00 Seconds East, 1,478.13 feet; Thence North 89 Degrees 42 Minutes 00 Seconds West, 513.13 feet to a point on the East Right-of-way of Harlem Avenue, said point being 70.00 feet East of the West line of the Northwest 1/4 of said Section 19; Thence North 00 Degrees 00 Minutes 00 Seconds West, 2,027.69 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Together with rights contained in an Exclusive Easement for Ingress and Egress for the benefit of Parcel 1, as created by the Access Easement Agreement dated September 20, 1995 and recorded October 3, 1995 as Document 95669296, between the Village of Tinley Park, a municipal Corporation and the Mutual Life Insurance Company of New York, a New York Corporation, over the following described property, to wit:

That part of the West 1/2 of the Northwest 1/4 of Section 19, Township 36 North, Range 13, East of the Third Principal Meridian, taken as a Tract, more particularly described as follows:

Commencing at the Southwesterly corner of Lot 1 in Centennial Subdivision Unit 1, according to the Plat thereof recorded July 2, 1984 as Document 27155558; Thence South 00 Degrees, 00 Minutes, 00 Seconds West along the West line of said Lot 1, extended South 80.56 feet to the point of beginning; Thence Southeasterly along a tangential curve concave to the Northeast, radius 32.00 feet, central angle 79 Degrees, 32 Minutes, 42 Seconds, 44.43 feet; Thence South 79 Degrees, 32 Minutes, 42 Seconds East along a tangent 65.00 feet; Thence Northeasterly along a tangential curve concave to the Northwest radius 24.00 feet, central angle 26 Degrees, 21 Minutes, 27 Seconds, 11.04 feet to a point on the Westerly right of way line of Centennial Drive, as heretofore dedicated by Document 25509385 recorded July 9, 1980; Thence South 11 Degrees, 18 Minutes 53 Seconds West, 31.79 feet to a point on a 24.00 foot radius, the center of circle of said curve bears South 34 Degrees, 51 Minutes, 51 Seconds West from said point; Thence Westerly along said curve 10.12 feet, central angle 24 Degrees, 10 Minutes, 05 Seconds; Thence North 79 Degrees, 18 Minutes, 14 Seconds West along tangent, 34.70 feet; Thence Southwesterly along a tangential curve concave to the Southeast, radius 37.00 feet, central angle 102 Degrees, 00 Minutes, 19 Seconds, 65.87 feet; Thence South 01 Degrees, 18 Minutes, 33 Seconds East along tangent 24.82 feet; Thence Southwesterly along a tangential curve concave to the Northwest, radius 39.00 feet, central angle 39 Degrees, 04 Minutes, 44 Seconds, 26.60 feet to a point on aforesaid Westerly line extended South of Lot 1 in Centennial Subdivision; Thence North 00 Degrees, 00 Minutes, 00 Seconds East along said Westerly line extended 150.38 feet to the point of beginning, in Cook County, Illinois.

PIN: 28-19-100-057-000 and 28-19-100-058-000

Commonly known as: 15915-16205 S. Harlem Avenue, Tinley Park, Illinois

SECTION 4: That a Special Use Permit for a Planned Unit Development to allow for the redevelopment of Tinley Park Plaza located at 15915-16205 S. Harlem Avenue, Tinley Park ("Subject Property"), in accordance with the "List of Reviewed Plans" attached hereto as Exhibit A, with the following exceptions:

1. *An exception of the required 26' aisle width in a parking lot to allow 24' aisle widths as defined in the approved Site Plan;*

2. *An exception to the allowed time period for Outdoor Sales Displays to allow for outdoor sales displays at any time during the year in accordance with ordinance time limitations;*
3. *An exception to the required parking ratios to allow for a total of 511 parking spaces in accordance with the approved site plan;*
4. *An exception of the required building materials to allow for the use of alternate building materials in the percentages identified in the approved architectural elevation plans;*
5. *An exception in the maximum building height of 35' to allow structures to be built at a height of 36'4" and 36'8";*
6. *An exception to the maximum light pole height of 25' to allow light poles to be retained or erected at 40' in height;*
7. *An exception to the maximum ground sign height of 10' and area of 120 Sq. Ft. to allow a ground sign to be erected 20' in height and 267 Sq. Ft. in size;*
8. *An exception to the required ground sign setback of 10' to allow two ground signs to be installed with a 2' setback; and*
9. *An exception to the maximum size for a wall sign (1.5 Sq. Ft./1 L.F. of tenant frontage) and maximum number of wall signs (1 per primary frontage) to allow one 296 Sq. Ft. wall sign for the soft goods retail store and a second wall sign measuring 16 Sq. Ft.;*

subject to the following conditions:

1. *Recordation of Sidewalk and Public Access Easement Agreement prior to occupancy;*
2. *Screening of roof top mechanical units from Harlem Avenue views [only applies to portion of Subject Property that is the subject of this phase of renovation];*
3. *Repair of fence along east property line;*
4. *Irrigation of all landscaped areas [only applies to portion of Subject Property that is the subject of this phase of renovation];*
5. *Removal of Walt's sign at the end of their lease; and*
6. *Final engineering.*

SECTION 5: SECTION 5: The Village acknowledges prior approvals as described in Ordinances 2003-O-077, 2015-O-020, and 2015-O-062 attached hereto and made apart hereof.

SECTION 6: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 7: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 8: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS xxx day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS xxx day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-050, “AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE REDEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15915-16205 S. HARLEM AVENUE (BRIXMORIA TINLEY PARK PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY)” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September xxx, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this xx day of September, 2020.

 KRISTIN A. THIRION, VILLAGE CLERK

Exhibit A

Submitted Sheet Name		Prepared By	Date On Sheet
EXH-3	Commercial Truck 1	W	8/6/2020
EXH-1	Commercial Truck 2	W	8/6/2020
EXH-1	Fire Truck	W	8/6/2020
EXH-2	Garbage truck - Turn Exhibit	W	8/6/2020
	Light Fixtures - VMF	V	
	Light Fixtures - VMX	V	
	Light Fixtures - Wall packs	V	
SL200	Photometric Plan	OSL	6/18/2020
17984	Pylon Sign 10ft	D	6/19/2020
17174	Pylon Sign 20ft	D	6/19/2020
	Trash Enclosure	W	7/13/2020
C000	Civil Set - Cover Sheet	W	8/6/2020
C200	Overall Site Plan	W	8/6/2020
C201	Site Plan	W	8/6/2020
C300	Preliminary Grading Plan	W	8/6/2020
C400	Preliminary Utility Plan	W	8/6/2020
C500	Landscape Plan	W	8/6/2020
	Elevation North 2	W	8/6/2020
	Elevation North 3	W	8/6/2020
	Elevation North 4	W	8/6/2020
	Elevation North 5	W	8/6/2020
	Perspective Views	W	8/6/2020
P080800	Presentation Drawings	W	8/6/2020
P080800	Color Elevations - Retail	W	8/6/2020

W= Woolpert

V= Visionaire Lighting

OSL= On-Site Lighting

D= Doyle General Sign Contractors



PLAN COMMISSION STAFF REPORT

August 20, 2020 – PUBLIC HEARING

Tinley Park Plaza Redevelopment (PUD)-Phase 1

15915-16205 S. Harlem

Petitioner

Brixmor Property Group on behalf of Brixmor/IA Tinley Park Plaza, LLC, a Delaware limited liability company (Property Owner)

Property Location

15917-15957 S. Harlem Avenue

PIN

28-19-100-057-0000
28-19-100-058-0000

Zoning

B-2 Community Shopping

Approvals Sought

Special Use for a Planned Unit Development (PUD) with Exceptions
Site Plan Approval

Project Planner

Paula J. Wallrich, AICP
Planning Manager

REVISIONS FROM THE WORKSHOP ARE NOTED IN RED EXECUTIVE SUMMARY



With the uncertainty for the future of the retail market, the redevelopment of **Tinley Park Plaza** is critical for the success of the Harlem Avenue commercial corridor. The antiquated shopping center (constructed in 1974) comprises over 22 acres and approximately 244,132 sq. ft. of retail/service space. Currently it is experiencing vacancies upwards of twenty percent with significant leases expiring within the next few years. In 2015 an outlet was constructed involving the construction of a 9,100 sq. ft. multi-tenant retail building at the north end of property. Brixmor Property Group is proposing a complete remodel of the plaza. The project is planned in phases with the first phase involving the current proposal (yellow highlighted area) which will involve the demolition of approximately 87,000 sq. ft. of existing buildings (red dashed line) and the construction of approximately 67,110 sq. ft. in new retail space. The proposal includes



façade improvements, landscaping and new parking lot reconfiguration/reconstruction. Brixmor anticipates beginning this second phase in fall of 2020 with completion by June 2021. The second phase will involve redevelopment of the southern portion of the center.

A mapping error was discovered in researching the zoning for this parcel. Since 1977 the property has been noted as a Planned Unit Development (PUD) however the property was annexed in 1968 with a B-2 (Community Shopping) zoning designation and there is no record of subsequent zoning for a PUD. Therefore, as part of the zoning entitlement for this property a PUD will be approved.

EXISTING SITE & PHASING

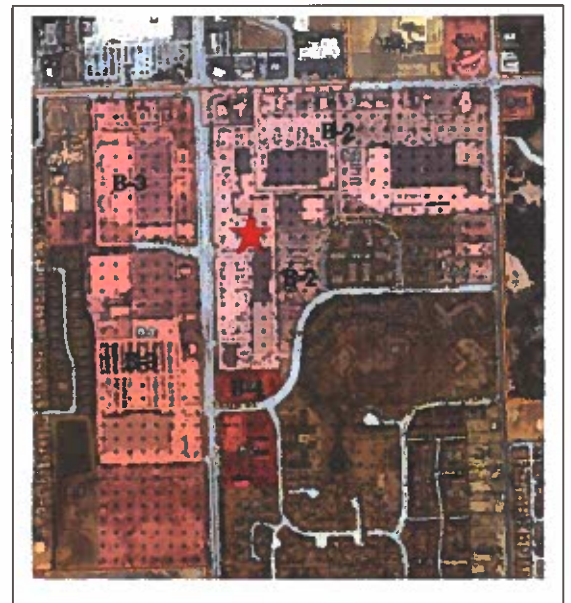
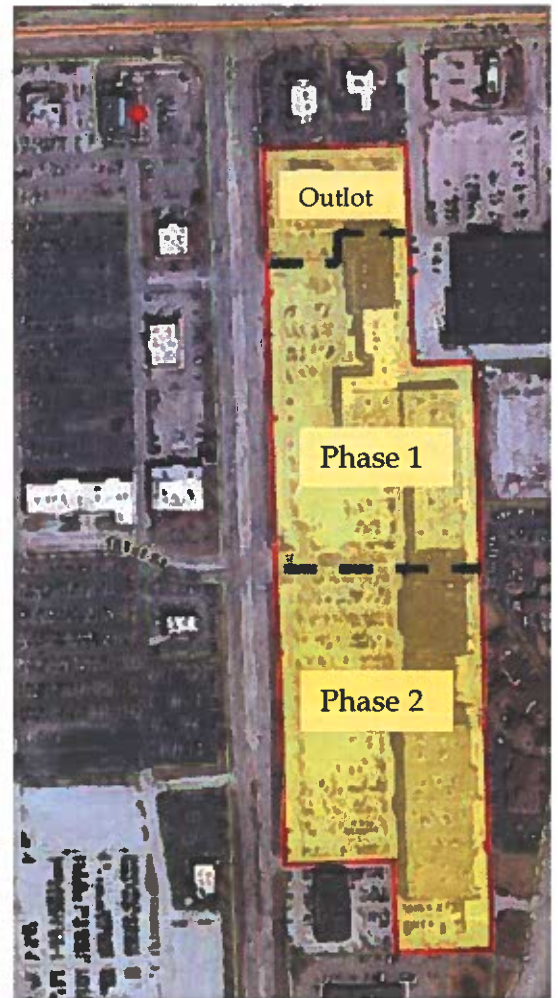
Tinley Park Plaza is a large 244,132 sq. ft shopping plaza occupying over 22 acres. The plaza was approved and began construction in 1974 and began a phase development/occupancy that took approximately 10 years to complete. There have been a series of owners and changes in tenancy over the years, however, this will be the first comprehensive redevelopment of the plaza since its construction.

Upon acquisition Brixmor representatives began discussions with staff to work through various site plan scenarios. In 2015 they presented the development of the 9,100 sq. ft. multi-tenant retail building in the outlet at the north end of property. In 2019 further discussions with staff resulted in the current proposal which reflects input from staff and current and future tenants. The current proposal for phase 1 of this redevelopment project will be anchored by two main tenants: a 25,000 sq. ft. soft good retailer and a 38,436 sq. ft. full service grocer. The total area of commercial space in this phase is 99,910 sq. ft. The demolition will end at the north side of the current Rue 21 store. The proposed sidewalk in front of the grocery store will continue to the Rue 21 store and landscaping has been proposed to soften the transition. The second phase will comprise the balance of the plaza to the south with a total area of 121,862 sq. ft. There is also an outlet at the south end of the plaza that comprises 13,260 sq. ft.

ZONING & NEARBY LAND USES

Tinley Park Plaza is located in the B-2 Community Shopping and is part of one of the Village's major commercial corridors located on Harlem Avenue. It dominates the streetscape of the corridor and represents one of the major gateways to commercial property for the Village. The plaza spans two properties with the north outlet and main plaza building on one parcel (28-19-100-057-0000) and the south outlet occupying a second parcel (28-19-100-058-0000). Per Section III, D. (General Provisions, Lots) every building shall be located on a single lot and in no circumstance can there be more than one principal building on a lot. Therefore, since there are two structures on one parcel (28-19-100-057-0000), a Special Use for a Planned Unit Development is required.

In researching the zoning on this property an error was discovered in the zoning map. Since 1977 this parcel has been designated as a PUD on the zoning map however no approval of the Special Use can be found in Village files. It has been determined to be in error despite approvals granted in consideration of the erroneous designation as a PUD. Typically, PUDs are approved as part of a development proposal, where considerations can be made regarding the site plan and architecture of the proposal. The PUD process for new development can be a fairly involved process and include such things as traffic and market studies. However, since the majority of this structure is existing and the new construction generally follows the current site plan, staff

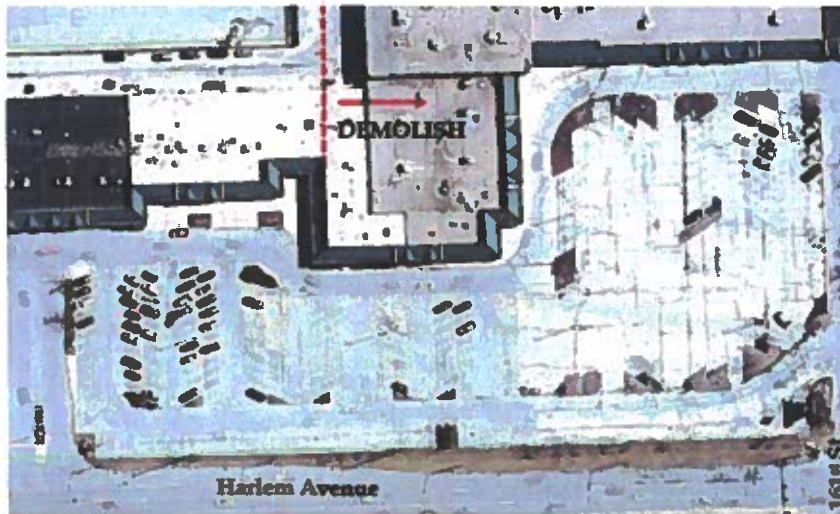


has narrowed the review to primarily a site plan and architecture review. Any exceptions to code are noted for Commission discussion.

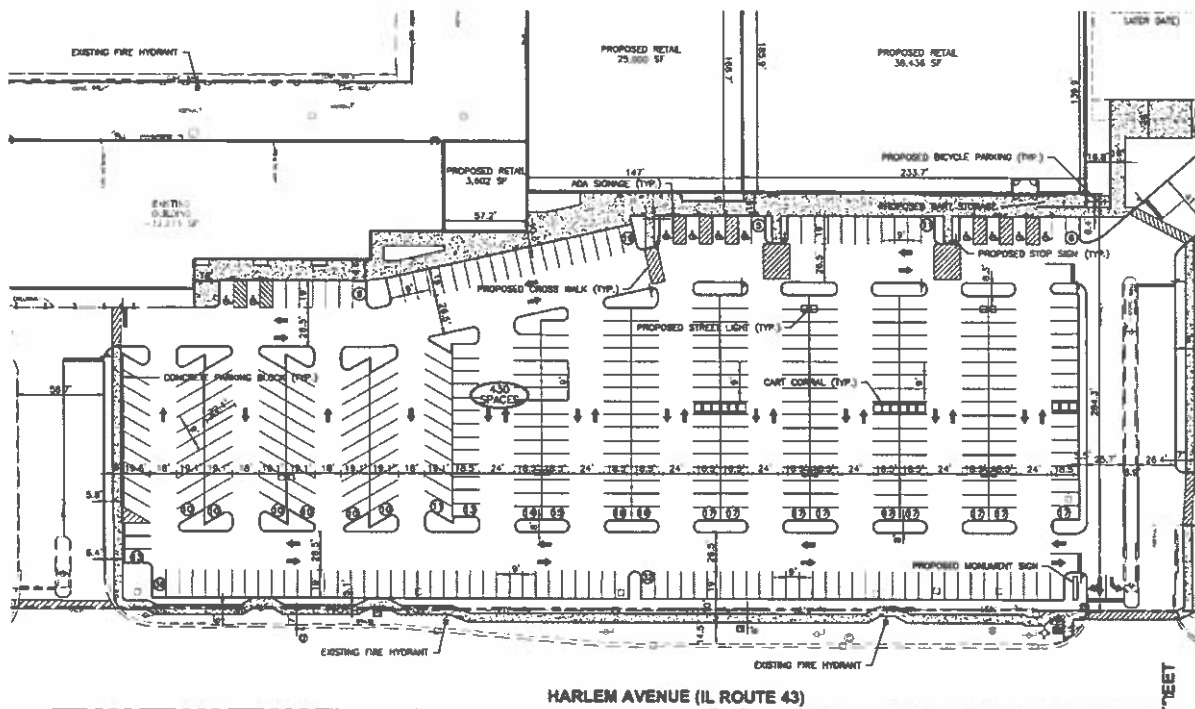
The subject property is zoned B-2 Community Shopping with property to the north and east also zoned B-2 and developed with commercial uses. The property to the west across Harlem Avenue (Park Center Plaza) is zoned B-3 (General Business and Commercial) as is Park Place to the southwest (Previous K-Mart complex). The property to the south is zoned B-4 (Office and Service Business) and is occupied by a medical facility.

SITE PLAN

Existing Site:



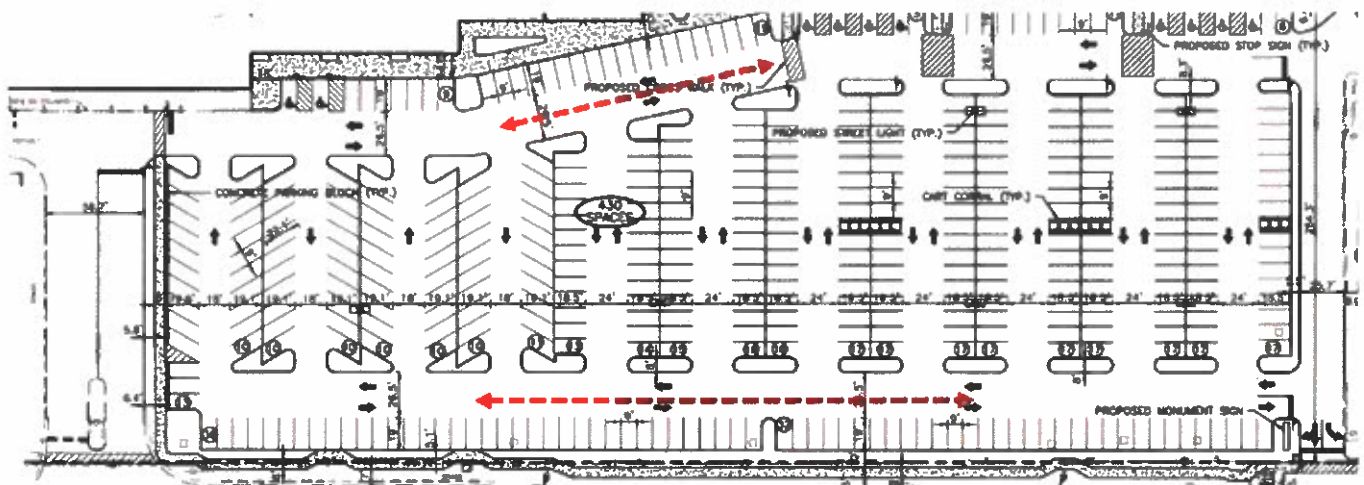
Proposed Site:



Parking Layout. The major changes in the site plan occur in the parking field. The graphic above reflects the main parking lot between the north access from Harlem Avenue and the access at 161st Street. The design of the parking aisles has changed from all one-way diagonal parking to now be only diagonal (60°) for the first four (4) north aisles with the balance as traditional perpendicular spaces. The western line of perpendicular parking remains the same as the existing configuration as do all access points to the center from adjacent roadways.

With the demolition of a portion of the building as noted in the aerial photo above, the drive aisle that fronts the in-line stores has changed significantly. This offers the opportunity to create some perpendicular parking spaces along the front of the building. This not only provides a traffic calming measure for the access aisle but it also creates a more pedestrian friendly character for the center, reminiscent of traditional downtowns and a common design element in new life style centers (Bolingbrook Promenade). It also provides additional convenient parking and safer accessible parking spaces. Cross walks have been provided at strategic locations as well as cart corrals. **At the workshop a Commissioner expressed concern regarding fire access to the store; the Fire Department has approved the site plan as proposed.**

The Village code requires 26' drive aisles in parking lots. The main aisles in the plaza have been designed at 26.5' as noted by the red arrows below. The diagonal parking aisles are 18' as required by code. The aisles in the north parking lot are 26' or greater. The remaining aisles are noted as 24' wide. The Village has approved parking aisles at 24' in other developments such as Sam's Club, Marriott Hotel and the Brixmor outlots; none of which have proven problematic to traffic flow. Meeting the 26' requirement code will result in loss of parking and landscape buffers. If the Commission supports this change it will need to be noted as an exception to the Village Code as part of the PUD.

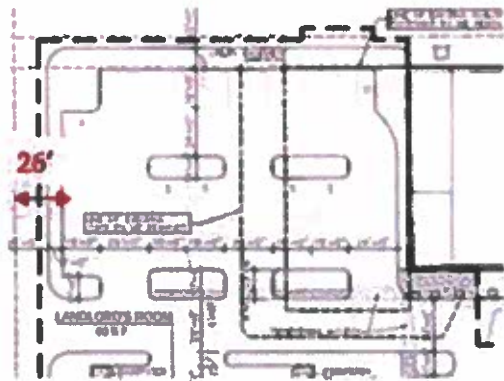


Open Item #1: Discuss the exception to the required 26' aisle width noted in several areas of the parking fields. If supported by the Commission this will be noted as an exception to the PUD. The Commission did not express concern regarding the aisle width and it will be noted as an exception.

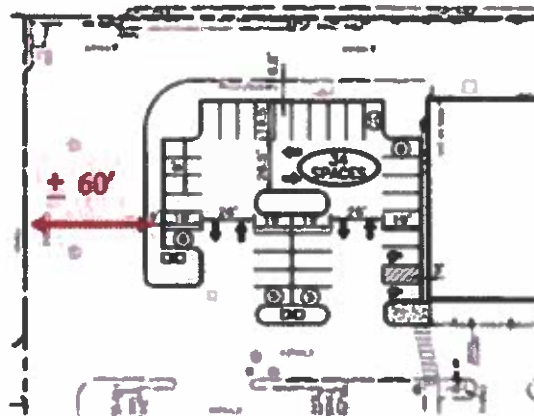
There is also a proposal for changes to the parking field at the north end of the plaza. This lot was revised as part of the north outlot development project (Phase I), however the developer has noted issues with the turning radius and the frequent occurrence of trucks driving over the landscape islands. The trucks have created ruts in the landscaping (see photos below). The proposed layout will enable the turning radii without damage to the landscape areas.

While staff supports some modification to this area to remedy the damage to the landscape area and awkward drive aisle transitions, the width of the east-west aisle is excessive and results in an unsafe transition for vehicles traveling west or east as the aisle increases from the existing 26' wide aisle to over 60'. Staff has recommended the engineers

revise this section and the corner radius to minimize driving over the curb. The current proposal also results in a loss of 8 parking spaces.



Existing North Lot

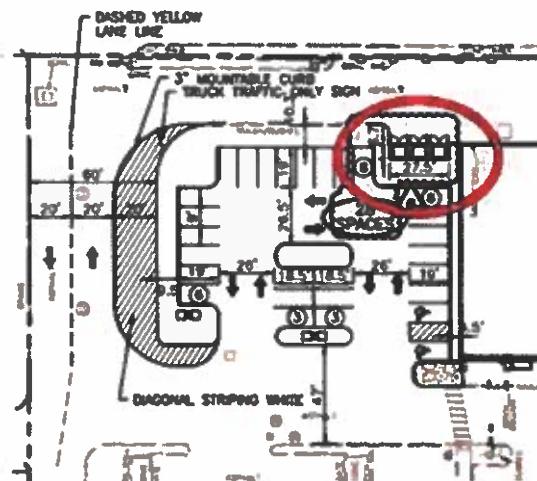


Proposed North Lot



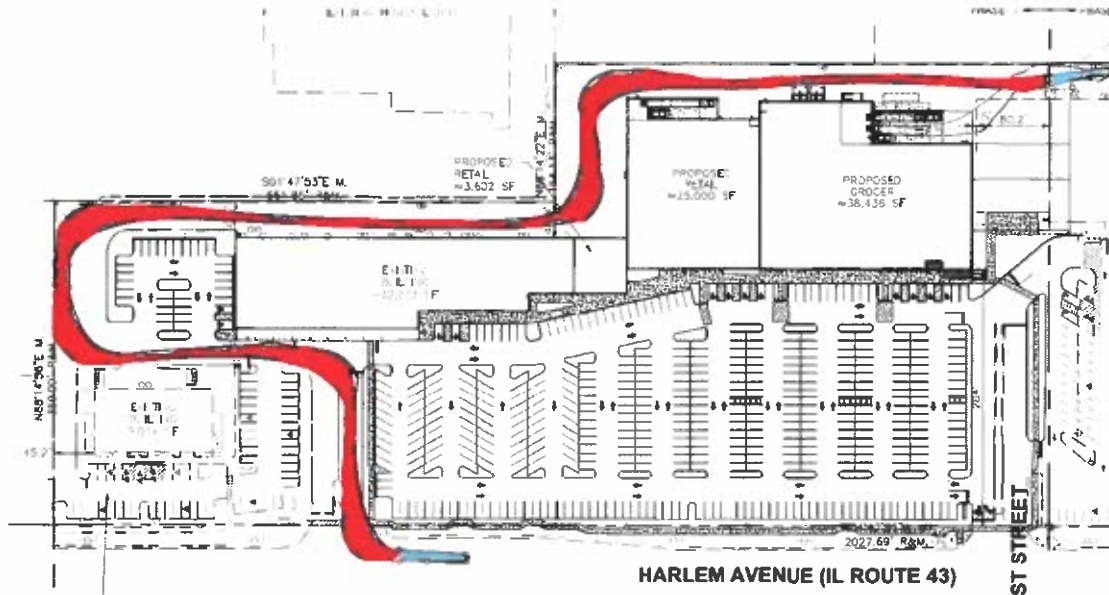
Subsequent to the workshop the applicant has revised the design for the North parking lot resulting in the loss of 6 parking spaces but providing room for 3 trash enclosures.

Open Item #2: Revise configuration of east-west access lane to better define and distinguish truck traffic from vehicular traffic. COMPLETE

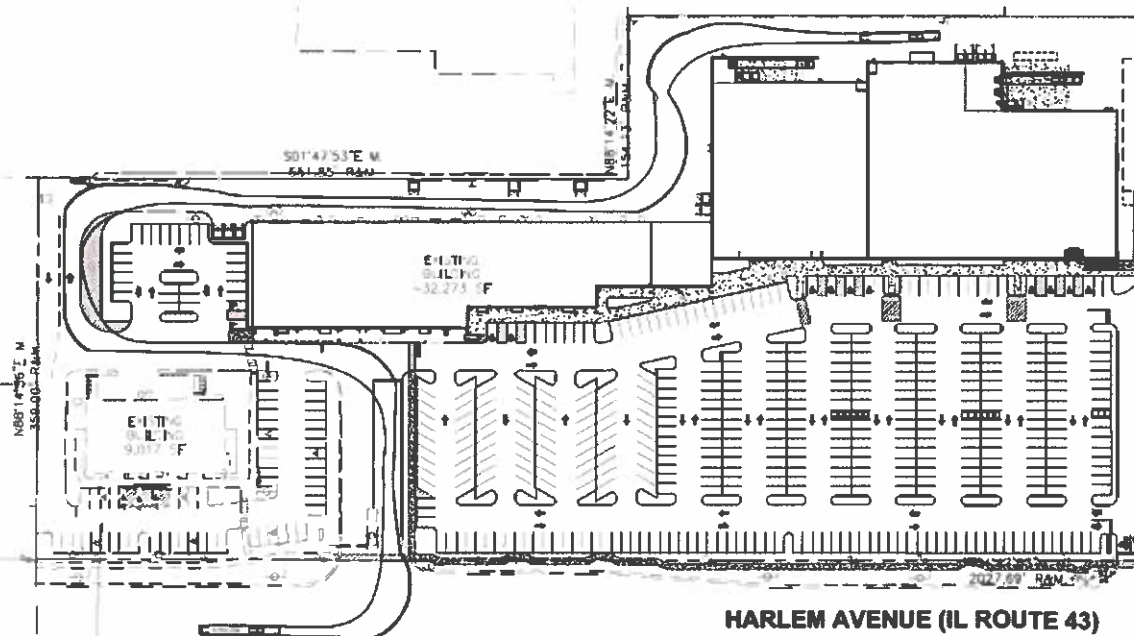


Final north parking lot design

Delivery access. The east side, or rear of the building currently functions as the delivery aisle for all the tenants. There are multiple access points depending on where the tenant is located and the configuration of the docks. The additional width of the east-west lane on the north side of the property provides the necessary lane width to accommodate these turning movements without running over the curb and landscaping, however Staff has requested further



explanation of how the access lane will be striped to clarify lane usage for vehicular traffic. Staff has also requested the north parking lot be reconfigured to ensure safe access at the northwest corner of the lot. The grocer has provided a truck study that follows the path shown below but does not encroach in on-coming traffic lanes. These plans will be made available prior to the meeting and will be distributed upon receipt.



Final truck route with new locations of dumpsters.

Open Item # 3: Finalize delivery access. COMPLETE The delivery path has been defined as shown.

Truck Delivery Volume and Schedule. The soft goods store anticipates truck deliveries consistent with other soft goods retailers in the center. The grocer also anticipates deliveries similar to the existing grocery store (Walt's). The current estimate of semi-truck deliveries is 7 trucks/day.

Pedestrian access. Staff has worked closely with the developer to ensure adequate pedestrian access is provided to and through the site. A 6' sidewalk traverses the site along Harlem Avenue consistent with the sidewalk provided in the outlot. Due to the narrow parkway along segments of the ROW, the sidewalk encroaches on private property in some areas; this was the situation with the sidewalk for the outlot as well. There is also utility poles and fire hydrants in the way of a straight alignment; therefore, the sidewalk has been designed around some of these encumbrances. Those areas where the public walk encroaches onto private property will require a "Sidewalk and Public Access Easement Agreement" consistent with what was approved with the outlot development.

As part of staff's review of the site plan, pedestrian access between Harlem Avenue and the property's internal walkway was requested and provided. Additional depth to the diagonal parking spaces at the north end of the lot compensates for the bumper overhang on to the sidewalk in that area. Wheel stops have also been provided; this will allow for the full width of the 6' sidewalk to be used and avoid bumper overhang. The sidewalk fronting the stores has been increased to a minimum of 10.3' and as wide as 16' in some areas. Crosswalks are provided at strategic locations to assist with safe crossing of drive aisles and traffic calming.

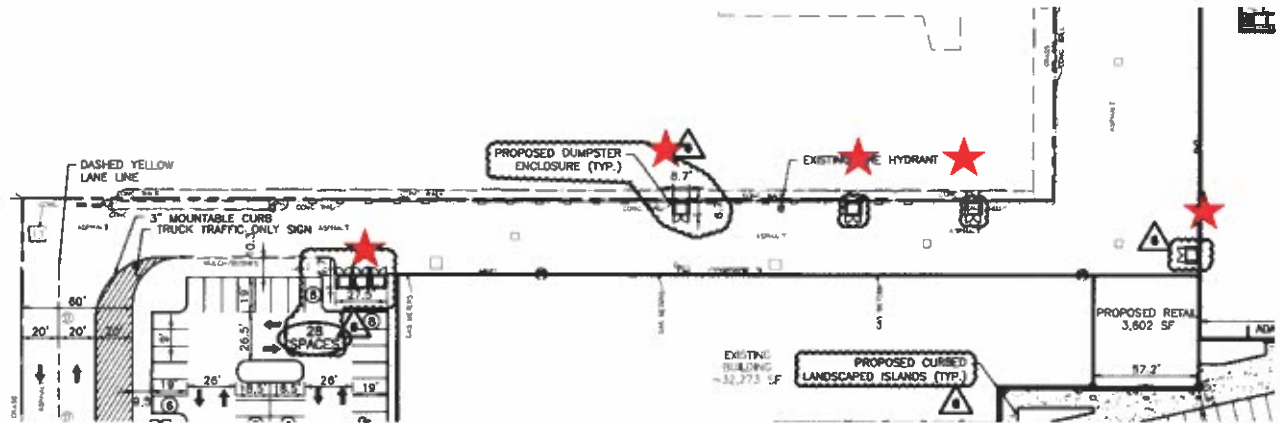
Bike parking has been provided at the southwest corner of the proposed grocery store.

Open Item #4: A "Sidewalk and Public Access Easement Agreement" will be required to be recorded prior to issuance of a certificate of occupancy as a condition of approval. Place as a condition of approval.

Trash enclosures. There are two trash enclosures at the rear of the grocery store. The trash detail indicates ground face "Oldcastle Burnished Finish" CMU enclosure which is a decorative concrete block. Per code (Section III. U.6.j.) trash enclosures must be "screened on three sides by a masonry wall consistent with the architecture and building material for the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel." The proposal meets the intent of the ordinance. There are several existing unenclosed trash enclosures along the rear of the property. (see photos below) Since these are not located in a defined enclosure they are haphazardly strewn throughout the rear delivery lane. As part of the renovation project all dumpsters will need to be enclosed in appropriate enclosures. Staff is recommending this be a condition of the PUD.



New plans were submitted that provides for eight (8) masonry trash enclosures as depicted below. This resolves the requirement that all dumpsters enclosures will be located in a masonry enclosure.

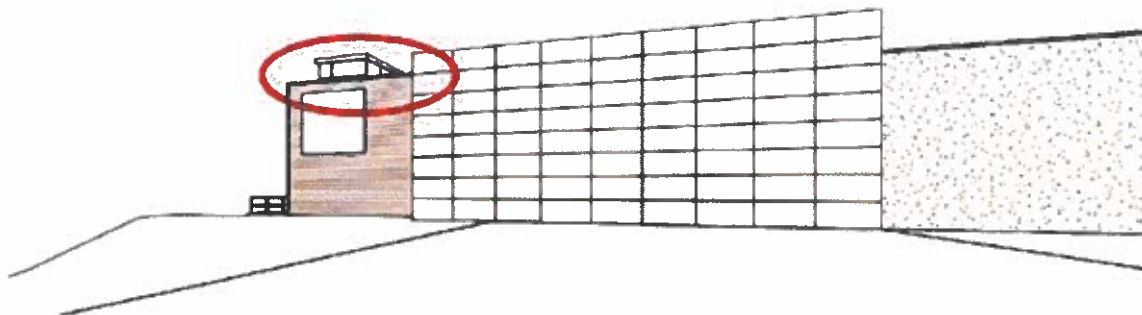
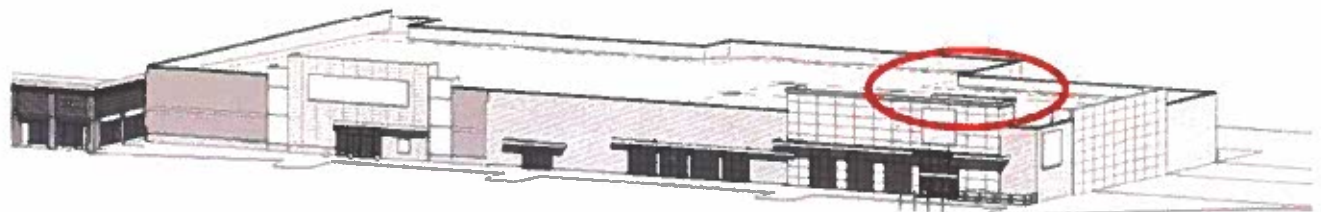


Open Item #5: All trash receptacles must be located in appropriate masonry enclosures. COMPLETED

Mobile generator. The proposed site plan indicates a mobile generator located at the rear of the grocer. All mechanical systems and generators must be located as close as possible to the principal structure and must be screened from view per Section III.H.2. The plans do not indicate any screening.

Open Item #6: Details for the mobile generator screening must be provided. COMPLETED. Generator is not a permanent installation and is just brought in when needed.

Mechanical systems. All mechanical systems must be screened from view. The applicant has provided elevations (north, east and south) showing some of the roof top RTUs. Staff has requested verification that they cannot be



seen from public view. A site line study is being prepared and will be presented at the workshop. Staff has continued to work with the applicant regarding the screening of the rooftop mechanical systems. Parapet and rooftop heights have been adjusted so that all roof top units are screened from view from the right-of-way. A screen wall has also been added to the rear of the grocer entry parapet in response to Staff's concern regarding seeing the rear of the parapet and bracing.

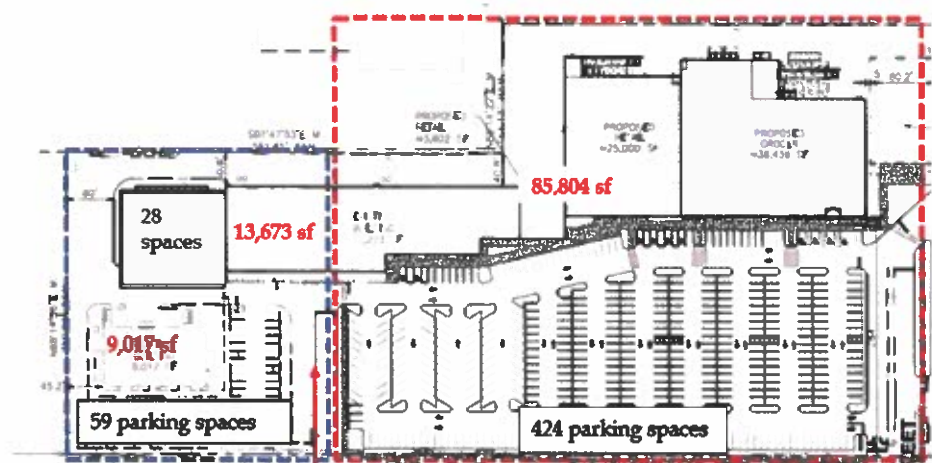
Open Item #7: Verify rooftop mechanical units are not visible from public view. The Applicant has stated that all rooftop mechanical units are screened from the Harlem Avenue ROW.

Outdoor Sales Display. The grocer anticipates a need for some seasonal outdoor sales along the frontage of the store and/or in the parking lot. This can be addressed as part of an Outdoor Sales Display Level 1 application which requires administrative approval. Level 1 outdoor sales allows for this temporary use upon administrative approval for seasonal displays between April 15 and October 15. However, the applicant is requesting sales beyond this time frame (for winter holiday displays). This can be provided within the PUD as an exception.

Open Item #8: Provide for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD. The Commission did not express concern regarding the extension of time for outdoor sales and it will be noted as an exception.

PARKING

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on the average intensity of the uses. In a large multi-tenant plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. The original Tinley Park Plaza PUD was approved with 200,365 sq. ft. gross leasable area and 929 parking spaces resulting in an overall parking ratio of **4.64 parking spaces per 1,000 sq. ft.**



of gross leasable floor area for the entire plaza. There are several parking fields separated by access drives for this shopping center; the 4.64 ratio represents an overall ratio regardless of land uses or physical relationship between parking field and destination. Staff has provided an analysis of parking fields divided by the access drive on the north. This assumes that the parking surrounding the outlot has little utility for the in-line tenants south of the access drive especially since the north parking lot can provide parking for the most northern in-line tenant(s). It is also important to note that the introduction of a grocer in this phase shifts some of the parking load from the south parking field (south of the 161st Street access) to this phase. As with most grocers there are expectations by the tenant for a certain parking ratio; the developer has stated that the grocer is looking for a **4.5/1,000 sq. ft.** ratio to serve their grocery store.

There are 424 parking spaces in the parking field south of the north access drive serving approximately 85,804 sq. ft. of retail space. This translates to a **4.94/1,000 sq. ft.** ratio which exceeds the grocer requirement of 4.5/1,000 sq. ft. There are 59 spaces surrounding the outlot and with the proposed revisions to the north lot there are 28 spaces for a total of 87 parking spaces to serve approximately 22,690 sq. ft. of retail space. This translates to a ratio of **3.83/1,000**

sq. ft. This is less than the 4.64 ratio approved originally for the center; the decrease is due to the loss of parking spaces in the north lot.

Analyzing the parking for this entire area (Phase I & II) results in a total provision of 511 spaces as proposed. The total square footage of retail is 108,328 sq. ft. for a total overall ratio of 4.7/1,000 sq. ft. which exceeds the original approved ratio for the center of 4.64 parking spaces per 1,000 SF. As a point of comparison, the Zoning Ordinance requires 6.5 spaces per 1,000sq. ft. of gross leasable floor area for a planned shopping center. However, that ratio dates back to the 80's and 90's. By today's standard this is excessive and is based on 'the day after Thanksgiving' parking counts. If the current standard is applied to this center, a total of 705 parking spaces is needed just for this phase—or 194 additional parking spaces. It is staff's contention that retail locations are often 'overparked' resulting in seas of asphalt that are mostly unused and result in high energy, development and environmental costs. As society continues to trend to more efficient modes of travel and less car dependent shopping patterns, it is Staff's opinion that the relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, translates to an appropriate parking ratio as proposed. As an exception to the code it will however still need to be noted as part of the PUD approval.

Open Item #9: Identify the parking ratio as an exception to the Village parking requirements. The Commission did not express concern regarding the parking ratio and it will be noted as an exception.

ARCHITECTURE

The existing architecture of Tinley Park Plaza is outdated and in need of significant remodeling. Staff has worked with the applicant to create an updated and modern look with quality materials that reflect some of the characteristics of the newly constructed outlet. The proposed design of the in-line stores and the existing design of the outlet building are compatible and consistent in architectural style, form, height, exterior building materials, fenestration, storefront systems

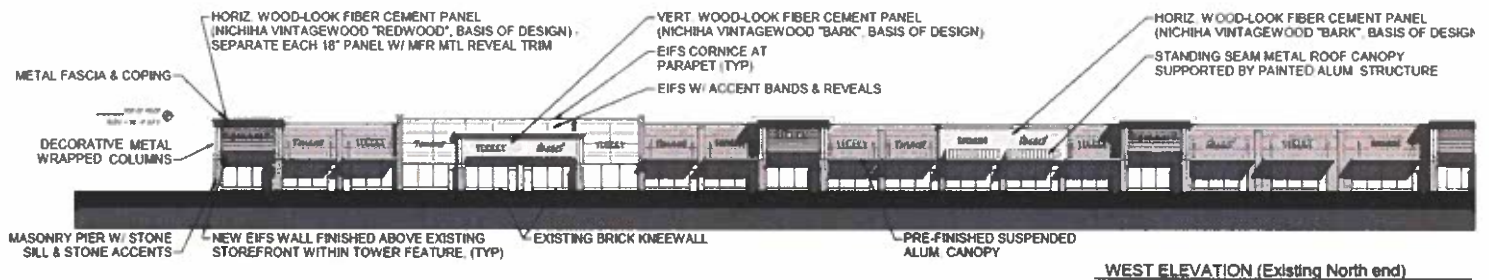


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as well as color palettes. The style and building forms, specifically the vertical and horizontal articulation, as seen on the horizontal metal awnings, brick pilasters and stepped tenant facades, promotes continuity between the in-line and outlot stores. Traditional aluminum storefront entry and glazing systems exist on both buildings. In addition, they are of similar height and both use similar exterior materials such as brick, stone accents, and EIFS. The brick veneer, decorative modern wall lighting and earth-tone EIFS colors help create consistent façade treatments throughout the site.

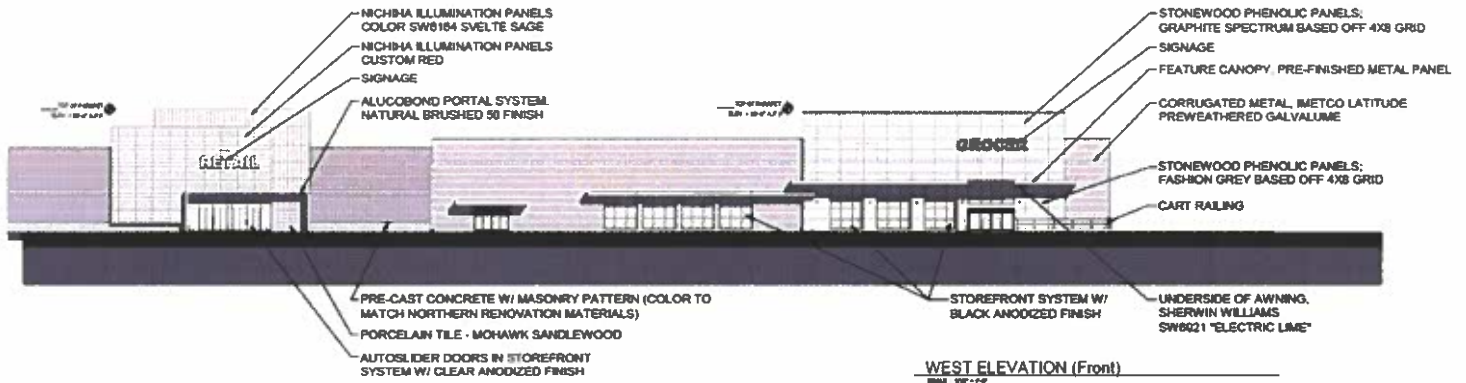


For the proposed building size, the code requires that 25% of the building façade utilize face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material. Alternate building materials can comprise no greater than 15% of any façade. The proposed façade of the in-line store retains the existing brick knee wall and introduces a combination of brick, horizontal wood-look fiber cement panel, stone and EIFS accent bands and reveals. The façade also includes accents of suspended metal canopies and standing seam metal roofs in strategic locations.



The two larger lease spaces at the south end of this phase deviate from the in-line tenant architecture to reflect some of the unique branding of the future soft goods retailer and grocer. While distinct in style, they maintain an aesthetic connection to the rest of the center through the sleek modern look of the building materials which reflect an architectural style with appropriate scale, massing and height. The soft goods tenant utilizes pre-cast concrete with a masonry pattern with porcelain tile accent areas near the entryway. The alucobond portal system pronounces the entryway with a distinguished brushed metal finish. The grocer also utilizes Stonewood phenolic panels (cementitious panels) in grey with corrugated metal and "electric lime" banding under the awnings for a striking yet

understated accent. These materials represent a new trend in building materials that are durable, cost effective and modern in aesthetic.



The percentage of the building materials for the overall west façade is reflected below. It does not meet the 25% brick requirement (18% is brick or stone) or the 75% alternate masonry material (12% is pre-cast). A total of 15% of the façade can be used for architectural accents. There are several building material types listed that are not masonry that comprise 70% of the façade. These materials are listed as approved alternated materials (fiber cement, metal, phenolic panels, EIFS and tile) and are typically used as accents and therefore are limited to 15% of the façade. In the proposed architecture some of these materials represent the primary façade treatment (such as metal or phenolic panels) and therefore necessarily exceed the 15% that was designed for accent treatments. The use of these 'accent materials' (fiber cement, phenolic panels and metal) represent a modern architectural style to the façade. The pre-cast concrete panel meets code requirements with its masonry pattern and constitutes less than 15% of the façade (12% is proposed).

WEST ELEVATION (FRONT) Overall

SCALE 1" = 30'-0"

WEST ELEVATION MATERIAL PERCENTAGE		
MATERIAL	AREA	% OF (TOTAL-GLASS)
BRICK/ STONE	2940 SQ. FT.	18%
PRE-CAST WITH MASONRY PATTERN	1937 SQ. FT.	12%
FIBER CEMENT	3014 SQ. FT.	18%
METAL	4364 SQ. FT.	26%
PHENOLIC PANELS	2272 SQ. FT.	14%
EIFS	1770 SQ. FT.	11%
PORCELAIN TILE	198 SQ. FT.	1%
TOTAL - GLASS	16,485 SQ. FT.	

Overall the west façade of this renovation phase is consistent with the design guidelines outlined in Section III.U. which requires attention to cohesive building design through the use of architectural style and building materials; compatible architecture with appropriate rhythm along the entire length of the façade in terms of scale, massing and setback; building articulation by introducing opportunities for shadow patterns with varied setbacks and canopies; and the screening of mechanical systems and trash enclosures.



The proposed facades for the soft goods store and the grocery store

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exceed the 35' height limitation for the B-3 district; the soft goods store is proposed at 36'4" and the grocery store is proposed at 36'8". Staff considers these exceptions as minor in light of the large setback from Harlem Avenue. While taller than the in-line stores, they are in scale with the architecture of the buildings.

Additionally, the applicant has received updated architecture for the soft goods store that is different than what was originally presented. The colors and building materials remain the same. Below is the revised rendering for the soft goods retailer.



Open Item #10: Discuss the appropriateness of the proposed building materials; identify any deviation from code as an exception to the PUD. The height of the soft goods and grocery stores will also need to be noted as exceptions if approved by the Commission. The Commission did not express concern regarding the proposed architecture or building materials and it will be noted as an exception.

LIGHTING

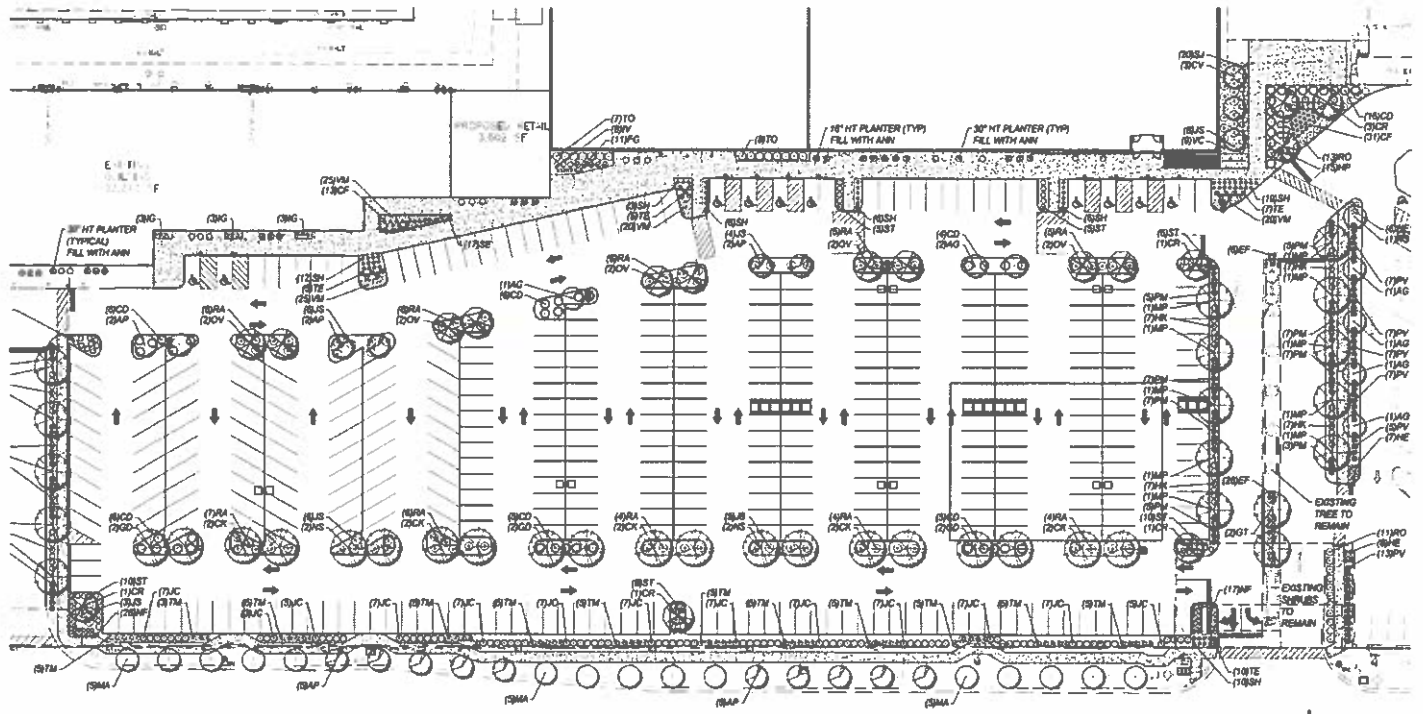
A Photometric Plan has been provided that provides light readings for the property as well as cut sheets for the selected light fixtures and standards. The light fixtures limit off-site glare and are consistent with lighting established in the outlot. The parking field in front of the grocer represents the highest food candles; the readings at the majority of the property line meet ordinance limits of 2 footcandles. The tallest light standard is 40' which is consistent with existing poles in the parking lot. The maximum height allowed per ordinance is 25'. If the Commission approves this height variation it will be noted as an exception in the PUD ordinance. There are flood lights highlighting the front of the grocery store.

Open Item #11: Identify the height of existing and proposed lighting standards as exceeding code limits of 15'. The Commission did not express concern regarding the height of the light poles and it will be noted as an exception.

LANDSCAPING

The proposed landscape plan represents an improvement over existing condition. Attempts have been made to meet landscape requirements especially with respect to bufferyards. Staff has prioritized entryways and foundation planting with a sensitivity to retain viewsheds from Harlem Avenue. With the increased sidewalk and pedestrian-friendly character along the front façade, low accent plantings and movable planters have been prioritized that will animate the sidewalk zone. While most of the areas in front of the in-line tenants and soft goods store have included

planting beds the area in front of the grocery store is provided with only movable planters; permanent planting beds are required to meet code requirements. All foundation planting beds must have a curbed edge to retain mulch.



HARLEM AVENUE FRONTAGE

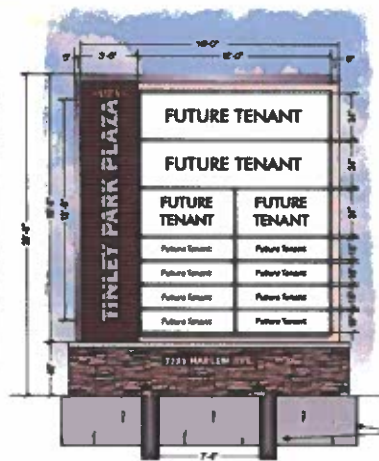
Due to the limited parkway area along Harlem Avenue and constraints of the existing parking field/access configuration, staff supports increasing the size of shade trees from 2.5" cal. to 4" as a means to mitigate the deficiencies in bufferyard plantings; this will also provide for a more instant dramatic impact. The bufferyard for the east property line is accomplished with the existing solid wood fence. Any deficiencies in the fence will need to be corrected as a condition of PUD approval. All parking islands have been increased from the original proposal to a minimum width of 3.5' with many meeting the 9' width requirements. All planting areas will be irrigated; planting areas along the foundation will be required to have couplers to allow for easy irrigation of movable planters.

Open Item #12: The fence at the east property line must be in good repair as a condition of the PUD. Discuss the recommendation for additional foundation plantings in front of the grocer. Additional landscape planters have been placed along the foundation of the in-line stores within a curbed island. The repair of the fence and irrigation of all landscape beds will be a condition of the PUD.

SIGNAGE



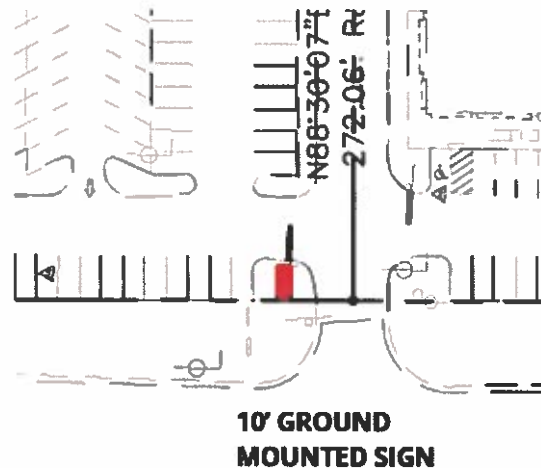
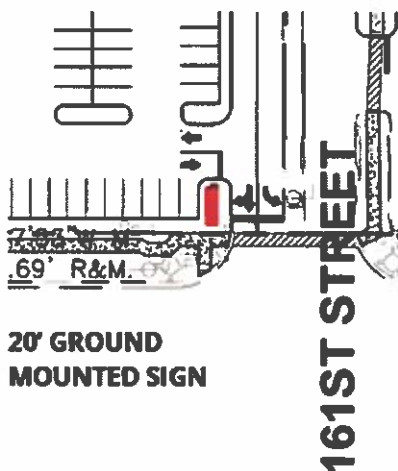
Currently there are 4 ground mounted signs on the property. The main pylon sign (as pictured to the left) located at the 161st Street access, will be removed and replaced with a 20' multi-tenant sign (picture below) ground mounted sign. The maximum height allowed for ground mounted signs is 10'; however, there is precedent for a 20' tall free-standing sign for the shopping center across the street. This exception will need to be recognized as part of the PUD approval.



The overall frontage of the plaza exceeds 1,000 l.f. and therefore is allowed three (3) freestanding signs directly adjacent to the public frontage. Currently there are four (4) freestanding signs on the property. With the three signs proposed as part of this phase, the Walt's freestanding sign will need to be removed as part of the terms of their lease. This will be made a condition of the

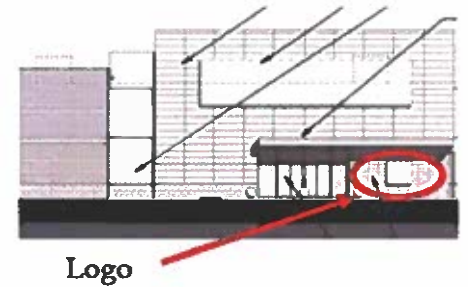
PUD.

Free-standing signs must be set back a minimum of ten feet (10') from the property lines and shall not obstruct clear sight triangles near intersections. The proposed 20' ground mounted sign and the 10' ground sign at the south end of the plaza do not meet these requirements. The 20' sign cannot meet the required setback without closing the access from the parking lot to the 161st Street access therefore this exception will need to be noted as part of the PUD approval. The same configuration exists for the 10' sign at the south end of the plaza and will also require an exception. The 10' ground sign at the north entrance from Harlem does meet the 10' setback requirement. At the workshop the size of the signs was also discussed. The size limitation is 120 Sq. Ft.; the 20' tall sign has a sign area of 267 Sq. Ft. which exceeds the size limitation by 147 Sq. Ft. Staff supported the size exception noting the large setback for the stores from Harlem Ave and that the height was in scale with the overall sign. This will require approval as an exception.



The applicant has been encouraged to submit a comprehensive sign package for wall signs however one has not been submitted and therefore will not be approved as part of the PUD. Subsequent to the workshop it was discovered that comprehensive sign regulations for Tinley Park Plaza was adopted as part of the outlot approval. At that time the plaza was considered to be part of a PUD therefore the amendment for the signs on the outlot extended to the in-line stores. A copy of the amendment is attached and will govern the in-line signs which allow 1.5 Sq. Ft. of wall sign area per 1 Sq. Ft. of tenant frontage. This exceeds current code of 1 Sq. Ft. of signage per 1 Sq. Ft. of tenant frontage. This increase in sign area was approved as a consequence of the excessive setback from Harlem Avenue.

The applicant has provided a separate wall sign proposal for the two larger units (softgoods retailer and grocer). Per the sign regulations the area of a sign is determined by drawing a single continuous perimeter around all letters. (see adjacent graphic) The soft goods retailer is requesting a sign that will total 297 Sq. Ft. in area with individual channel lit letters. With a tenant frontage of 147', the allowable wall signage is limited to 221 Sq. Ft.; therefore, an exception of 76 Sq. Ft. will need to be granted to allow for this sign.



Staff has spoken to the applicant in an attempt to negotiate with their future tenant regarding the proposed signage. Concessions have been made and prior submittals have been reduced, however their tenant is unwilling to reduce their sign any further. Staff believes there has been a good faith effort to comply with the code and supports the exception. In addition to the sign area the applicant is also requesting an exception to the maximum number of signs. The applicant is requesting a small non-illuminated logo to be placed adjacent to the doorway. The logo is fairly small (16 Sq. Ft.) and includes a lot of negative space, (it is basically just an outline of their logo image). Staff is supportive of this request; however it will need to be noted as an exception. The proposed sign meets the maximum lettering height at 72" (regulations allow up to 84").

The grocery store is proposing a wall sign that meets code requirements in size (204 Sq. Ft. when code allows 350 Sq. Ft.) letter height (6' when code allows 7') and number of signs per frontage. Although the graphic indicates 3 lines of lettering (code limits it to 2 lines of lettering), the third line is a logo. Since the main drive aisle borders its south façade, the grocer



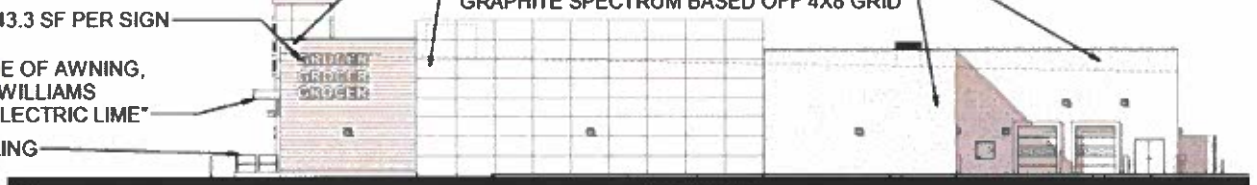
INTERNALLY ILLUMINATED CHANNEL LETTERS, 70% OF MAIN ENTRY SIGN
 TOP: 2'-1-1/2" X 13'-7" = 23.87 SF (LETTERING)
 MIDDLES: 5'-0" X 14'-2" = 70.83 SF (LETTERING)
 BOTTOM: 3'-1" X 14'-2" = 43.6 SF (LOGO)
 TOTAL = 143.3 SF PER SIGN

UNDERSIDE OF AWNING, SHERWIN WILLIAMS SW6921 "ELECTRIC LIME"
 CART RAILING

EAST ELEVATION (Rear)

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

CORRUGATED METAL, IMETCO LATITUDE, PREWEATHERED GALVALUME
 PRE-CAST CONCRETE WALL PANELS
 STONEWOOD PHENOLIC PANELS: GRAPHITE SPECTRUM BASED OFF 4X8 GRID



is allowed a second wall sign which will be approximately 70% of the size of the sign on the primary frontage (at 143.3 Sq. Ft.). (see below)

Open Item #13: Consideration of an exception for the height and size of the 20' ground sign and the 10' required setback for the 20' and the 10' ground sign at the south end of the center. The Commission did not express concern regarding the height or size of the ground signs nor the setback; these will be noted as exceptions. The soft goods retailer is requesting an exception of 76 Sq. Ft. in area for their wall sign and the number of wall signs per frontage by allowing one additional wall sign— 16 Sq. Ft. in area. These will be noted as exceptions. The removal of Walt's sign at the end of their lease will be a condition of approval.

ENGINEERING-FIRE

Preliminary engineering is still under review. Fire Department has approved the proposed plans.

Open Item #14: Condition approvals on engineering approval. Engineering will be placed as a condition of the PUD approval.

RECOMMENDATION

The following open items are recommended for discussion at the workshop:

Open Item	Recommended Action
#1	Discuss the exception to the required 26' aisle width noted in several areas of the parking fields. If supported by the Commission this will be noted as an exception to the PUD. This will be noted as an exception.
#2	Revise configuration of east-west access lane to better define and distinguish truck traffic from vehicular traffic. Completed.
#3	Finalize delivery access. Completed.
#4	A "Sidewalk and Public Access Easement Agreement" will be required to be recorded prior to issuance of a certificate of occupancy as a condition of approval. Condition of approval.
#5	All trash receptacles must be located in appropriate masonry enclosures. Completed.
#6	Details for the mobile generator screening must be provided. N/A.
#7	Verify rooftop mechanical units are not visible from public view. Condition of approval.
#8	Provide for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD. This will be noted as an exception.
#9	Identify the parking ratio as an exception to the Village parking requirements. This will be noted as an exception.
#10	Discuss the appropriateness of the proposed building materials; identify any deviation from code as an exception to the PUD. Discuss the height of the soft goods and grocery store that exceed 35' height limitation. These will be noted as exceptions.
#11	Identify the height of existing and proposed lighting standards as exceeding code limits of 15'. This will be noted as an exception.

#12	<i>The fence at the east property line must be in good repair and all landscaped areas must be irrigated as a condition of the PUD. Condition of approval. Discuss the recommendation for additional foundation plantings in front of the grocer. Completed.</i>
#13	<i>Consideration of an exception for the height of the 20' ground sign and the 10' required setback for the 20' and the 10' ground sign at the south end of the center. Size (296 Sq. Ft.) and number (2) of wall signs for soft goods retailer. This will be noted as an exception. Removal of Walt sign at the end of their lease will be a condition of their approval.</i>
#14	<i>Condition approvals on engineering approval. Condition of approval.</i>

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff has provided the following draft Findings for the Commission's review.

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village. *The Property is greater than five acres and is under the single ownership and control of the applicant, Centro/IA Tinley Park Plaza, LLC.*
- B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village. *The Special Use will not be injurious to the use and enjoyment of other property in the immediate area, nor substantially diminish and impair property values within the neighborhood as the property currently operates as a community shopping center with similar uses. The site will be well-landscaped with appropriate screening. The building will be constructed with quality materials. The project will be constructed meeting current Village building codes and is among the highest and best uses for a parcel at a heavily traveled intersection and is in conformance with the Village of Tinley Park Comprehensive Plan.*
- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated. *The redevelopment of the center will allow for the continuation of existing uses and will include the addition of new retail which is consistent with the zoning for the property.*
- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection. *Tinley Park Plaza has operated as a commercial center for approximately 30 years and has been adequately supplied with utilities, and police and fire protection.*

- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer. *The developer has provided a timeline which provides for occupancy of the grocer by fall of 2021.*
- F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development. *The proposed improvements are to a shopping center that currently operates with adequate ingress and egress access that minimizes traffic congestion in the public streets. All major drive aisles have been designed to meet code requirements; turning radii have been provided for delivery vehicles, garbage and fire trucks.*
- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained. *All access to the plaza is by way of public right-of-way. In some areas where the public sidewalk encroaches private property and public access easement is provided.*
- H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development. *All required public easements necessary for utilities and sidewalks have been provided,*
- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion. *The property is located within a Tax Increment Financing District and is expected to received an incentive utilizing anticipated increment; additional security is not warranted.*
- J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public. *Several exceptions to the Zoning Ordinance have been requested related to aisle width, signs, lighting and building materials that have been reviewed and supported by the Plan Commission.*

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings for the Commission's review.

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 Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project is consistent with the district zoning (B-2) as a Community Shopping Center located on a commercial corridor which currently operates with the similar commercial uses as proposed. The project will be constructed meeting current Village building codes and is among the highest and best uses for a parcel at a heavily traveled intersection.
- 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 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 as the property currently operates as a community shopping center with similar uses. The site will be well-landscaped with appropriate screening. The building will be constructed with quality materials.
- 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 Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed or is in the process of redevelopment. The property is appropriately located along a major commercial corridor.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
The proposed improvements are to a shopping center that currently operates with adequate utilities, access roads, drainage and/or other necessary facilities. Truck turning studies have been performed and improvements have been made to the plans to ensure appropriate accommodation of the delivery vehicles without impacting landscape islands or encroaching into oncoming traffic lanes. All on-site and accepted existing off-site drainage has been accounted for within the plans.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
The proposed improvements are to a shopping center that currently operates with adequate ingress and egress access that minimizes traffic congestion in the public streets.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other

properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

The Special Use conforms to all other applicable regulations of the Zoning Ordinance and Village regulations except for certain exceptions as part of the PUD approval related to aisle width, timing of outdoor sales display areas, parking ratio, building materials, building height, light pole height, the height, size and setback of ground signs and size and number of wall signs. These exceptions are consistent with design and site design guidelines and contribute to the overall character of the development.

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

The proposed redevelopment will contribute directly to the economic development of the community by providing commercial services to residents and visitors, providing additional jobs, and providing additional property and sales tax revenue.

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.

STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTURAL REVIEW

Section III.U. 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 should 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. *Exceptions are requested for building materials for the soft goods and grocery store; the materials proposed are included in the list of approved alternate building materials although they exceed the 15% allowance.*
- 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. *The architecture of the façade is consistent on the west, north and south sides of the structure; the east side represents the rear of the stores and is screen by a 6' privacy fence.*
- 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. *The architect has provided an architectural character in terms of scale, building material and overall design that his consistent with the architecture of the outlot.*

- 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. *The colors chosen for the in-line stores are consistent with the outlot building. The larger Jr. box stores reflect their prototypical colors.*
- 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). *The architecture reflects current commercial architectural trends.*
- 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. *Entry ways are prominent on the front façade of the tenant spaces.*
- 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. *The roof line is varied along the entire frontage.*
- 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. *The facades of both the in-line and Jr. boxes provide a variety of recesses and projections creating shadow patterns and movement along the frontage.*
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views. *All roof top units will be screened from the Harlem Avenue ROW.*
- 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. *All trash enclosures will be enclosed in a masonry enclosure.*

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. *As an existing facility the parking field could not be relocated to the rear or side.*

- 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. *Loading areas are located at the rear of the building.*
- 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. *There is not outdoor storage; outdoor sales displays are allowed. An exception to allow outdoor sales display beyond ordinance limitations will be considered as part of the PUD approval.*
- 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. *Share parking is provided throughout the Plaza; a truck route has been reviewed and considered as part of the site plan review.*
- 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. *Pedestrian access has been encouraged through the provision of sidewalks along Harlem Avenue as well as connections between Harlem Avenue and the center with appropriate crosswalk designations. Bicycle parking has also been provided.*

MOTIONS FOR CONSIDERATION

If the Plan Commission wishes to take action on the Petitioner's requests, the following motions are in the appropriate form. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (Property Owner), Site Plan approval in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, to redevelop the property located at 15915-16205 Harlem Avenue."

Motion 2 (Special Use for a Planned Unit Development with Exceptions):

"...make a motion to recommend that the Village Board approve a Special Use for a Planned Unit Development,(Tinley Park Plaza- Phase 1), in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet ,and adopt Findings related to the Standards for a Planned Unit Development and for a Special Use as outlined in the staff report to redevelop the property located at 15915-16205 Harlem Avenue with the following exceptions to the Village Zoning Ordinance:

1. *An exception of the required 26' aisle width in a parking lot to allow 24' aisle widths as defined in the approved Site Plan;*
2. *An exception to the allowed time period for Outdoor Sales Displays to allow for outdoor sales displays at any time during the year in accordance with ordinance time limitations;*
3. *An exception to the required parking ratios to allow for a total of 511 parking spaces in accordance with the approved site plan;*
4. *An exception of the required building materials to allow for the use of alternate building materials in the percentages identified in the approved architectural elevation plans;*
5. *An exception in the maximum building height of 35' to allow structures to be built at a height of 36'4" and 36'8";*

6. An exception to the maximum light pole height of 25' to allow light poles to be retained or erected at 40' in height;
7. An exception to the maximum ground sign height of 10' and area of 120 Sq. Ft. to allow a ground sign to be erected 20' in height and 267 Sq. Ft. in size;
8. An exception to the required ground sign setback of 10' to allow two ground signs to be installed with a 2' setback; and
9. An exception to the maximum size for a wall sign (1.5 Sq. Ft./1 L.F. of tenant frontage) and maximum number of wall signs (1 per primary frontage) to allow one 296 Sq. Ft. wall sign for the soft goods retail store and a second wall sign measuring 16 Sq. Ft.

With approval conditioned upon:

1. Recordation of Sidewalk and Public Access Easement Agreement prior to occupancy;
2. Screening of roof top mechanical units from Harlem Avenue viewshed;
3. Repair of fence along east property line;
4. Irrigation of all landscaped areas;
5. Removal of Walt's sign at the end of their lease;
6. Final engineering; and

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
EXH-3	Commercial Truck 1	W	8/6/2020
EXH-1	Commercial Truck 2	W	8/6/2020
EXH-1	Fire Truck	W	8/6/2020
EXH-2	Garbage truck - Turn Exhibit	W	8/6/2020
	Light Fixtures - VMF	V	
	Light Fixtures - VMX	V	
	Light Fixtures - Wall packs	V	
SL200	Photometric Plan	OSL	6/18/2020
17984	Pylon Sign 10ft	D	6/19/2020
17174	Pylon Sign 20ft	D	6/19/2020
	Trash Enclosure	W	7/13/2020
C000	Civil Set - Cover Sheet	W	8/6/2020
C200	Overall Site Plan	W	8/6/2020
C201	Site Plan	W	8/6/2020
C300	Preliminary Grading Plan	W	8/6/2020
C400	Preliminary Utility Plan	W	8/6/2020
C500	Landscape Plan	W	8/6/2020
	Elevation North 2	W	8/6/2020
	Elevation North 3	W	8/6/2020
	Elevation North 4	W	8/6/2020
	Elevation North 5	W	8/6/2020
	Perspective Views	W	8/6/2020
P080800	Presentation Drawings	W	8/6/2020
P080800	Color Elevations - Retail	W	8/6/2020

STATE OF ILLINOIS)
 COUNTY OF COOK) SS.
 COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **FRANK W. GERMAN, JR.**, the duly elected, qualified, and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. 2003-O-077
AN ORDINANCE GRANTING A SUBSTANTIAL DEVIATION TO A
PLANNED UNIT DEVELOPMENT - SPECIAL USE
(16199 SOUTH HARLEM AVENUE -
FORMER BUILDER'S SQUARE REDEVELOPMENT)

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 19th day of August, 2003, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 19th day of August, 2003.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: **REA, SEAMAN, HANNON, BETTENHAUSEN, HEFFERNAN, MAHER**

NAYS: **NONE**

ABSENT: **NONE**

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 19th day of August, 2003.

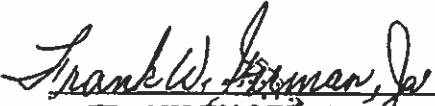

 Village Clerk

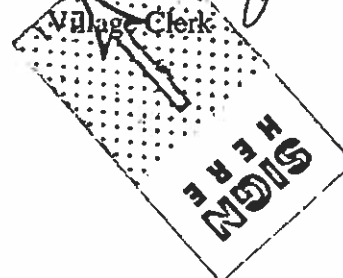
PAMPHLET

FRONT OF PAMPHLET

**ORDINANCE NO. 2003-O-077
AN ORDINANCE GRANTING A SUBSTANTIAL DEVIATION TO A
PLANNED UNIT DEVELOPMENT - SPECIAL USE
(16199 SOUTH HARLEM AVENUE -
FORMER BUILDER'S SQUARE REDEVELOPMENT)**

Published in pamphlet form this 19th day of August, 2003, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.


FRANK W. GERMAN, JR.
Village Clerk



ORDINANCE NO. 2003-O-077**AN ORDINANCE GRANTING A SUBSTANTIAL DEVIATION TO A
PLANNED UNIT DEVELOPMENT - SPECIAL USE
(16199 SOUTH HARLEM AVENUE -
FORMER BUILDER'S SQUARE REDEVELOPMENT)**

WHEREAS, an application for a Substantial Deviation to a Planned Unit Development (PUD) special use previously granted has been filed with the Village Clerk of this Village and has been referred to the Long Range Planning Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, said Long Range Planning Commission held a public hearing on the question of whether the requested Substantial Deviation should be granted on July 17, 2003, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) nor less than fifteen (15) days before said public hearing in the Star, a newspaper of general circulation in this Village, there being no newspaper public in this Village; and

WHEREAS, the Long Range Plan Commission of this Village has filed its report of findings and recommendations regarding the Substantial Deviation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Long Range Planning Commission, together with any exhibits thereto, are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and recommendations of the Long Range Planning Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof, as follows:

- (a) That the Petitioner is Architect Henry Zuwala, Principal, DZA Associates, Inc., Oakbrook Terrace Illinois. The property under consideration (the "Subject Property") is legally described as:

That part of the N.W. 1/4 of Section 19, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the N.W. Corner of said Section 19; thence South 00 Degrees, 00 Minutes, 00 Seconds East along the West line of Section 19, 304.5 feet; thence South 89 Degrees, 57 Minutes, 11 Seconds East 70.00 feet to the Point of Beginning; thence South 89 Degrees, 57 Minutes, 11 Seconds East 359.00 feet; thence South 00 Degrees, 00 Minutes, 00 Seconds East, 551.85 feet; thence South 89 Degrees, 57 Minutes, 45 Seconds East 154.13 feet; thence South 00 Degrees, 00 Minutes, 00 Seconds East 1478.13 feet; thence North 89 Degrees, 42 Minutes, 00 Seconds West 513.13 feet, to a point on the East right-of-way line of Harlem Avenue, said point being 70.00 feet East of the West line of the N.W. 1/4 of said Section 19; thence North 00 Degrees, 00 Minutes, 00 Seconds West 2027.69 feet to the Point of Beginning, all in Cook County, Illinois (**Commonly Known As 16199 S. Harlem Avenue, Former Builder's Square Property**).

- (b) That Petitioner is requesting a Substantial Deviation to the previously granted Planned Unit Development ("PUD") in the B-2 Community Shopping Planned Development Zoning District, to allow for the partial redevelopment of the former Builder's Square property with an outlot along Harlem Avenue as a retail center;
- (c) That at the July 17, 2003, public hearing held by the Long Range Plan Commission, the Petitioner explained that the proposed redevelopment is limited to the South end of the Subject Property, and includes partial demolition of portions of the former Builder's Square building, construction of a new facade and walls and canopies of the Builder's Square building, as well as construction of a new freestanding building along Harlem Avenue and upgrading of landscape features. Following the partial demolition, new facades would be constructed for the entire length of the building, and would be consistent with the rest of the design of the existing shopping center. The proposed new freestanding building would be thirteen thousand (13,000) square feet, would be located at the southeast corner of the property adjacent to Harlem Avenue, and would compliment the existing building by using the same materials and some of the features. The parking lot area around the proposed redevelopment site would be fully landscaped, with landscaping continuing northward all the way to the Women's Workout World location. Landscaping will include planters and trees. Ornamental trees and evergreens will be added in the area of the drive off of Centennial Drive to create an additional entrance feature to enhance the area. New lamps, with new poles and fixtures, are proposed to replace existing lamps to the northern end of the Tinley Park Plaza, in order to create more uniform and modern lighting. Petitioner answered a number of questions from the Commissioners

concerning dumpsters, construction materials, lighting, loading docks, future expansion, and signage. Petitioner also submitted a site plan detailing the various changes;

- (d) That following Petitioner's presentation at the July 17, 2003, public hearing held by the Long Range Plan Commission, the Commission voted to recommend approval of Petitioner's request for a substantial deviation to the existing Planned Unit Development special use in the B-2 Community Shopping Planned Development Zoning District for the Subject Property located at 16199 S. Harlem Avenue, Tinley Park, Illinois, to allow for the redevelopment of the former Builder's Square property with an outlot along Harlem Avenue as a retail center;
- (e) That the proposed redevelopment and activities involved, including the construction of an additional free-standing building, meets the definition of a substantial deviation to the original PUD, pursuant to Section VII, B, 6, A of the Tinley Park Zoning Ordinance;
- (f) That the establishment, maintenance, or operation of this proposed substantial deviation to the previously approved PUD special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The project is well-conceived and designed and will allow redevelopment of an existing empty building, as well as development of a new free-standing thirteen thousand (13,000) square foot building for retail uses;
- (g) That the establishment of the proposed substantial deviation will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. Rather, the proposed redevelopment should enhance the value of nearby uses by creating additional retail uses to bring additional customers to the area, and should improve the aesthetic appeal of the immediate redevelopment area as well as the surrounding area, by making improvements, such as landscaping, that go beyond the immediate area of the redevelopment;
- (h) That the establishment of the proposed substantial deviation to the PUD special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The proposed redevelopment will be compatible and complimentary to surrounding uses and properties.
- (i) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided for the Subject Property because existing access roads and other facilities are being utilized or are addressed by the proposed redevelopment plan;

- (j) That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets;
- (k) That the proposed substantial deviation to the PUD special use will in all other respects conform to the applicable regulations of the district in which it is located;
- (l) That the proposed substantial deviation to the PUD special use meets the criteria for a PUD set forth in Section VII, C, 1 and 3 of the Tinley Park Zoning Ordinance, including, but not limited to, findings that the substantial deviation to the PUD special use will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village, that the uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated, that the proposed substantial deviation will not impose an undue burden on public facilities and services, such as sewer and water systems and police and fire protection, that the street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed redevelopment, and that the streets and driveways on the site of the planned redevelopment will be adequate to serve the residents or occupants of the proposed redevelopment.

Section 3: That a Substantial Deviation to the Planned Unit Development special use previously granted for the Subject Property at 16199 S. Harlem Avenue, Tinley Park, Illinois, in this B-2 Community Shopping Planned Development Zoning District, to allow for the redevelopment of the former Builder's Square property with an outlot along Harlem Avenue as a retail center, in conformance with the site plan attached hereto as Exhibit A and made a part hereof, is hereby granted.

Section 4: That all provisions of the original special use permit for a Planned Unit Development on the Subject Property not specifically amended by this Substantial Deviation Ordinance shall continue in effect.

Section 5: That the Petitioner and Permittees hereunder shall at all times comply with the terms and conditions of the original special use permit, any previous amendments to the special use

permit, and this amended special use permit and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceedings.

Section 6: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the granting of this amendment to a special use for Planned Unit Development as aforesaid.

Section 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 19th day of August, 2003, by the following

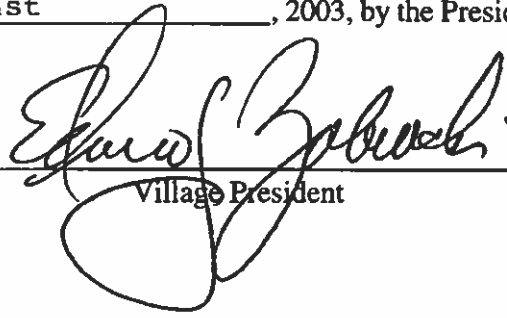
roll call vote:

AYES: REA, SEAMAN, HANNON, BETTENHAUSEN, HEFFERNAN, MAHER


NAYS: NONE

ABSENT: NONE

APPROVED this 19th day of August, 2003, by the President of the Village of Tinley Park.



Village President

ATTEST:


Village Clerk

PAMPHLET

BACK OF PAMPHLET

**ORDINANCE NO. 2003-O-077
AN ORDINANCE GRANTING A SUBSTANTIAL DEVIATION TO A
PLANNED UNIT DEVELOPMENT - SPECIAL USE
(16199 SOUTH HARLEM AVENUE -
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Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park,
Cook and Will Counties, Illinois.

STATE OF ILLINOIS)
COUNTY OF COOK)SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O-020

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 16th day of June, 2015, at which meeting a quorum was present, and approved by the President of Tinley Park on the 16th day of June, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

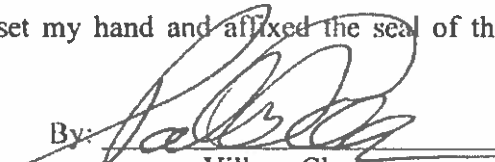
AYES: Seaman, Maher, Vandenberg, Younker

NAYS: _____

ABSENT: Grady, Pannitto

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 16th day of June, 2015.

By: 
Village Clerk

PAMPHLET
FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-020

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

Published in pamphlet form this 16th day of June, 2015, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: 

PATRICK REA
Village Clerk

ORDINANCE NO. 2015-O-020**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

WHEREAS, a petition for approval of a substantial deviation to the existing Tinley Park Plaza Planned Unit Development (“PUD”), as set forth and described below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on whether the requested approval for a substantial deviation to the existing PUD (the “Substantial Deviation”) should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in a newspaper published in and of general circulation within this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Substantial Deviation be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

NOW, THEREFORE, Be it Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. This Board of Trustees finds that the

proposed granting of the Substantial Deviation is in the public good and in the best interests of the Village and its residents, and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Sections I,B and VII thereof. Said Substantial Deviation is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

Section 2: The portion of the PUD that is the subject of the Substantial Deviation is legally described on EXHIBIT A attached hereto and hereby made a part hereof (the “Subject Property”).

Section 3: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Substantial Deviation to the existing PUD, as follows:

- (A) Except as provided herein, the remainder of the PUD shall remain unchanged.
- (B) The Applicant, Brixmor Property Group (“Brixmor” or “Applicant”), seeks approvals for the proposed Site Plan and a Special Use for a Substantial Deviation of the approved Tinley Park PUD. The Applicant proposes to demolish the northern 7,290 SF of the in-line tenant spaces (former Outrigger Restaurant) and develop a one-story 9,100 SF multi-tenant retail building and related site improvements.

Two uses have been identified for the parcel; the south corner unit is proposed for *Noodles and Co.*, and the north corner tenant will be a fast food pizza restaurant. The two (2) middle units have not yet been identified, but are planned for retail uses.
- (C) The Applicant has worked cooperatively with Staff and has significantly reduced their original request for exceptions to the Village Zoning Ordinance. In the original proposal there were 15 exceptions to Village Ordinances; the current proposal requires only 7 exceptions. Originally the exceptions encompassed four types of variance from code: aisle width, bufferyard width, photometrics, and landscape island width. The current proposal only encompasses three areas of exceptions: parking lot aisle width, photometrics and bufferyard width, (all landscape islands now meet code requirements).

As a PUD these exceptions are not recognized as variations but must still be acknowledged and approved as part of the review process:

# of Exceptions	Variation	Required	Proposed
5	Aisle width	26'	24'
1	Photometrics	.5	.5-1.4
1	Bufferyard width	10'	7'

In addition the Applicant has resolved eighteen (18) of the twenty-six (26) open items previously presented to the Commission; only eight (8) open items remain. Of these remaining items, Staff either supports the granting of an exception as part of the PUD amendment or the Applicant has agreed to comply with Staff's recommendation.

OPEN ITEM	SUGGESTED RESOLUTION
1. No cross-access easement exists between subject property and Tinley Square.	Plat a cross-access easement. (Applicant has agreed)
2. Parking aisles do not meet minimum width requirements in the east parking lot.	Approve the exception as part of the PUD amendment.
3. Sidewalk easement is required for area where public walk encroaches private property.	Plat a public sidewalk easement. (Applicant has agreed)
4. Drive aisle does not meet minimum width requirements at west side of property.	Approve the exception as part of the PUD amendment.
5. Photometrics exceed lighting standards at property line.	Approve the exception as part of the PUD amendment.
6. West bufferyard does not meet minimum width requirements.	Approve the exception as part of the PUD amendment.
7. Sign Regulations for TPP do not address unique needs of outlot structures.	Adopt proposed amendment.
8. Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.	Amend Fire Lane Agreement (Applicant has agreed) Draft agreement is under review.

(D) The proposed development site is part of the Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder's Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact since its original construction.

(E) The proposed multi-tenant retail building will be constructed in an area currently used for parking and is located just southeast of the intersection at 159th Street and Harlem Avenue. This intersection represents one of the Village's main commercial intersections and carries significant volumes of traffic. Village boundaries are defined by 159th Street at this location, with the Village of Orland

Park to the north and Tinley Park to the south. Properties surrounding the intersection are fully developed with redevelopment projects interspersed between older retail developments. There is a mix of uses and architectural styles along with various site planning schemes in the area representing changing planning trends over the years.

The parcel is bounded on the north by Tinley Square, a one-story multi-tenant retail center (tenants include: Pot Belly, Starbucks, and FedEx), and PNC Bank. Tinley Park Plaza occupies the east side of the block, while Brementown Mall is located further east near Oak Park Avenue. Across Harlem Avenue to the west is another shopping area with several outlots comprising restaurant and retail uses. The development of this structure will involve the demolition of the northern tenant space (7,290 square feet) of the in-line stores (formerly Outriggers Fish House).

- (F) In 2007, a small multi-tenant retail center was constructed north of the subject property (Tinley Square). The site was a former gas station. This new retail center provides enhanced architectural features and represents economic growth for the area. As an aging retail center, Tinley Park Plaza, has struggled retaining and attracting quality tenants; Tinley Park Plaza is currently 25% vacant. The north end of the center has been vacant since January of 2013 when Outriggers Fish House closed. The proposed development is expected to spur redevelopment in the area while setting architectural and site planning standards for future development.

The development of the proposed multi-tenant structure represents a Substantial Deviation to the approved Planned Unit Development and therefore, the Village must certainly be cautious in planning for the overall redevelopment potential for the entire TPP development. It is important to not only review the proposal with respect to Village standards and the surrounding area, but it is equally important that any approvals consider future redevelopment scenarios for the entire Tinley Park Plaza PUD. From a site planning perspective, it is important that access, building orientation, streetscape, landscape, signage and parking ratios be considered with an eye toward the future development opportunities for the area.

The Applicant has cooperated with Staff's recommendation to align the west access with the property to the north (Tinley Square). The proposed location of the structure is consistent with the site planning for the property to the north as well as with the outlot at the south end of Tinley Park Plaza.

The subject parcel will not have direct access to Harlem Avenue but will have access to one of the main entry points to TPP. Cross-access has been proposed with the recently developed project to the north.

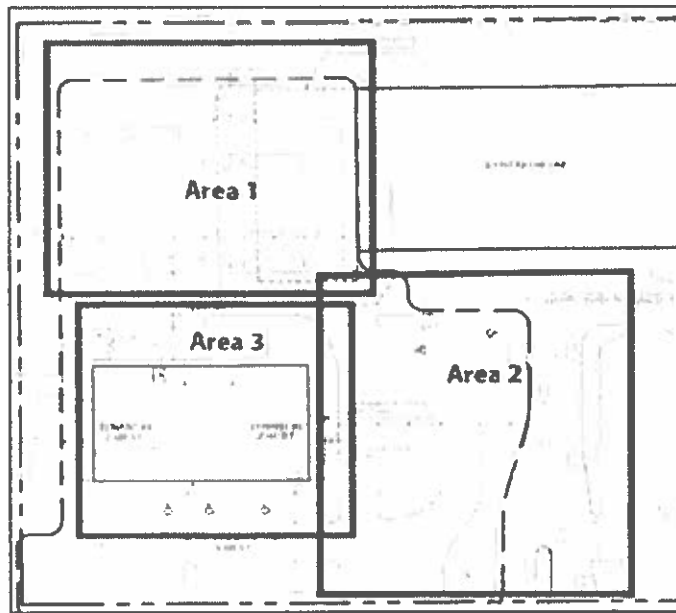
- (G) The existing north end of the TPP (7,290 SF) will be demolished to make room for the proposed 9,100 SF multi-tenant retail center. There are four (4) tenant spaces proposed in the new structure. The Applicant has stated there will be two (2) restaurant uses; one at the south end of the building (Noodles and Company-contract pending), and one at the north end of the building. The restaurant uses are 2,500 SF each. Outdoor dining areas have been proposed for both the north and south end of the structure; 500 SF and 440 SF respectfully. The two (2)

interior spaces have been identified as retail users (2,617 SF and 1,400 SF) for a total of 4,017 SF of retail.

- (H) The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.
- (I) The subject parcel is zoned B-2, Community Shopping Center Zoning District, and was approved as a Planned Unit Development under the name *Tinley Park Plaza* in 1972.
- (J) Neither the approved PUD nor the underlying zoning district (B-2) have established setback regulations; setbacks are "as recommended by Plan Commission". Outlots along Harlem Avenue in the vicinity of the proposed structure vary in setbacks from 50' to approximately 130'. The outlot constructed at the south end of TPP has a setback of 76'±. The setback proposed for the subject outlot is 76'0" and is therefore consistent with setbacks for outlot development in the area.
- (K) To improve circulation in the area, the Applicant has aligned the access in front of their building with the south access from the Tinley Square development. This will facilitate cross-access between the lots. Staff has reviewed the file for the property to the north (Tinley Square) and found reference to a cross-access easement; however the easement has not been platted with either property. The Applicant has agreed to plat a cross access easement with the redevelopment of the property.
- (L) The Applicant has worked closely with staff to accomplish improved circulation in the Tinley Park Plaza and has reduced the number of access points from the original proposal. The revisions the Applicant has made provides clear delineation of the circulation patterns for the center.

With the demolition of the northernmost in-line tenant space, the existing Cricket store will now occupy the north end of the in-line building. This removes the offset in the existing north-south drive aisle and improves the circulation with a straight alignment.

- (M) For ease of review the site plan has been divided into areas as depicted in the following diagram:



Area 1

The proposed site plan addresses the bufferyard, parking island width and parking lot screening concerns. The east side of the parking which will function as the east bufferyard has been increased from 7' to 11', which exceeds the bufferyard minimum requirement. The four (4) landscape islands have been increased to also exceed ordinance requirements and measure 10.5' and 11' in width, thus eliminating the deficient parking island widths of the previous proposal.

The north edge of the parking will serve as the bufferyard for this property since there is limited availability north of the east-west access drive bordering this parking lot. A type 'B' bufferyard is required with a minimum width of 5'. A 7' bufferyard has been provided; this will provide adequate planting area especially in light of the car overhang. The limiting dimension for this lot configuration is the north-south dimension, therefore the parking lot aisles measure 24' in width (ordinance requires 26'). The Plan Commission and Village staff are supportive of this request in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

Area 2

Area 2 comprises the parking field to the south of the proposed multi-tenant structure and includes the entry boulevard from Harlem Avenue. No exceptions to Village ordinances are required for this Area 2.

The proposed entryway boulevard continues to provide a four lane cross section with additional width provided at the intersection with Harlem Avenue. This will provide easier and safer access to the center and additional opportunity for landscaping. The existing landscaped island has been increased by 15' in length. Currently there is an exit from this parking area located at the southwest corner of the lot (close to the intersection) which has been eliminated for the improvement of circulation and access to the center.

The six (6') foot public sidewalk required along the Harlem Street frontage has been relocated out of the public ROW at the south end of the property due to the topography and deep drainage swale. The Applicant has agreed to record a public access easement for this encroachment onto their property. The revised plan provides a 10.5 bufferyard in this area (minimum required is 10') which will provide the necessary landscaping and will easily accommodate the bumper overhang for cars parked in this area. This is a significant improvement.

Area 3

Area 3 encompasses the rear delivery and trash enclosure area and the front (west) façade of the proposed multi-tenant retail building. The Applicant has cooperated with staff and reduced the two points of access originally proposed at the rear of the building. This created additional greenspace and eliminated an unnecessary additional point of conflict with the main north-south access ("A"). The Applicant also agreed to move the building to the east and south which has provided additional greenspace (5' vs. 3' foundation planting) and adequate sidewalk width to accommodate bumper overhang (8' vs. 5') in the front of the building. This also provided additional greenspace along the north side of the building (10.5' vs. 8') which will enhance the outdoor dining area in this location. Additional greenspace was also provided along the south side of the building (12' vs. 3.5') which again enhances the outdoor dining area in this location.

A 24' drive aisle is proposed in front of the structure (26' required); the Applicant is requesting an exception to the Zoning Ordinance as part of the amendment to the PUD. This reduced aisle width is consistent with the aisle width for Tinley Square; a variation was granted for Tinley Square. This request is an enhancement in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

- (N) The original Tinley Park Plaza PUD was approved with 200,365 SF of gross leasable area and 929 parking spaces resulting in an overall parking ratio of 4.64 parking spaces per 1,000 SF of gross leasable floor area. The plaza has several parking fields separated by access drives; the ratio represents an overall ratio regardless of land uses.

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on intensity of use. In a plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. The east parking lot has been underutilized since the Outrigger vacancy. The in-line tenants utilize the parking fields adjacent to Harlem Avenue. There currently is no greater than 50% occupancy of these parking fields, with the majority of the tenants using the area south of the entry boulevard. The subject area has not experienced much use of its parking field with the exception of overflow from Tinley Square employees and patrons.

Parking is a critical issue in retaining existing clients. The proposed plan provides a total of 101 parking spaces.

However, the existing low utilization rates and the overall parking ratio of the center must also be taken into consideration. Incorporating these new parking fields into the overall parking ratio for the center results in a negligible change from 4.64 spaces/1,000 SF to 4.55 spaces/1,000 SF.

The placement of parking that can easily be shared amongst the various users provides an efficient use of space. The relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns are adequate to address parking needs.

- (O) There are six (6) pole lights in the existing parking area; eight (8) lights are being proposed. The photometric plan does not meet the Village requirement of .5 foot candles at the property line; however, being adjacent to other commercial areas basically eliminates this concern (glare into residential areas is the major concern and is not a factor here in this commercial area). Light levels meet the .5 standard at the road pavement edge. The light fixtures have been provided with full cut-offs thus eliminating the possibility of off-site glare. The existing poles will not be able to be reused; the new ones will be painted white to match existing poles in the center. Cut sheets are provided for the parking light lighting as well as the wall lighting for the new structure. Staff is supportive of this exception to Village code as part of the PUD amendment.
- (P) The proposed architecture provides a one-story masonry structure. As an outlot structure, the building is seen from all four sides and therefore the building architecture does present attractive, complete facades on all four elevations.

The Building Code requires structures of this size to be built with 75% face brick and the remainder must be built as masonry. Alternate materials, such as EFIS, are to be used only as architectural treatments. The proposed structure provides 78% brick and therefore meets masonry requirements.

The Applicant has provided additional column elements, stone accents, wall sconces, medallions and an ornamental fence to enclose the outdoor seating area. Additional landscaping was also added to help break up the façade. The HVAC units are to be screened from public view.

- (Q) The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. Bufferyards are required on all property edges per Village Ordinance. The landscape plan provided by Applicant meets or exceeds the Village's requirements and constitutes an improvement to the area.

The Applicant has significantly increased the amount of green space, increased the amount and diversity of plant material, (especially evergreen material), met bufferyard requirements where possible and when the bufferyard area width has

been limited by constraints beyond their control, it has met the intention of the ordinance.

The parking lot landscaping has increased from 8.2% coverage to 18% coverage which exceeds ordinance requirements of 15%.

The west bufferyard is the only bufferyard that does not meet ordinance requirements with respect to lot width or quantity of plant material. The proposed 7' width does not meet the minimum 10' requirement due to the need to align the drive aisle with the development to the north. This is the same bufferyard width provided for Tinley Square. As the public sidewalk moves onto the subject property at the south end of the property, the bufferyard width increases to 10.5' (exceeding minimum requirements). This exception to the Landscape Ordinance is acceptable.

- (R) In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. The amendment recognized the distance the in-line units are set back from Harlem Avenue and therefore increased the allowable sign area for wall signs from 1.0 SF/1.0 LF of frontage (Village Sign Ordinance requirement) to 1.5SF/1.0 LF of frontage. The Village and the property owner did not then contemplate the future construction of outlot buildings; the regulations were designed for the in-line tenants. The Sign Regulations for the PUD are very explicit on the type, location and illumination of signs for the Plaza, some of which conflict with the signage proposed for the outlot building. Only one sign is allowed per tenant. The outlot presents a different situation than the in-line stores in that it is located closer to Harlem Avenue and is designed for public view on all four sides of the building.

Staff has recommended an amendment to the PUD sign regulations which reflects the uniqueness of outlot construction. As part of the amendment staff also addressed the way sign area is calculated. Currently the Village's sign ordinance allows sign area to be calculated as *"..as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces."* This method is very difficult to calculate and administer, therefore staff's proposed amendment reflects the more traditional way of calculating sign area which provides *".. that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."*

Absent an amendment to the Sign Regulations for the PUD, the proposed signage would not meet either the PUD regulations or current Zoning Ordinance Sign Regulations. The proposed amendment to the Sign Regulations for the Tinley Park Plaza PUD is necessary to meet the changed configuration to an outlot building and is a substantial improvement. The Applicant has concurred with the proposed amendment.

The amendment addresses outlot construction, provides flexibility with sign type and style with the exception of prohibiting box signs, allows for signage on all primary and secondary frontages with minimal signage on rear frontages and service doors. The amendment creates a hierarchy of sign area with the greatest amount of signage permitted on primary and secondary frontages, with 50% less signage on rear frontages (definitions provided in amendment). The ratio as stated is the same as for the in-line tenants at 1.5 SF/1LF, however with the new method of calculating sign area, the result will be less area than what in-line units can receive on a per frontage basis. The proposed amendment addresses the Applicant's sign requests but also ensures the signs are in scale with the elevation. The proposed amendment is consistent with and enhances the sign usage within the Tinley Park Plaza as amended herein. It addresses the unique needs of outlot construction.

ADDITIONAL FINDINGS OF FACT

- 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 proposed site plans for the Special Use/Substantial Deviation improve internal circulation of the site which was previously complicated by building placement and is now straighter and structured. The plans provide access on all four sides of the building to support public safety and significantly increases the amount of greenspace in the existing development. It also is an important enhancement to the area and will stimulate needed economic growth and redevelopment.

- 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 will it substantially diminish and impair property values within the neighborhood.**

The proposed Site Plan and architecture reflect improvements to the existing conditions of the Tinley Park Plaza. Aisle width and bufferyard exceptions are consistent with variations granted to Tinley Square (development to the North); alignments with this development are purposeful and provide for increased circulation between the two properties. The proposed improvements reflect an overall enhancement to the property and immediate vicinity and is expected to encourage further quality development and enhance property values in the immediate vicinity. The proposed Site Plan cures existing awkward turning movements within the Plaza.

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

The proposed Site Plan and exceptions to Village code for the Special Use/Substantial Deviation will improve the existing circulation patterns for Tinley Park Plaza and does not create additional access points to Harlem Avenue. A cross-access easement will be recorded on the plat for the property which will facilitate access to the property to the north. The approval of the proposed Substantial Deviation to the Tinley Park Plaza PUD

will establish a standard of high quality for development in the area and is expected to facilitate the normal and orderly development and redevelopment of surrounding property. Most of the surrounding property is fully developed.

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

The proposed Site Plan for the Special Use/Substantial Deviation has been reviewed and supported by the Village Engineer; the increased landscaping will reduce the storm water run-off for the site. The alignment of access roads has been improved as well as internal circulation within the Tinley Park Plaza itself.

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.

The proposed Site Plan for the Special Use/Substantial Deviation will improve the ingress/egress patterns by providing a full 4-lane cross section (54.5') intersecting with Harlem Avenue where there is currently a 47' cross section with a taper on the south side of the roadway. The point of access will remain as currently exists but will have additional landscaping. Sidewalks are to be installed along the front of the property, adjacent to Harlem Avenue and connection between the sidewalk and the buildings are made. A pedestrian crossing area will be striped within the travel aisle behind the proposed building to facilitate safe pedestrian movements between the outlot and the in-line center.

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

The proposed project meets and exceeds all Village requirements with the exception of the following:

- Parking aisle widths- the west aisle is designed at 24' to align with the 24' drive aisle for the property to the north, and the east parking lot is limited to 24' drive aisles due to the configuration of the lot as it currently exists. Additional landscaping has been provided in this lot. The Plan Commission has recommended this exception.
- Landscape Bufferyard- the west bufferyard is proposed at 7' for a portion of the bufferyard in order to align with the property to the north; the same bufferyard is designed at 10.5' (exceeding Ordinance) at its south end which mitigates the impact of the diminished bufferyard. The Plan Commission has recommended this exception.
- Photometrics- the foot candle reading exceeds .5 foot candles, however Village Ordinance is silent with respect to property lines between two commercial properties. Historically the Village has attempted to meet the .5 foot candles standard where possible. The highest photometric readings are at the north property line (2.2 foot candles) at the point of intersection with Tinley Square and the bank property, the east property line (3.7 foot candles) at the intersection of the delivery aisle and access aisle for Hobby Lobby and the west property line (1.4 foot candles) adjacent to Harlem Avenue. The proposed lights are consistent with existing lighting within the Plaza, have full cut-offs to eliminate off-site glare and with respect to the Harlem Avenue frontage

the foot candle readings meet code at pavement edge. The Plan Commission has recommended this exception.

- Signage- The Village approved the existing sign regulations in 1985. The regulations do not address the unique circumstance of a 4-sided building. The proposed Sign Regulations address 4-sided buildings and are consistent with the intent of the current Village Sign Ordinance with respect to size and scale. The Plan Commission recommended approval of the Sign Regulations.

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

The proposed Special Use/Substantial Devision reflects new investment in an aging commercial plaza that is experiencing high vacancy. The investment in the proposed project will encourage additional investment in the center upon its development and success. The proposed project will improve the assessed value of the property and, thus, creates economic improvement for the Village as a whole. Outlot developments will encourage continued use of the commercial property and create opportunity to share parking between the in-line part of the commercial plaza and the outlots placed closer to the street.

Section 4: Ordinance Number 85-O-057 amended the PUD to create specific sign regulations for the PUD. However, those regulations applied only to the in-line retail building in the Tinley Park Plaza and not outlot buildings within the Plaza such as the outlot building proposed by the Applicant. The proposed Substantial Deviation includes additional sign regulations which are attached hereto and hereby made a part hereof as EXHIBIT B (the “Sign Regulations”). This Board of Trustees further finds, in addition to and incorporated within the findings set forth in Sections 3 and 4 above, that the Sign Regulations are a necessary and integral part of the Substantial Deviation, that the Applicant supports their approach and that the approval of the Sign Regulations is in the best interests of the Village, its residents, the public and the customers shopping in the PUD.

Section 5: Approval is hereby granted for a Substantial Deviation to the existing Tinley Park Plaza PUD to permit the demolition of the northern 7,290 square feet of the existing in-line tenant spaces (former Outrigger Restaurant) and to build and develop a one-story 9,100

square feet multi-tenant outlot retail building and related site improvements and including approval, adoption and recording of the Sign Regulations in the form and substance contained in EXHIBIT B, all being subject to and conditioned upon the following:

- A. Development of the Subject Property must comply fully with a specific Final Site Plan or Plans, such Final Site Plans being subject to Village approval.
- B. Included in the Substantial Deviation, the following exceptions to the Village's Zoning Ordinance requirements are approved:
 1. 24' parking lot aisle width in the east and west parking lots;
 2. Lighting with photometric readings in excess of .5 foot candles; and
 3. Landscape Bufferyard width of 7' along a portion of the west property line.
- C. The Substantial Deviation is specifically further conditioned upon the Applicant entering into the following prior to the issuance of a Certificate of Occupancy for the new outlot building:
 1. Entering into and recording of a cross access easement agreement and accompanying plat or grant of easement with the Tinley Square retail center at the Southeast corner of 159th Street and Harlem Avenue, which agreement and easement shall be in a form and substance acceptable to the Village;
 2. Recording of a public sidewalk easement at the location required by the Village and approved by the Village Engineer; and
 3. Final approval of a Fire Lane agreement between the Village and the Applicant.

Failure to comply with the foregoing shall be grounds for refusal to issue a Certificate of Occupancy for the proposed building and also shall subject the Special Use for the

Substantial Deviation to be revoked in accordance with all applicable procedures provided by law.

D. All construction shall be in accordance with the requirements of the Village Building Code and all other applicable ordinances and regulations of the Village.

Section 6: In addition to the foregoing, the approval of the Substantial Deviation shall be subject to compliance with any conditions and restrictions imposed by the Village herein and upon the Subject Property, as well as Final Engineering Plans approved by the Village, to assure compliance with the above standards, to reduce or minimize the effect of the PUD upon other properties in the neighborhood, and to better carry out the general intent of the Tinley Park Zoning Ordinance.

Section 7: This Ordinance shall be published in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.


PASSED this 16th day of June, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Seaman, Maher, Vandenberg, Younker


NAYS: _____

ABSENT: Grady, Pannitto

APPROVED by the President of the Village of Tinley Park on the 16th day of June, 2015.



Village President

ATTEST:


Village Clerk

Published in pamphlet form this 16th day of June, 2015



Village Clerk

EXHIBIT A
Legal Description

LOT 1 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

P.I.N. #: 29-19-100-057-0000

PROPERTY ADDRESS: 15917 S. HARLEM AVENUE

EXHIBIT B**2015 AMENDMENT TO
SIGN REGULATIONS
FOR
TINLEY PARK PLAZA SHOPPING CENTER**

1.0 INTENT: These amendments are adopted for all outlot buildings within the Tinley Park Plaza (TPP) Planned Unit Development for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza.

1.2 APPLICABILITY: These amendments apply only to outlot buildings within the TPP Planned Unit Development. For the purposes of this amendment, "outlots" are defined as buildings that are not part of the original "in-line" shopping center (circa 1970). These amendments apply to the existing outlot building located at the south end of the plaza, the building proposed for construction at the north end of the plaza, and any additional outlot buildings created hereafter. The in-line tenant spaces within the Tinley Park Plaza PUD shall continue to be regulated by the "Sign Regulations for Tinley Park Plaza Shopping Center" (Ordinance 85-0-057).

2.0 DEFINITIONS:

BUSINESS TENANT – Tenant space having its own secured entrance. Businesses located within another business, without having a distinct secured entrance, are not considered a separate business and are not eligible for separate signage.

OUTLOT BUILDINGS – Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

PRIMARY FRONTAGE – The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

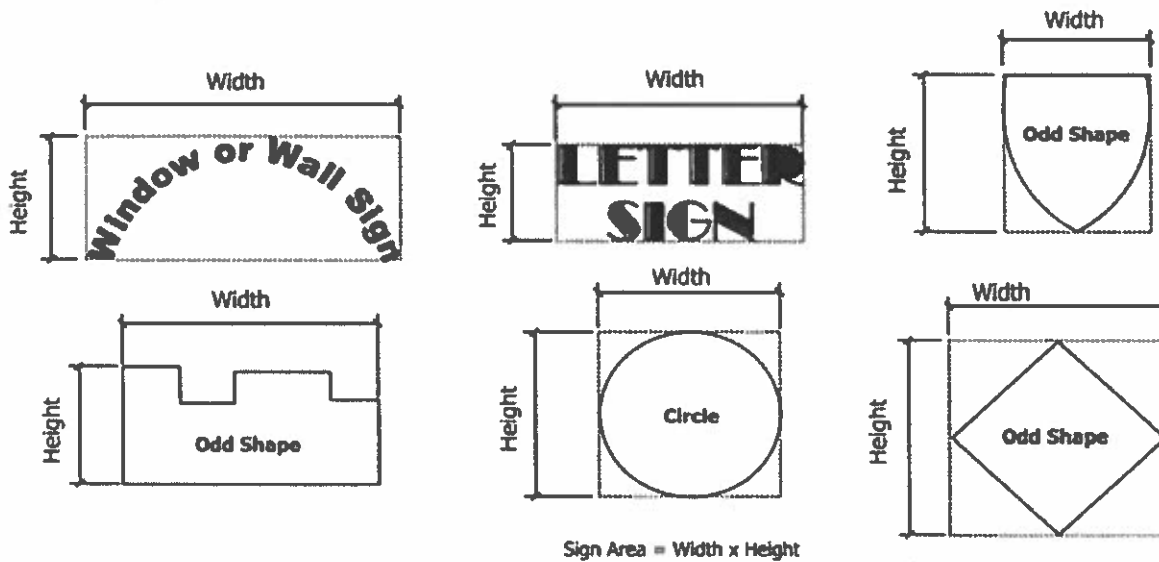
REAR FRONTAGE – The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

SECONDARY FRONTAGE – The frontage adjacent to private ingress/egress access streets or drive aisles. This frontage does not have service entrances and may include a public entrance to the building.

SIGN – Refer to definition in Section II of the Tinley Park Zoning Ordinance.

SIGN FACE AREA – That area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or

rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes as depicted below.



WALL SIGN - A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

WINDOW SIGN - A sign or individual letters, symbols, or combinations thereof placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

3.0 UNIFIED SIGN PLAN REQUIRED: A unified sign plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to the PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park.

3.1 UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

- a. Sign materials and types of signs;
- b. Method of illumination;
- c. Color of raceway;
- d. Method of affixing raceway to building face;
- e. The center base line upon which all signs are centered (identified on the building elevations);
- f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
- g. Letter heights, number of rows of lettering, total height of proposed sign;
- h. Location of window signage per tenant space for each building elevation; and
- i. Location and design of any service door sign.

3.2 SIGN SUBMITTAL REQUIREMENTS: Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the unified plan for the building on which the sign is erected.

4.0 PROHIBITED SIGNS:

- a. No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
- b. No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
- c. No electronic message centers and signs;
- d. No signage is allowed on awnings and back lit awnings are prohibited;
- e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
- f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows;
- g. No internally illuminated box signs or bare bulb lighting will be allowed on the outside of the building except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- h. No signage should be placed in the public right of way or within any parking area; and
- i. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW.

5.0 WALL SIGN REGULATIONS: All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance will hold.

CONTENT:

- a. Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
- b. Slogans and mottos for businesses are not allowed on wall signage;
- c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area; and
- d. Temporary signs are allowed for outlot building business tenants, following the provisions of Section IX.D.7 (Temporary Signs).

DESIGN/LOCATION:

- a. Walls signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein;
- b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached;

- c. No wall sign shall extend above the parapet or eave line, as appropriate, of the building to which it is attached;
- d. Wall signs shall not cover up or interrupt major architectural features;
- e. All wall signs must respect a 9" margin from the edge of the sign area as defined on the sign plan;
- f. All wall signs must be placed in coordination with the established base center line designated on the sign plan;
- g. Wall signs must be individual internally lit letters either mounted on a raceway or as separate letters mounted directly to the building façade. The raceway must be painted to match the exterior surface of the building. Box signs are prohibited except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo.
- h. Service door signage shall be uniform in font, size, and color.

5.1 ALLOWABLE WALL SIGNS:

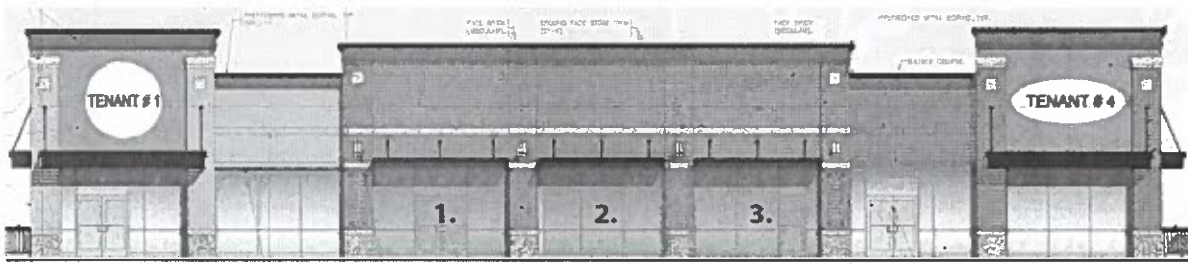
Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains one business tenant	Primary Frontage (including corner buildings with 2 or more primary frontages)	1	1.5 SF per 1.0 LF of primary frontage.	Lettering must be no greater than 30" in height.	Sign must be no greater than 6.5' in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage. Signage is limited to the tenant occupying the corner unit.	Lettering must be no greater than twenty-one inches(21") in height; lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	The sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains one business tenant	Rear Frontage	1	Must not exceed an area greater than 50% of the sign area allowed for the primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height,	Sign must be no greater than 15" in height.	Signs must be uniform in size, style, and color. contain only the name of the store; logos are prohibited.
Outlot building is designed for and contains multiple business tenants	Primary Frontage (including corner buildings with 2 or more primary frontages)	1 per tenant with primary building frontage.	1.5 SF per 1.0 LF of primary frontage for each tenant	Lettering must be no greater than 30" height.	Sign must be no greater than 6.5 in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1 per tenant with secondary building frontage.	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage.	Lettering must be no greater than twenty-one inches (21") in height lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	Sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains multiple business tenants	Rear frontage	1 per tenant with rear building frontage	Must not exceed an area greater than 50% of the sign area allowed for each tenant's primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height.	Sign must be no greater than 15" in height	Signs must be uniform in size, style, and color. Sign must contain only the name of the store; logos are prohibited.

5.0 WINDOW SIGNS:

Window signs shall not exceed twenty-five percent (25%) of the total frontage window area and shall in no event cover more than 50% of any one window area.



All three pink shaded areas comprise the total frontage window area for this tenant. Tenant is allowed 25% of this total area for window signage. Window area is defined as the area identified by separate numbers and in no case can a window be covered by more than 50%.

6.0 ILLUMINATION:

- a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
- b. Non-illuminated signs may be allowed provided all wall signs on the same building are of a consistent method of illumination, structure and material.

6.1 NON-CONFORMITIES: All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time as one of the following occurs:

- a. a business vacates the premises and a new business leases the premises and a new sign is proposed to be installed;

- b. a change of use;
- c. change of owner;
- d. the sign is removed; or
- e. the sign is repaired and the cost of the repair is greater than 50% of its replacement value.

Any sign meeting the conditions as stated above will be deemed no longer to be legally non-conforming, and must be removed and replaced within 30 days of the triggering event.

STATE OF ILLINOIS)
COUNTY OF COOK)SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O-020

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 16th day of June, 2015, at which meeting a quorum was present, and approved by the President of Tinley Park on the 16th day of June, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

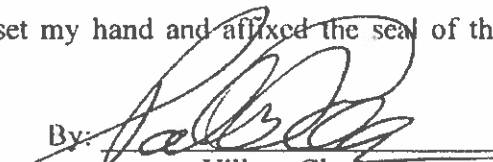
AYES: Seaman, Maher, Vandenberg, Younker

NAYS: _____

ABSENT: Grady, Pannitto

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 16th day of June, 2015.

By: 
Village Clerk

PAMPHLET
FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-020

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

Published in pamphlet form this 16th day of June, 2015, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: 

PATRICK REA
Village Clerk

ORDINANCE NO. 2015-O-020**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

WHEREAS, a petition for approval of a substantial deviation to the existing Tinley Park Plaza Planned Unit Development (“PUD”), as set forth and described below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on whether the requested approval for a substantial deviation to the existing PUD (the “Substantial Deviation”) should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in a newspaper published in and of general circulation within this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Substantial Deviation be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

NOW, THEREFORE, Be it Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. This Board of Trustees finds that the

proposed granting of the Substantial Deviation is in the public good and in the best interests of the Village and its residents, and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Sections I,B and VII thereof. Said Substantial Deviation is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

Section 2: The portion of the PUD that is the subject of the Substantial Deviation is legally described on EXHIBIT A attached hereto and hereby made a part hereof (the “Subject Property”).

Section 3: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Substantial Deviation to the existing PUD, as follows:

- (A) Except as provided herein, the remainder of the PUD shall remain unchanged.
- (B) The Applicant, Brixmor Property Group (“Brixmor” or “Applicant”), seeks approvals for the proposed Site Plan and a Special Use for a Substantial Deviation of the approved Tinley Park PUD. The Applicant proposes to demolish the northern 7,290 SF of the in-line tenant spaces (former Outrigger Restaurant) and develop a one-story 9,100 SF multi-tenant retail building and related site improvements.

Two uses have been identified for the parcel; the south corner unit is proposed for *Noodles and Co.*, and the north corner tenant will be a fast food pizza restaurant. The two (2) middle units have not yet been identified, but are planned for retail uses.
- (C) The Applicant has worked cooperatively with Staff and has significantly reduced their original request for exceptions to the Village Zoning Ordinance. In the original proposal there were 15 exceptions to Village Ordinances; the current proposal requires only 7 exceptions. Originally the exceptions encompassed four types of variance from code: aisle width, bufferyard width, photometrics, and landscape island width. The current proposal only encompasses three areas of exceptions: parking lot aisle width, photometrics and bufferyard width, (all landscape islands now meet code requirements).

As a PUD these exceptions are not recognized as variations but must still be acknowledged and approved as part of the review process:

# of Exceptions	Variation	Required	Proposed
5	Aisle width	26'	24'
1	Photometrics	.5	.5-1.4
1	Bufferyard width	10'	7'

In addition the Applicant has resolved eighteen (18) of the twenty-six (26) open items previously presented to the Commission; only eight (8) open items remain. Of these remaining items, Staff either supports the granting of an exception as part of the PUD amendment or the Applicant has agreed to comply with Staff's recommendation.

OPEN ITEM	SUGGESTED RESOLUTION
1. No cross-access easement exists between subject property and Tinley Square.	Plat a cross-access easement. (Applicant has agreed)
2. Parking aisles do not meet minimum width requirements in the east parking lot.	Approve the exception as part of the PUD amendment.
3. Sidewalk easement is required for area where public walk encroaches private property.	Plat a public sidewalk easement. (Applicant has agreed)
4. Drive aisle does not meet minimum width requirements at west side of property.	Approve the exception as part of the PUD amendment.
5. Photometrics exceed lighting standards at property line.	Approve the exception as part of the PUD amendment.
6. West bufferyard does not meet minimum width requirements.	Approve the exception as part of the PUD amendment.
7. Sign Regulations for TPP do not address unique needs of outlot structures.	Adopt proposed amendment.
8. Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.	Amend Fire Lane Agreement (Applicant has agreed) Draft agreement is under review.

(D) The proposed development site is part of the Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder's Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact since its original construction.

(E) The proposed multi-tenant retail building will be constructed in an area currently used for parking and is located just southeast of the intersection at 159th Street and Harlem Avenue. This intersection represents one of the Village's main commercial intersections and carries significant volumes of traffic. Village boundaries are defined by 159th Street at this location, with the Village of Orland

Park to the north and Tinley Park to the south. Properties surrounding the intersection are fully developed with redevelopment projects interspersed between older retail developments. There is a mix of uses and architectural styles along with various site planning schemes in the area representing changing planning trends over the years.

The parcel is bounded on the north by Tinley Square, a one-story multi-tenant retail center (tenants include: Pot Belly, Starbucks, and FedEx), and PNC Bank. Tinley Park Plaza occupies the east side of the block, while Brementown Mall is located further east near Oak Park Avenue. Across Harlem Avenue to the west is another shopping area with several outlots comprising restaurant and retail uses. The development of this structure will involve the demolition of the northern tenant space (7,290 square feet) of the in-line stores (formerly Outriggers Fish House).

- (F) In 2007, a small multi-tenant retail center was constructed north of the subject property (Tinley Square). The site was a former gas station. This new retail center provides enhanced architectural features and represents economic growth for the area. As an aging retail center, Tinley Park Plaza, has struggled retaining and attracting quality tenants; Tinley Park Plaza is currently 25% vacant. The north end of the center has been vacant since January of 2013 when Outriggers Fish House closed. The proposed development is expected to spur redevelopment in the area while setting architectural and site planning standards for future development.

The development of the proposed multi-tenant structure represents a Substantial Deviation to the approved Planned Unit Development and therefore, the Village must certainly be cautious in planning for the overall redevelopment potential for the entire TPP development. It is important to not only review the proposal with respect to Village standards and the surrounding area, but it is equally important that any approvals consider future redevelopment scenarios for the entire Tinley Park Plaza PUD. From a site planning perspective, it is important that access, building orientation, streetscape, landscape, signage and parking ratios be considered with an eye toward the future development opportunities for the area.

The Applicant has cooperated with Staff's recommendation to align the west access with the property to the north (Tinley Square). The proposed location of the structure is consistent with the site planning for the property to the north as well as with the outlot at the south end of Tinley Park Plaza.

The subject parcel will not have direct access to Harlem Avenue but will have access to one of the main entry points to TPP. Cross-access has been proposed with the recently developed project to the north.

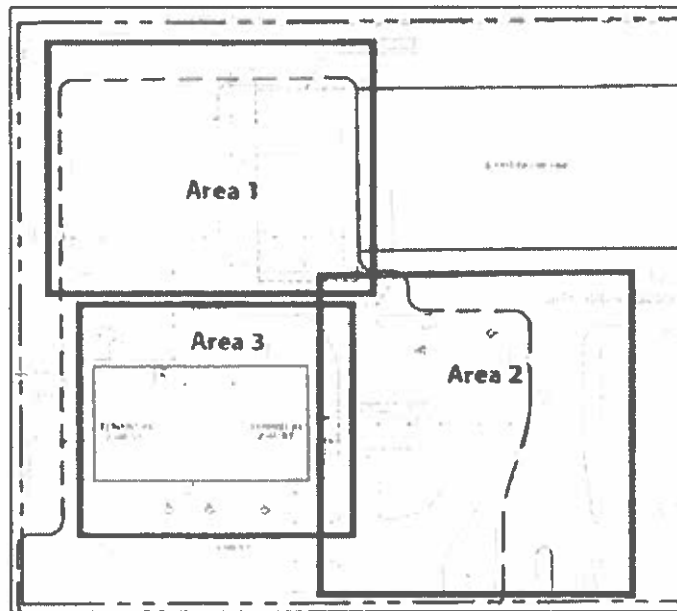
- (G) The existing north end of the TPP (7,290 SF) will be demolished to make room for the proposed 9,100 SF multi-tenant retail center. There are four (4) tenant spaces proposed in the new structure. The Applicant has stated there will be two (2) restaurant uses; one at the south end of the building (Noodles and Company-contract pending), and one at the north end of the building. The restaurant uses are 2,500 SF each. Outdoor dining areas have been proposed for both the north and south end of the structure; 500 SF and 440 SF respectfully. The two (2)

interior spaces have been identified as retail users (2,617 SF and 1,400 SF) for a total of 4,017 SF of retail.

- (H) The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.
- (I) The subject parcel is zoned B-2, Community Shopping Center Zoning District, and was approved as a Planned Unit Development under the name *Tinley Park Plaza* in 1972.
- (J) Neither the approved PUD nor the underlying zoning district (B-2) have established setback regulations; setbacks are "as recommended by Plan Commission". Outlots along Harlem Avenue in the vicinity of the proposed structure vary in setbacks from 50' to approximately 130'. The outlot constructed at the south end of TPP has a setback of 76'±. The setback proposed for the subject outlot is 76'0" and is therefore consistent with setbacks for outlot development in the area.
- (K) To improve circulation in the area, the Applicant has aligned the access in front of their building with the south access from the Tinley Square development. This will facilitate cross-access between the lots. Staff has reviewed the file for the property to the north (Tinley Square) and found reference to a cross-access easement; however the easement has not been platted with either property. The Applicant has agreed to plat a cross access easement with the redevelopment of the property.
- (L) The Applicant has worked closely with staff to accomplish improved circulation in the Tinley Park Plaza and has reduced the number of access points from the original proposal. The revisions the Applicant has made provides clear delineation of the circulation patterns for the center.

With the demolition of the northernmost in-line tenant space, the existing Cricket store will now occupy the north end of the in-line building. This removes the offset in the existing north-south drive aisle and improves the circulation with a straight alignment.

- (M) For ease of review the site plan has been divided into areas as depicted in the following diagram:



Area 1

The proposed site plan addresses the bufferyard, parking island width and parking lot screening concerns. The east side of the parking which will function as the east bufferyard has been increased from 7' to 11', which exceeds the bufferyard minimum requirement. The four (4) landscape islands have been increased to also exceed ordinance requirements and measure 10.5' and 11' in width, thus eliminating the deficient parking island widths of the previous proposal.

The north edge of the parking will serve as the bufferyard for this property since there is limited availability north of the east-west access drive bordering this parking lot. A type 'B' bufferyard is required with a minimum width of 5'. A 7' bufferyard has been provided; this will provide adequate planting area especially in light of the car overhang. The limiting dimension for this lot configuration is the north-south dimension, therefore the parking lot aisles measure 24' in width (ordinance requires 26'). The Plan Commission and Village staff are supportive of this request in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

Area 2

Area 2 comprises the parking field to the south of the proposed multi-tenant structure and includes the entry boulevard from Harlem Avenue. No exceptions to Village ordinances are required for this Area 2.

The proposed entryway boulevard continues to provide a four lane cross section with additional width provided at the intersection with Harlem Avenue. This will provide easier and safer access to the center and additional opportunity for landscaping. The existing landscaped island has been increased by 15' in length. Currently there is an exit from this parking area located at the southwest corner of the lot (close to the intersection) which has been eliminated for the improvement of circulation and access to the center.

The six (6') foot public sidewalk required along the Harlem Street frontage has been relocated out of the public ROW at the south end of the property due to the topography and deep drainage swale. The Applicant has agreed to record a public access easement for this encroachment onto their property. The revised plan provides a 10.5 bufferyard in this area (minimum required is 10') which will provide the necessary landscaping and will easily accommodate the bumper overhang for cars parked in this area. This is a significant improvement.

Area 3

Area 3 encompasses the rear delivery and trash enclosure area and the front (west) façade of the proposed multi-tenant retail building. The Applicant has cooperated with staff and reduced the two points of access originally proposed at the rear of the building. This created additional greenspace and eliminated an unnecessary additional point of conflict with the main north-south access ("A"). The Applicant also agreed to move the building to the east and south which has provided additional greenspace (5' vs. 3' foundation planting) and adequate sidewalk width to accommodate bumper overhang (8' vs. 5') in the front of the building. This also provided additional greenspace along the north side of the building (10.5' vs. 8') which will enhance the outdoor dining area in this location. Additional greenspace was also provided along the south side of the building (12' vs. 3.5') which again enhances the outdoor dining area in this location.

A 24' drive aisle is proposed in front of the structure (26' required); the Applicant is requesting an exception to the Zoning Ordinance as part of the amendment to the PUD. This reduced aisle width is consistent with the aisle width for Tinley Square; a variation was granted for Tinley Square. This request is an enhancement in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

- (N) The original Tinley Park Plaza PUD was approved with 200,365 SF of gross leasable area and 929 parking spaces resulting in an overall parking ratio of 4.64 parking spaces per 1,000 SF of gross leasable floor area. The plaza has several parking fields separated by access drives; the ratio represents an overall ratio regardless of land uses.

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on intensity of use. In a plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. The east parking lot has been underutilized since the Outrigger vacancy. The in-line tenants utilize the parking fields adjacent to Harlem Avenue. There currently is no greater than 50% occupancy of these parking fields, with the majority of the tenants using the area south of the entry boulevard. The subject area has not experienced much use of its parking field with the exception of overflow from Tinley Square employees and patrons.

Parking is a critical issue in retaining existing clients. The proposed plan provides a total of 101 parking spaces.

However, the existing low utilization rates and the overall parking ratio of the center must also be taken into consideration. Incorporating these new parking fields into the overall parking ratio for the center results in a negligible change from 4.64 spaces/1,000 SF to 4.55 spaces/1,000 SF.

The placement of parking that can easily be shared amongst the various users provides an efficient use of space. The relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns are adequate to address parking needs.

- (O) There are six (6) pole lights in the existing parking area; eight (8) lights are being proposed. The photometric plan does not meet the Village requirement of .5 foot candles at the property line; however, being adjacent to other commercial areas basically eliminates this concern (glare into residential areas is the major concern and is not a factor here in this commercial area). Light levels meet the .5 standard at the road pavement edge. The light fixtures have been provided with full cut-offs thus eliminating the possibility of off-site glare. The existing poles will not be able to be reused; the new ones will be painted white to match existing poles in the center. Cut sheets are provided for the parking light lighting as well as the wall lighting for the new structure. Staff is supportive of this exception to Village code as part of the PUD amendment.
- (P) The proposed architecture provides a one-story masonry structure. As an outlot structure, the building is seen from all four sides and therefore the building architecture does present attractive, complete facades on all four elevations.

The Building Code requires structures of this size to be built with 75% face brick and the remainder must be built as masonry. Alternate materials, such as EFIS, are to be used only as architectural treatments. The proposed structure provides 78% brick and therefore meets masonry requirements.

The Applicant has provided additional column elements, stone accents, wall sconces, medallions and an ornamental fence to enclose the outdoor seating area. Additional landscaping was also added to help break up the façade. The HVAC units are to be screened from public view.

- (Q) The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. Bufferyards are required on all property edges per Village Ordinance. The landscape plan provided by Applicant meets or exceeds the Village's requirements and constitutes an improvement to the area.

The Applicant has significantly increased the amount of green space, increased the amount and diversity of plant material, (especially evergreen material), met bufferyard requirements where possible and when the bufferyard area width has

been limited by constraints beyond their control, it has met the intention of the ordinance.

The parking lot landscaping has increased from 8.2% coverage to 18% coverage which exceeds ordinance requirements of 15%.

The west bufferyard is the only bufferyard that does not meet ordinance requirements with respect to lot width or quantity of plant material. The proposed 7' width does not meet the minimum 10' requirement due to the need to align the drive aisle with the development to the north. This is the same bufferyard width provided for Tinley Square. As the public sidewalk moves onto the subject property at the south end of the property, the bufferyard width increases to 10.5' (exceeding minimum requirements). This exception to the Landscape Ordinance is acceptable.

- (R) In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. The amendment recognized the distance the in-line units are set back from Harlem Avenue and therefore increased the allowable sign area for wall signs from 1.0 SF/1.0 LF of frontage (Village Sign Ordinance requirement) to 1.5SF/1.0 LF of frontage. The Village and the property owner did not then contemplate the future construction of outlot buildings; the regulations were designed for the in-line tenants. The Sign Regulations for the PUD are very explicit on the type, location and illumination of signs for the Plaza, some of which conflict with the signage proposed for the outlot building. Only one sign is allowed per tenant. The outlot presents a different situation than the in-line stores in that it is located closer to Harlem Avenue and is designed for public view on all four sides of the building.

Staff has recommended an amendment to the PUD sign regulations which reflects the uniqueness of outlot construction. As part of the amendment staff also addressed the way sign area is calculated. Currently the Village's sign ordinance allows sign area to be calculated as *"..as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces."* This method is very difficult to calculate and administer, therefore staff's proposed amendment reflects the more traditional way of calculating sign area which provides *".. that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."*

Absent an amendment to the Sign Regulations for the PUD, the proposed signage would not meet either the PUD regulations or current Zoning Ordinance Sign Regulations. The proposed amendment to the Sign Regulations for the Tinley Park Plaza PUD is necessary to meet the changed configuration to an outlot building and is a substantial improvement. The Applicant has concurred with the proposed amendment.

The amendment addresses outlot construction, provides flexibility with sign type and style with the exception of prohibiting box signs, allows for signage on all primary and secondary frontages with minimal signage on rear frontages and service doors. The amendment creates a hierarchy of sign area with the greatest amount of signage permitted on primary and secondary frontages, with 50% less signage on rear frontages (definitions provided in amendment). The ratio as stated is the same as for the in-line tenants at 1.5 SF/1LF, however with the new method of calculating sign area, the result will be less area than what in-line units can receive on a per frontage basis. The proposed amendment addresses the Applicant's sign requests but also ensures the signs are in scale with the elevation. The proposed amendment is consistent with and enhances the sign usage within the Tinley Park Plaza as amended herein. It addresses the unique needs of outlot construction.

ADDITIONAL FINDINGS OF FACT

- 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 proposed site plans for the Special Use/Substantial Deviation improve internal circulation of the site which was previously complicated by building placement and is now straighter and structured. The plans provide access on all four sides of the building to support public safety and significantly increases the amount of greenspace in the existing development. It also is an important enhancement to the area and will stimulate needed economic growth and redevelopment.

- 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 will it substantially diminish and impair property values within the neighborhood.**

The proposed Site Plan and architecture reflect improvements to the existing conditions of the Tinley Park Plaza. Aisle width and bufferyard exceptions are consistent with variations granted to Tinley Square (development to the North); alignments with this development are purposeful and provide for increased circulation between the two properties. The proposed improvements reflect an overall enhancement to the property and immediate vicinity and is expected to encourage further quality development and enhance property values in the immediate vicinity. The proposed Site Plan cures existing awkward turning movements within the Plaza.

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

The proposed Site Plan and exceptions to Village code for the Special Use/Substantial Deviation will improve the existing circulation patterns for Tinley Park Plaza and does not create additional access points to Harlem Avenue. A cross-access easement will be recorded on the plat for the property which will facilitate access to the property to the north. The approval of the proposed Substantial Deviation to the Tinley Park Plaza PUD

will establish a standard of high quality for development in the area and is expected to facilitate the normal and orderly development and redevelopment of surrounding property. Most of the surrounding property is fully developed.

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

The proposed Site Plan for the Special Use/Substantial Deviation has been reviewed and supported by the Village Engineer; the increased landscaping will reduce the storm water run-off for the site. The alignment of access roads has been improved as well as internal circulation within the Tinley Park Plaza itself.

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.

The proposed Site Plan for the Special Use/Substantial Deviation will improve the ingress/egress patterns by providing a full 4-lane cross section (54.5') intersecting with Harlem Avenue where there is currently a 47' cross section with a taper on the south side of the roadway. The point of access will remain as currently exists but will have additional landscaping. Sidewalks are to be installed along the front of the property, adjacent to Harlem Avenue and connection between the sidewalk and the buildings are made. A pedestrian crossing area will be striped within the travel aisle behind the proposed building to facilitate safe pedestrian movements between the outlot and the in-line center.

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

The proposed project meets and exceeds all Village requirements with the exception of the following:

- Parking aisle widths- the west aisle is designed at 24' to align with the 24' drive aisle for the property to the north, and the east parking lot is limited to 24' drive aisles due to the configuration of the lot as it currently exists. Additional landscaping has been provided in this lot. The Plan Commission has recommended this exception.
- Landscape Bufferyard- the west bufferyard is proposed at 7' for a portion of the bufferyard in order to align with the property to the north; the same bufferyard is designed at 10.5' (exceeding Ordinance) at its south end which mitigates the impact of the diminished bufferyard. The Plan Commission has recommended this exception.
- Photometrics- the foot candle reading exceeds .5 foot candles, however Village Ordinance is silent with respect to property lines between two commercial properties. Historically the Village has attempted to meet the .5 foot candles standard where possible. The highest photometric readings are at the north property line (2.2 foot candles) at the point of intersection with Tinley Square and the bank property, the east property line (3.7 foot candles) at the intersection of the delivery aisle and access aisle for Hobby Lobby and the west property line (1.4 foot candles) adjacent to Harlem Avenue. The proposed lights are consistent with existing lighting within the Plaza, have full cut-offs to eliminate off-site glare and with respect to the Harlem Avenue frontage

the foot candle readings meet code at pavement edge. The Plan Commission has recommended this exception.

- Signage- The Village approved the existing sign regulations in 1985. The regulations do not address the unique circumstance of a 4-sided building. The proposed Sign Regulations address 4-sided buildings and are consistent with the intent of the current Village Sign Ordinance with respect to size and scale. The Plan Commission recommended approval of the Sign Regulations.

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

The proposed Special Use/Substantial Devision reflects new investment in an aging commercial plaza that is experiencing high vacancy. The investment in the proposed project will encourage additional investment in the center upon its development and success. The proposed project will improve the assessed value of the property and, thus, creates economic improvement for the Village as a whole. Outlot developments will encourage continued use of the commercial property and create opportunity to share parking between the in-line part of the commercial plaza and the outlots placed closer to the street.

Section 4: Ordinance Number 85-O-057 amended the PUD to create specific sign regulations for the PUD. However, those regulations applied only to the in-line retail building in the Tinley Park Plaza and not outlot buildings within the Plaza such as the outlot building proposed by the Applicant. The proposed Substantial Deviation includes additional sign regulations which are attached hereto and hereby made a part hereof as **EXHIBIT B** (the “Sign Regulations”). This Board of Trustees further finds, in addition to and incorporated within the findings set forth in Sections 3 and 4 above, that the Sign Regulations are a necessary and integral part of the Substantial Deviation, that the Applicant supports their approach and that the approval of the Sign Regulations is in the best interests of the Village, its residents, the public and the customers shopping in the PUD.

Section 5: Approval is hereby granted for a Substantial Deviation to the existing Tinley Park Plaza PUD to permit the demolition of the northern 7,290 square feet of the existing in-line tenant spaces (former Outrigger Restaurant) and to build and develop a one-story 9,100

square feet multi-tenant outlot retail building and related site improvements and including approval, adoption and recording of the Sign Regulations in the form and substance contained in EXHIBIT B, all being subject to and conditioned upon the following:

- A. Development of the Subject Property must comply fully with a specific Final Site Plan or Plans, such Final Site Plans being subject to Village approval.
- B. Included in the Substantial Deviation, the following exceptions to the Village's Zoning Ordinance requirements are approved:
 1. 24' parking lot aisle width in the east and west parking lots;
 2. Lighting with photometric readings in excess of .5 foot candles; and
 3. Landscape Bufferyard width of 7' along a portion of the west property line.
- C. The Substantial Deviation is specifically further conditioned upon the Applicant entering into the following prior to the issuance of a Certificate of Occupancy for the new outlot building:
 1. Entering into and recording of a cross access easement agreement and accompanying plat or grant of easement with the Tinley Square retail center at the Southeast corner of 159th Street and Harlem Avenue, which agreement and easement shall be in a form and substance acceptable to the Village;
 2. Recording of a public sidewalk easement at the location required by the Village and approved by the Village Engineer; and
 3. Final approval of a Fire Lane agreement between the Village and the Applicant.

Failure to comply with the foregoing shall be grounds for refusal to issue a Certificate of Occupancy for the proposed building and also shall subject the Special Use for the

Substantial Deviation to be revoked in accordance with all applicable procedures provided by law.

D. All construction shall be in accordance with the requirements of the Village Building Code and all other applicable ordinances and regulations of the Village.

Section 6: In addition to the foregoing, the approval of the Substantial Deviation shall be subject to compliance with any conditions and restrictions imposed by the Village herein and upon the Subject Property, as well as Final Engineering Plans approved by the Village, to assure compliance with the above standards, to reduce or minimize the effect of the PUD upon other properties in the neighborhood, and to better carry out the general intent of the Tinley Park Zoning Ordinance.

Section 7: This Ordinance shall be published in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED this 16th day of June, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Seaman, Maher, Vandenberg, Younker

NAYS: _____


ABSENT: Grady, Pannitto

APPROVED by the President of the Village of Tinley Park on the 16th day of June, 2015.



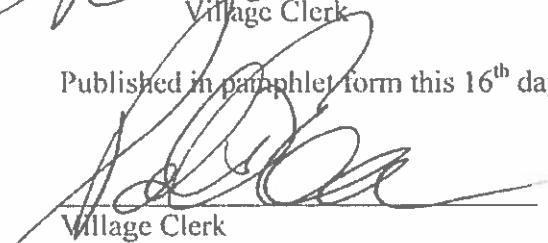
Village President

ATTEST:



Village Clerk

Published in pamphlet form this 16th day of June, 2015



Village Clerk

EXHIBIT A
Legal Description

LOT 1 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

P.I.N. #: 29-19-100-057-0000

PROPERTY ADDRESS: 15917 S. HARLEM AVENUE

EXHIBIT B
2015 AMENDMENT TO
SIGN REGULATIONS
FOR
TINLEY PARK PLAZA SHOPPING CENTER

1.0 INTENT: These amendments are adopted for all outlot buildings within the Tinley Park Plaza (TPP) Planned Unit Development for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza.

1.2 APPLICABILITY: These amendments apply only to outlot buildings within the TPP Planned Unit Development. For the purposes of this amendment, "outlots" are defined as buildings that are not part of the original "in-line" shopping center (circa 1970). These amendments apply to the existing outlot building located at the south end of the plaza, the building proposed for construction at the north end of the plaza, and any additional outlot buildings created hereafter. The in-line tenant spaces within the Tinley Park Plaza PUD shall continue to be regulated by the "Sign Regulations for Tinley Park Plaza Shopping Center" (Ordinance 85-0-057).

2.0 DEFINITIONS:

BUSINESS TENANT – Tenant space having its own secured entrance. Businesses located within another business, without having a distinct secured entrance, are not considered a separate business and are not eligible for separate signage.

OUTLOT BUILDINGS – Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

PRIMARY FRONTAGE – The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

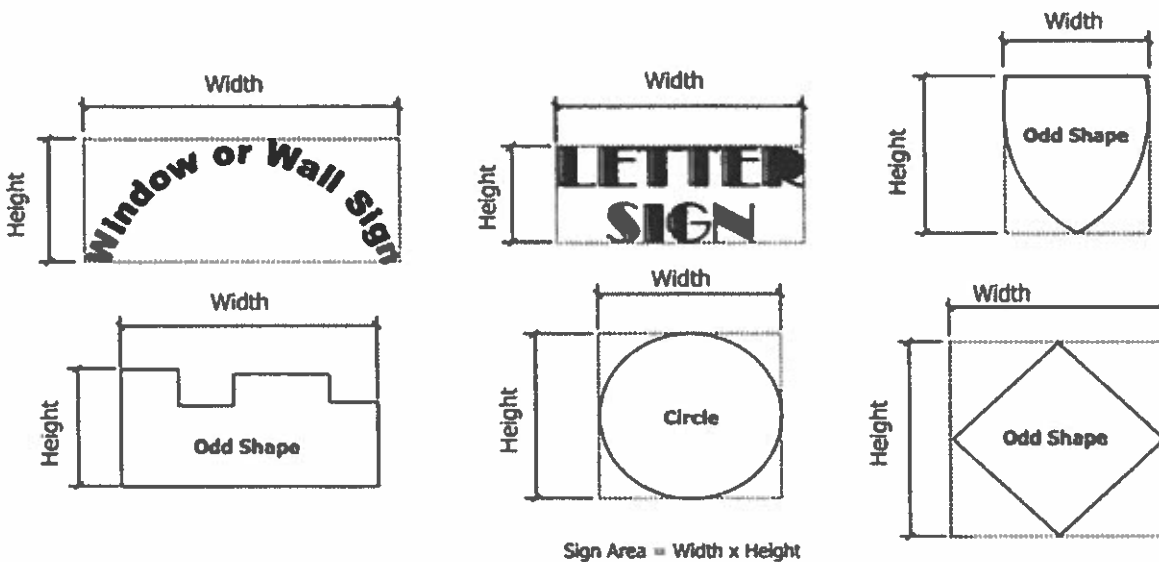
REAR FRONTAGE – The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

SECONDARY FRONTAGE – The frontage adjacent to private ingress/egress access streets or drive aisles. This frontage does not have service entrances and may include a public entrance to the building.

SIGN – Refer to definition in Section II of the Tinley Park Zoning Ordinance.

SIGN FACE AREA – That area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or

rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes as depicted below.



WALL SIGN – A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

WINDOW SIGN – A sign or individual letters, symbols, or combinations thereof placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

3.0 UNIFIED SIGN PLAN REQUIRED: A unified sign plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to the PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park.

3.1 UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

- a. Sign materials and types of signs;
- b. Method of illumination;
- c. Color of raceway;
- d. Method of affixing raceway to building face;
- e. The center base line upon which all signs are centered (identified on the building elevations);
- f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
- g. Letter heights, number of rows of lettering, total height of proposed sign;
- h. Location of window signage per tenant space for each building elevation; and
- i. Location and design of any service door sign.

3.2 SIGN SUBMITTAL REQUIREMENTS: Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the unified plan for the building on which the sign is erected.

4.0 PROHIBITED SIGNS:

- a. No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
- b. No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
- c. No electronic message centers and signs;
- d. No signage is allowed on awnings and back lit awnings are prohibited;
- e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
- f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows;
- g. No internally illuminated box signs or bare bulb lighting will be allowed on the outside of the building except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- h. No signage should be placed in the public right of way or within any parking area; and
- i. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW.

5.0 WALL SIGN REGULATIONS: All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance will hold.

CONTENT:

- a. Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
- b. Slogans and mottos for businesses are not allowed on wall signage;
- c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area; and
- d. Temporary signs are allowed for outlot building business tenants, following the provisions of Section IX.D.7 (Temporary Signs).

DESIGN/LOCATION:

- a. Walls signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein;
- b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached;

- c. No wall sign shall extend above the parapet or eave line, as appropriate, of the building to which it is attached;
- d. Wall signs shall not cover up or interrupt major architectural features;
- e. All wall signs must respect a 9" margin from the edge of the sign area as defined on the sign plan;
- f. All wall signs must be placed in coordination with the established base center line designated on the sign plan;
- g. Wall signs must be individual internally lit letters either mounted on a raceway or as separate letters mounted directly to the building façade. The raceway must be painted to match the exterior surface of the building. Box signs are prohibited except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo.
- h. Service door signage shall be uniform in font, size, and color.

5.1 ALLOWABLE WALL SIGNS:

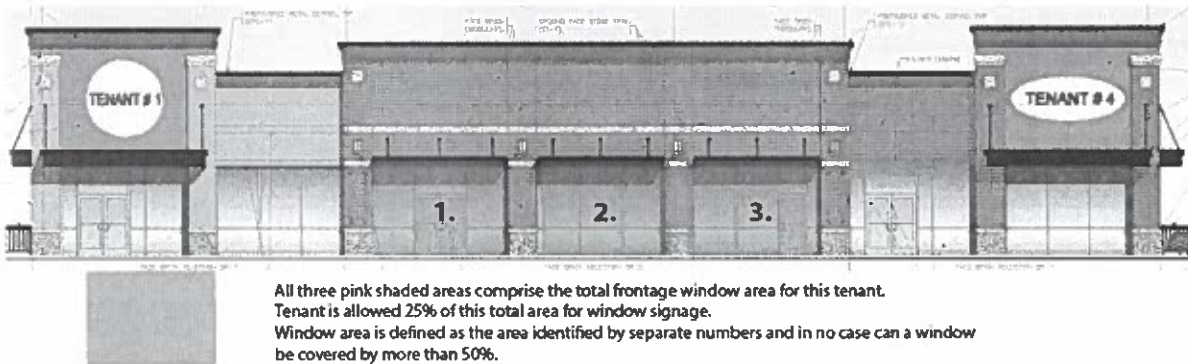
Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains one business tenant	Primary Frontage (including corner buildings with 2 or more primary frontages)	1	1.5 SF per 1.0 LF of primary frontage.	Lettering must be no greater than 30" in height.	Sign must be no greater than 6.5' in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage. Signage is limited to the tenant occupying the corner unit.	Lettering must be no greater than twenty-one inches(21") in height; lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	The sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains one business tenant	Rear Frontage	1	Must not exceed an area greater than 50% of the sign area allowed for the primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height,	Sign must be no greater than 15" in height.	Signs must be uniform in size, style, and color. contain only the name of the store; logos are prohibited.
Outlot building is designed for and contains multiple business tenants	Primary Frontage (including corner buildings with 2 or more primary frontages)	1 per tenant with primary building frontage.	1.5 SF per 1.0 LF of primary frontage for each tenant	Lettering must be no greater than 30" height.	Sign must be no greater than 6.5 in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1 per tenant with secondary building frontage.	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage.	Lettering must be no greater than twenty-one inches (21") in height lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	Sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains multiple business tenants	Rear frontage	1 per tenant with rear building frontage	Must not exceed an area greater than 50% of the sign area allowed for each tenant's primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height.	Sign must be no greater than 15" in height	Signs must be uniform in size, style, and color. Sign must contain only the name of the store; logos are prohibited.

5.0 WINDOW SIGNS:

Window signs shall not exceed twenty-five percent (25%) of the total frontage window area and shall in no event cover more than 50% of any one window area.



6.0 ILLUMINATION:

- a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
- b. Non-illuminated signs may be allowed provided all wall signs on the same building are of a consistent method of illumination, structure and material.

6.1 NON-CONFORMITIES: All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time as one of the following occurs:

- a. a business vacates the premises and a new business leases the premises and a new sign is proposed to be installed;

- b. a change of use;
- c. change of owner;
- d. the sign is removed; or
- e. the sign is repaired and the cost of the repair is greater than 50% of its replacement value.

Any sign meeting the conditions as stated above will be deemed no longer to be legally non-conforming, and must be removed and replaced within 30 days of the triggering event.

PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 2015-O-020

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR**

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park,
Cook and Will Counties, Illinois.

STATE OF ILLINOIS)
 COUNTY OF COOK)SS.
 COUNTY OF WILL)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O-062

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
 TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT – BRIXMOR -
PLAZA SIGNAGE REGULATIONS**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 15th day of December, 2015, at which meeting a quorum was present, and approved by the President of Tinley Park on the 15th day of December, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

AYES: Maher, Grady, Pannitto, Vandenberg, Younker, Brady

NAYS: None

ABSENT: None

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 15th day of December, 2015.

By: 
 Deputy Village Clerk

PAMPHLET
FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-062

**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT – BRIXMOR -
PLAZA SIGNAGE REGULATIONS**

Published in pamphlet form this 15th day of December, 2015, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: 
Deputy Village Clerk

ORDINANCE NO. 2015-O-062**ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING
TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT - BRIXMOR -
PLAZA SIGNAGE REGULATIONS**

WHEREAS, a petition for approval of a substantial deviation to the existing Tinley Park Plaza Planned Unit Development (“PUD”), as set forth and described below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on whether the requested approval for a substantial deviation to the existing PUD (the “Substantial Deviation”) should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in a newspaper published in and of general circulation within this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Substantial Deviation be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

NOW, THEREFORE, Be it Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. This Board of Trustees finds that the

proposed granting of the Substantial Deviation is in the public good and in the best interests of the Village and its residents, and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Sections I,B and VII thereof.

Section 2: The property and PUD that is the subject of the Substantial Deviation is legally described on EXHIBIT A attached hereto and hereby made a part hereof (the “Subject Property”).

Section 3: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Substantial Deviation to the existing PUD, as follows:

- (A) Except as provided herein, the remainder of the PUD shall remain unchanged.
- (B) The PUD is commonly known as the Tinley Park Plaza Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder’s Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact since its original construction.
- (C) In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD, which outlined a Comprehensive Sign Package in response to the property owner’s request to consider the unique aspects of the center. The property owner stated at that time: *“One unique aspect of the Plaza is the substantial distance it is set back from Harlem Avenue, and another aspect is that it is a lengthy shopping center spread out along Harlem Avenue. Both such factors necessitate the proposed sign regulations.”* The amendment further recognized the need to deviate from the Village’s sign regulations due to the “importance of signage to a strip type shopping center”, and therefore the Village Board approved an increase in sign area from the Village’s sign regulation from 1.0 SF/1.0 LF of frontage to 1.5 SF/1.0 LF of frontage. In June of this year the Village adopted an amendment to the 1985 sign regulations which addressed the unique circumstances of the planned multi-tenant outlot building at the north end of the property. The in-line stores of the main plaza structure were not addressed at that time.

The Sign Regulations for Tinley Park Plaza which regulate the in-line stores are very explicit on the type, location and illumination of signs, some of which conflict with existing signs or signage that might be typically proposed for the Plaza. A certain type font (Helvetica Medium), specific sign installation and

materials (some of which are now outdated), and a requirement that all lettering be upper case are just a few of the regulations that currently govern the in-line tenants.

The attached proposal addresses in-line tenant signage and consolidates it with the recently adopted regulations for the outlots. Existing signage that does not meet these regulations become legal non-conforming signs and will be allowed to remain until such time that the business changes or the sign is modified or removed. The sign area allowance remains as originally proposed at 1.5 SF/1 LF, which exceeds Village Sign regulations.

- (D) The proposed amendments would modify signage requirements for wall signs for both the in-line and outlot buildings within the Plaza. The signage requirements contained in the PUD are outdated and not in keeping with current standards for large shopping centers. Changes to the requirements include allowing logos and branded lettering, changing the definition of sign face area, requiring that background coloring be counted toward sign face area, and establishing maximum lettering heights. These changes should create consistency within the center and should improve the recognition and visibility of the signage from the public streets. These proposed amendments do not change the requirements for ground-mounted signage.
- (E) The proposed new sign regulations are attached here as EXHIBIT B. The attached proposal amends the regulations that were approved earlier this year and will repeal the original sign regulations, thereby providing one set of regulations for all signs in the Tinley Park Plaza. Absent an amendment to the Sign Regulations for the PUD, the proposed signage for Planet Fitness, or any other new sign proposal, would not meet the PUD regulations or current Zoning Ordinance Sign Regulations.
- (F) The Village's sign ordinance, along with the original sign regulations for the Plaza calculated sign area in the following way: *"...as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces."* This method has proven very difficult to calculate and administer, therefore the proposed amendment changes this to reflect the more traditional way of calculating sign area *"...that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."*

The proposed sign amendment also clarifies an issue regarding the use of color that is part of the "brand" of the business. The proposed sign amendment clarifies that the use of color indicative of the business brand or logo will be included in sign area calculations.

Consistent with the sign allowances for the outlots and the original regulations, the proposed regulations allow a ratio of 1.5 SF per 1 LF of frontage. This exceeds Village Code which allows for 1 SF per 1 LF of frontage. This ratio was approved as part of the original PUD and reflects the majority of signs that exist in the Plaza today.

In addition to sign area the proposed sign regulations impose a maximum letter height. This is consistent with the regulations for Brookside Marketplace.

ADDITIONAL FINDINGS OF FACT

- 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 proposed sign amendments will clarify regulations for all signage in the Plaza, provide for uniformity within the PUD, and improve the administrative review for permits. The proposed amendments will allow for current trends in signage that the current outdated regulations would prevent such as branding for lettering style. Signage is an integral part of the success of a business and the proposed sign plans encourage signage which will assist the general public in way-finding to the various businesses.

- 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 will it substantially diminish and impair property values within the neighborhood.**

The proposed sign amendments will provide opportunity for new and current signs to be updated which will improve the aesthetics of the Plaza. The amendments are consistent with the previous regulations regarding area which acknowledges the setback for the in-line stores from Harlem Avenue.

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

The proposed sign amendments will not deter or detract from the normal and orderly development of the surrounding area; the amendments will result in more attractive signage which will improve the Plaza and consequently the surrounding area.

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

There are no proposed changes in these facilities and the existing facilities are adequate. Moreover, improved signage will assist in improving traffic circulation.

- 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.**

Again, no changes are proposed in the Plaza other than signage, and the new signage will improve traffic circulation in the immediate area.

- 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.**

Again, this is an update to the existing sign regulations for the Plaza and, for all the reasons set forth above, will update and improve the Plaza's appearance and visibility and enable it to become more prosperous.

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

The proposed sign amendments will improve the administration and aesthetics of signage in the Plaza. It is the intent of the proposed amendments to encourage more attractive signage which in turn will attract more business to the Plaza.

Section 4: Ordinance Number 85-O-057 amended the PUD to create specific sign regulations for the PUD. However, those regulations applied only to the in-line retail building in the Tinley Park Plaza and have become outdated. Ordinance Number 2015-O-020 updated the sign regulations as they applied to outlots. The proposed Substantial Deviation includes additional sign regulations which are attached hereto and hereby made a part hereof as **EXHIBIT B** (the "Sign Regulations"). This Board of Trustees further finds, in addition to and incorporated within the findings set forth above that the approval of the Sign Regulations is in the best interests of the Village, its residents, the public and the customers shopping in the PUD. The proposed Sign Regulations will consolidate all sign regulations for the Plaza and allow for a consistent design approach and approval process for the in-line and outlot tenant spaces.

Section 5: Approval is hereby granted for a Substantial Deviation to the existing Tinley Park Plaza PUD to consist of the adoption and recording of the Sign Regulations attached hereto as **EXHIBIT B** which Sign Regulations shall be in full force and effect

immediately upon the passage and approval of this Ordinance and its publication in pamphlet form.

Section 6: In addition to the foregoing, the approval of the Substantial Deviation shall be subject to compliance with any conditions and restrictions imposed by the Village herein and upon the Subject Property, as well as Final Engineering Plans approved by the Village, to assure compliance with the attached Sign Regulations.

Section 7: This Ordinance shall be published in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

PASSED this 15th day of December, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Maher, Grady, Pannitto, Vandenberg, Younker, Brady

NAYS: None

ABSENT: None

APPROVED by the President of the Village of Tinley Park on the 15th day of December, 2015.



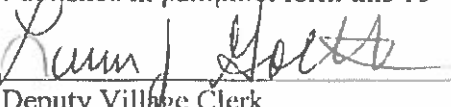
 Village President

ATTEST:



 Deputy Village Clerk

Published in pamphlet form this 15th day of December, 2015.



 Deputy Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 AND 2 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

P.I.N. #: 28-19-100-057-0000, 28-19-100-057-0000

PROPERTY ADDRESS: 15903-16205 S. HARLEM AVENUE

EXHIBIT B**AMENDMENT TO
SIGN REGULATIONS
FOR
TINLEY PARK PLAZA SHOPPING CENTER**

1.1 INTENT: These amendments are adopted for the in-line tenant spaces of the retail center and all outlot buildings (existing and future) within the Tinley Park Plaza (TPP) Planned Unit Development (PUD) for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the frontage of the in-line stores and for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza. This amendment in its entirety shall regulate all signage for Tinley Park Plaza and shall replace the Sign Regulations for Tinley Park Plaza Shopping Center (Ordinance No. 85-0-057) adopted October 14, 1985 and the 2015 Amendment to Sign Regulations for Tinley Park Plaza Shopping Center (Ordinance 2015-0-20), adopted June 16, 2015.

1.2 APPLICABILITY: These amendments apply to all in-line tenant spaces and outlot buildings within the TPP Planned Unit Development. All signs shall comply with the regulations herein and Sections IX B, C, D (6-9) of the Tinley Park Zoning Ordinance as amended from time to time. All signs existing at the adoption of these regulations shall be able to remain as a permitted non-conforming sign as provided in Section 9.0.

2.0 DEFINITIONS:

BUSINESS TENANT: Tenant space having its own secured entrance. Businesses located within another business, without having a distinct secured entrance, are not considered a separate business and are not eligible for separate signage.

FRONTAGE LIMITS: The width of the lease space as measured along the building's primary frontage.

IN-LINE TENANT SPACES: Leased commercial units located in the primary structure in Tinley Park Plaza and not in the separate commercial structures considered outlot buildings.

OUTLOT BUILDINGS: Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

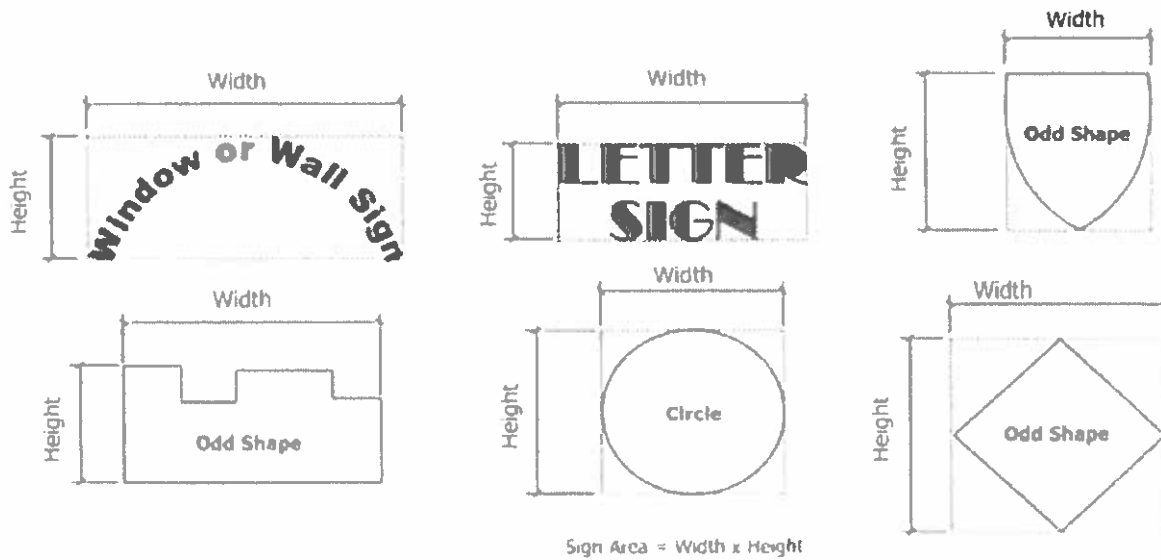
PRIMARY FRONTAGE: The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

REAR FRONTAGE: The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

SECONDARY FRONTAGE: The frontage adjacent to private ingress/egress access streets or drive aisles. This frontage does not have service entrances and may include a public entrance to the building.

SIGN: Refer to definition in Section II of the Tinley Park Zoning Ordinance, as amended from time to time.

SIGN FACE AREA: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display. The sign area shall be calculated by computing the area of the smallest measurable square, circle, rectangle, triangle within the single continuous perimeter, including the frame, border, or other material which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed. When the sign background for the individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be measured and shall constitute the sign area if such area is larger than the geometric forms encompassing the sign message:



WALL SIGN: A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

WINDOW SIGN: A sign or individual letters, symbols, or combinations thereof placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

3.0 IN-LINE TENANT SIGNAGE: Each in-line tenant may furnish and erect a sign on the parapet or sign band above the storefront of the subject lease space to identify the tenant doing business on the premises. The location of the sign should be centered on the tenant's frontage limits along the primary building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center as possible.

3.1 OUTLOT SIGNAGE: A Unified Sign Plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD in accordance with the dimension regulations outlined in Table 1. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to a PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park. Signage for in-line tenants are not required to submit a Unified Sign Plan, but will be required to submit a sign permit application to the Village of Tinley Park Building Department in accordance with Section IX of the Tinley Park Zoning Ordinance, as amended from time to time.

UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

- a. Sign materials and types of signs;
- b. Method of illumination;
- c. Color of raceway;
- d. Method of affixing raceway to building face;
- e. The center base line upon which all signs are centered (identified on the building elevations);
- f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
- g. Letter heights, number of rows of lettering, total height of proposed sign;
- h. Location of window signage per tenant space for each building elevation; and
- i. Location and design of any service door sign.

3.2 IN-LINE AND OUTLOT SIGN SUBMITTAL REQUIREMENTS: Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance, as amended from time to time. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the approved plan for the building on which the sign is erected.

4.0 PROHIBITED SIGNS:

- a. No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
- b. No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
- c. No electronic message centers and signs;
- d. No signage is allowed on awnings and back lit awnings are prohibited;
- e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
- f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows;

- g. No neon or fluorescent tubes or incandescent bulbs may be exposed to public view;
- h. No internally illuminated box signs or bare bulb lighting will be allowed on the outside of the building except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- i. No signage should be placed in the public right of way or within any parking area;
- j. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW;
- k. Valances
- l. signs painted on glass storefronts will not be permitted;
- m. No paper signs shall be permitted to be applied to the interior or exterior faces of the storefront glass or other material; and
- n. Non-illuminated signs are not permitted.

5.0 WALL SIGN REGULATIONS: All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance, as amended from time to time will control.

5.1 CONTENT:

- a. Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
- b. Slogans and mottos for businesses are not allowed on wall signage;
- c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area; and
- d. Temporary signs are allowed provided they follow the provisions of Section IX.D.7 (Temporary Signs) of the Village of Tinley Park Zoning Ordinance, as amended from time to time.

5.2 DESIGN/LOCATION:

- a. Wall signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein on Table 1;
- b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached;
- c. No wall sign shall extend above the parapet or eave line, of the building to which it is attached;
- d. Wall signs shall not cover up or interrupt major architectural features;
- e. All wall signs must respect a consistent margin from the edge of the sign area of at least 9" and at least 2'0" from the frontage limits of the adjacent tenant. Allowances may be made if architectural elements of the facade interfere with a consistent margin. All wall signs must be placed in coordination with the established base center line designated on the sign plan for outlot buildings. For in-line tenant signage, the base center line shall be established by the Landlord of the shopping center and documented with the Village;
- f. Wall signs must be individual internally lit letters either mounted on a raceway or as separate letters mounted directly to the building façade, powered only by remote transformers located behind the building fascia panel. The raceway must be painted to match the exterior surface of the building. Box signs are prohibited except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- g. Letter color shall be per Tenant design and Landlord approval; and
- h. Service door signage shall be uniform in font, size, and color.

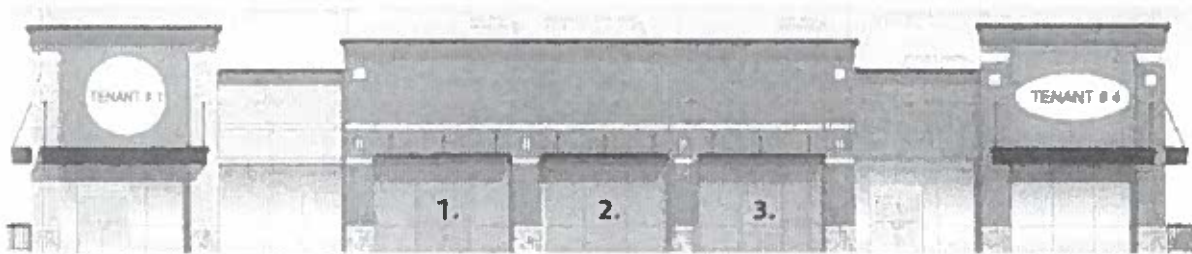
5.3 WALL SIGN DIMENSION REGULATIONS: TABLE 1

Building Tenancy	Location	#of Signs	Allowable Area of Proposed Sign	Letter Ht	Sign Ht	Special Notes
In-line tenancy <25,000	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	36"	84"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
In -line tenancy 25,000 SF or greater	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	84"	84"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
Outlot building is designed for and contains one business tenant	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage.	30"	78"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1	70% of area allotted to adj primary frontage; 100% on tower corner element Signage is limited to the tenant occupying the corner unit.	21"; 30" on corner tower	60"; 78" on corner tower	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.
	Rear Frontage	1	No greater than 50% of sign area allowed for primary frontage. For corner buildings the longer frontage shall be the primary frontage for purposes of calculating rear frontage sign allowances.	15"	15"	Signs must be uniform in size, style, color, and contain only the name of the store; logos are prohibited.

Building Tenancy	Location	# of Signs	Allowable Area of Proposed Sign	Letter Ht	Sign Ht	Special Notes
Outlot building is designed for and contains multiple businesses tenants	Primary Frontage (including corner buildings with 2 or more primary frontages)	1	1.5 SF per 1.0 LF of primary frontage for each tenant	30"	78"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage.	21"; 30" if located on a corner tower	60"; 78" if located on a corner tower element	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Rear frontage	1	Not greater than 50% of sign area allowed for each tenant's primary frontage. For corner buildings the longer frontage shall be the primary frontage for purposes of calculating rear frontage sign allowances.	15"	15"	Signs must be uniform in size, style, and color. Sign must contain only the name of the store; logos are prohibited.

6.0 WINDOW SIGNS:

Window signs shall not exceed twenty-five percent (25%) of the total frontage window area and shall in no event cover more than 50% of any one window area.



All three pink shaded areas comprise the total frontage window area for this tenant. Tenant is allowed 25% of this total area for window signage. Window area is defined as the area identified by separate numbers and in no case can a window be covered by more than 50%.

7.0 FREE-STANDING SIGNS: No free-standing sign shall be permitted within the limits of the Tinley Park Plaza Shopping Center except as approved by the Village of Tinley Park.

8.0 ILLUMINATION:

- a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
- b. All wall signs on the same building shall be of a consistent method of illumination, structure and material.

9.0 NON-CONFORMITIES: All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time as one of the following occurs:

- a. a business vacates the premises and a new business leases the premises; a change of use;
- b. change of owner;
- c. the sign is removed; or
- d. the sign is repaired and the cost of the repair is greater than 50% of its replacement value.

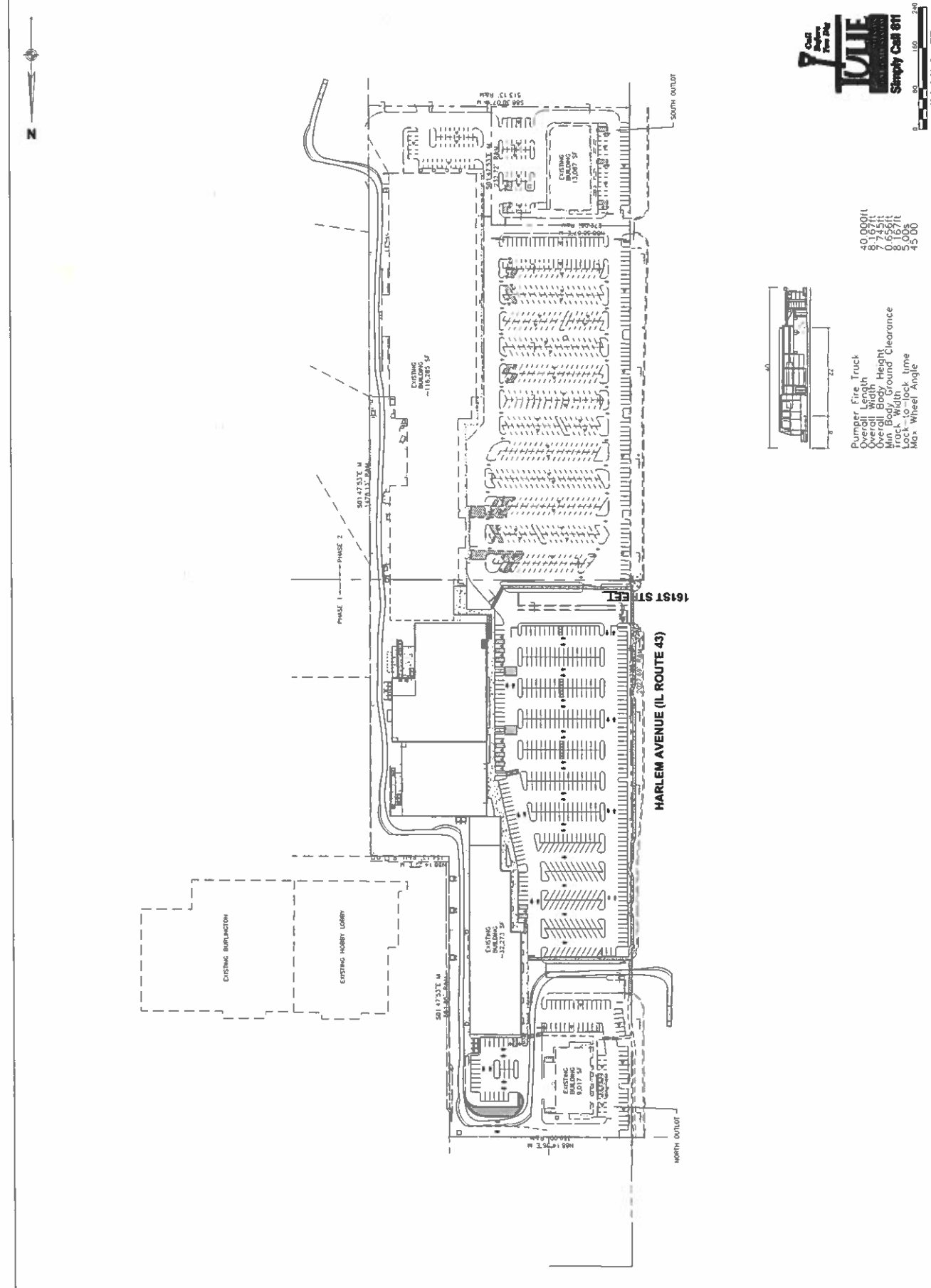
Any sign meeting the conditions as stated above will be deemed no longer to be legally non-conforming, and must be removed and replaced within 30 days of the triggering event.

10.0 APPROVALS: All signs shall require written approval by the Landlord and the Village of Tinley Park prior to fabrication. The Tenant shall cause the sign company to submit detailed drawings to the Landlord and the Village. The Landlord will review the drawings and return copies marked to indicate approval of the necessary documents. No sign shall be erected by any Tenant except in accordance with the drawing bearing the Landlord's final approval and only after the issuance of a sign permit by the Village of Tinley Park.

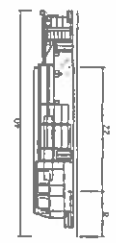
11.0 SIGN REMOVAL: Upon vacating the leased premises, each tenant is responsible for removing their sign letters and repairing the building fascia to its original condition which shall include patching, painting and removal of all sign electrical conduits and boxes. Any aforementioned repair not provided by the tenants shall be undertaken by the Landlord.

PROJECT NO.: 000800	DATE: 08/05/20	DESIGNER: WOOLBERT	PROJECT: TINLEY PARK PLAZA - PHASE 1
NO.:	DATE:	18 South Meyers Road	1617 SOUTH HARLEM AVENUE
REVISION:		Chicago, Illinois 60617	TINLEY PARK/COOK COUNTY, ILLINOIS 60617
		TEL: 830.424.9080	FIRE TRUCK EXHIBIT
		FAX: 830.436.5733	

SHEET NO
EXH-1



- 40,000/ft
 - 8'16"7/16"
 - 7'7"1/2"
 - 8'0"6"9/16"
 - 5'0"0"5"
 - 45'0"0"
- Graphic SCALE IN FEET
- Rumper Fire Truck
 - Overall Length
 - Overall Width
 - Overall Body Height
 - Body Height to Ground Clearance
 - Track Width
 - Lock-to-lock time
 - Max. Wheel Angle



Layout Tab Name: TRF-CRM Model 1 - Tinley Park-Harlem-Truck Study_2020-08-12.dwg; Page: 001.dwg; Plot: 001.dwg; User: 000800-P-dwg; 08/05/20; 5:33:37 PM
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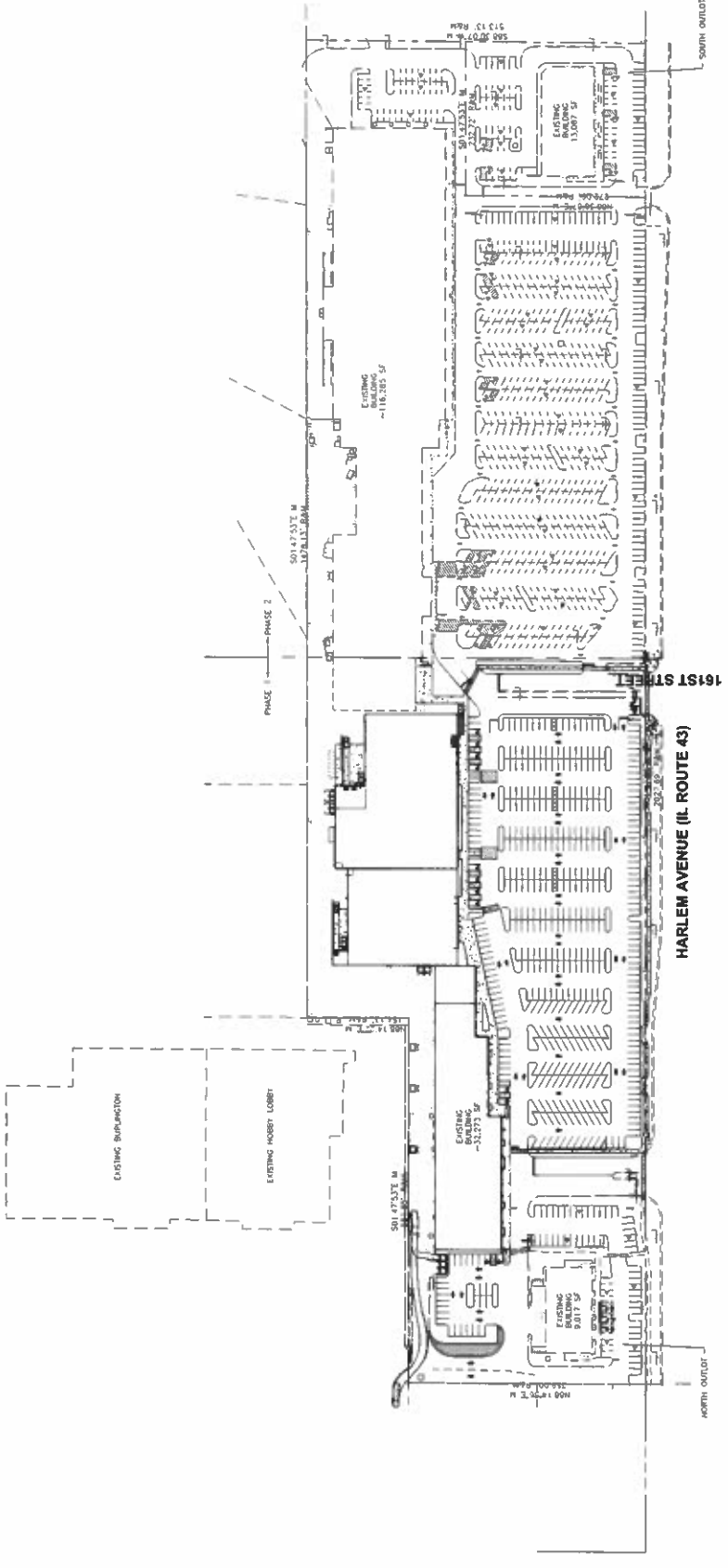
REVISION	NO.	DATE

PROJECT NO: 080800
 DATE: 08/05/20
 DES. BY: [Redacted]
 CHK. BY: [Redacted]
 GMD. BY: [Redacted]

115 South Meyers Road
 Suite 900
 Oakbrook Terrace, IL 60181
 FAX: 630.485.2731
WOOLBERT

TINLEY PARK COOK COUNTY, ILLINOIS 60477
TINLEY PARK PLAZA - PHASE 1
GARBAGE TURN EXHIBIT

SHEET NO
EXH-2



Rear-Load Garbage Truck
 Overall Length 25'-0"
 Overall Body Height 10'-0"
 Overall Body Clearance 8'-0"
 Truck Width 8'-0"
 Curb to Curb Turning Radius 25'-0"



Printed On: 08/05/20 12:53:59 PM
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VMF LED Specifications



Project Name:

Catalog Number:

Type:

The new **VMF LED Series** offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Sturdy Knuckle or Trunnion mount options.

The LED light assemblies come with 48 to 96 LED's. Multiple optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VMF LED series** is an exceptional choice for building lighting, sign lighting, and other flood lighting applications.

Ordering Information

MODEL	OPTICS	ARRAYS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMF-1	7x5	48LC	3 350mA	3K 3000K	UNV 120-277V	KM Knuckle Mount Slips over 2 3/8" T-nut with adjustable increments of 10"	BZ Bronze	PC-120 Button Type Photocell	UMAP Universal Mast Arm Fitter
	7x7	64LC	5 530mA	4K 4000K	8 347V		BK Black	PC-208 Button Type Photocell	ECLS Egg Crate Light Shield
	FN Flood Narrow	80LC	7 700mA	5K 5000K	5 480V *347V & 480V not available in 32LC 350mA	TM Trunnion Mount adjustable up to 90° in 5" increments.	SBK Smooth Black	PC-240 Button Type Photocell	ADJLS Adjustable louver light shield
	FM Flood Medium	96LC	10 1050mA *Not available in 80LC and 96LC			NM Nipple Mount slip threads over a 1/4" NPT, allows for up to 90° of vertical adjustment in 10° increments from horizontal	WH White	PC-277 Button Type Photocell	BD Barn Door Light Shield
						AWM Adjustable Wall Mount allows for up to 70° of vertical adjustment in 10° increments from horizontal	SWH Smooth White	DIM 0-10v Dimming Driver	
							GP Graphite		
							GY Grey		
							SL Silver Metallic		
							CC Custom Color		

Features & Specifications



Housing

Die cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

Durable cast aluminum driver compartment opens for easy access to removable driver(s) for ease of maintenance, and cooler driver operation; and are sealed with one-piece silicone gaskets.

Thermal Management

- The VMF series provides excellent thermal management by mounting the LED's to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The V-Flood series LED's have been determined to last 90,000+ hours in 25° C environments when driven at 700 mA.

Optical System

- The highest lumen output LEDs are utilized in the VMF series. Multiple flood optical patterns are available.
- CRI values are 70.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VMF series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40 oC operations.
- 10 kV surge protector supplied as standard.

Warranty

Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit VisionaireLighting.com.

Options

- Button Type Photocell
- 0-10v Dimming Driver
- UMAP
- Egg Crate Light Shield
- Adjustable Louver Light Shield
- Barn Door Shield

Listings

- The VMF Series is cUL Listed
- Powder Coated Tough
- DLC Listed
- IDA Certification
- IP66



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/> 3000K must be selected for IDA certification.

VMF - Electrical Load (A)							
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V
VMF-1-FM-48LC-3-4K	52	0.43	0.25	0.22	0.19	0.15	0.11
VMF-1-FM-48LC-5-4K	78	0.65	0.38	0.32	0.28	0.22	0.16
VMF-1-FM-48LC-7-4K	106	0.88	0.51	0.44	0.38	0.31	0.22
VMF-1-FM-48LC-10-4K	160	1.33	0.77	0.67	0.58	0.46	0.33
VMF-1-FM-64LC-3-4K	73	0.61	0.35	0.30	0.26	0.21	0.15
VMF-1-FM-64LC-5-4K	106	0.88	0.51	0.44	0.38	0.31	0.22
VMF-1-FM-64LC-7-4K	140	1.17	0.67	0.58	0.51	0.40	0.29
VMF-1-FM-64LC-10-4K	219	1.82	1.05	0.91	0.79	0.63	0.46
VMF-1-FM-80LC-3-4K	88	0.73	0.42	0.37	0.32	0.25	0.18
VMF-1-FM-80LC-5-4K	131	1.09	0.63	0.55	0.47	0.38	0.27
VMF-1-FM-80LC-7-4K	176	1.47	0.85	0.73	0.64	0.51	0.37
VMF-1-FM-96LC-3-4K	104	0.87	0.50	0.43	0.38	0.30	0.22
VMF-1-FM-96LC-5-4K	157	1.31	0.75	0.65	0.57	0.45	0.33
VMF-1-FM-96LC-7-4K	212	1.77	1.02	0.88	0.77	0.61	0.44

VMF LED Specifications

Photometric Optical Summary



EPA Data

2.47

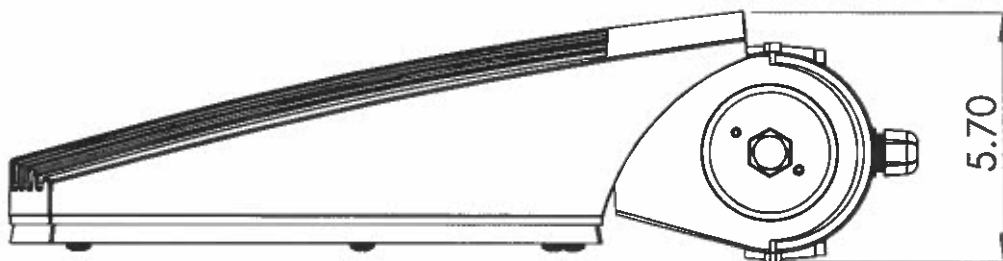
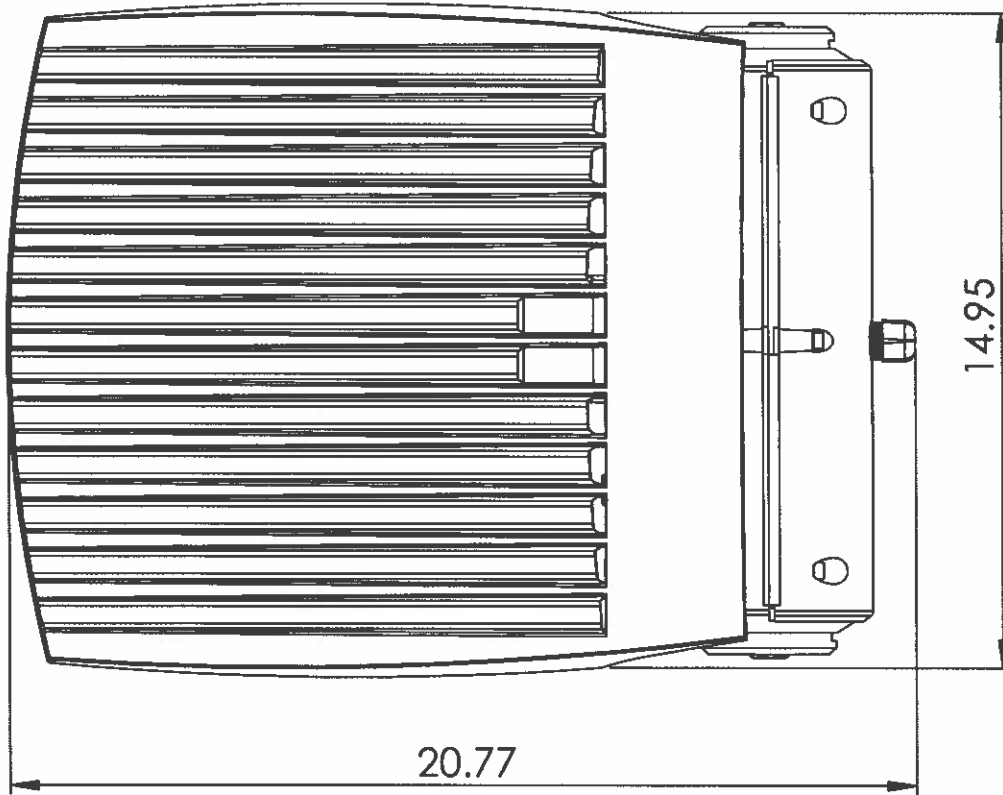
Dimensions

Width: VMF-1 15.5"

Depth: VMF-1 22"/30"

Height: VMF-1 5.5"

Weight: 45 LBS



LED Specifications **VMF**

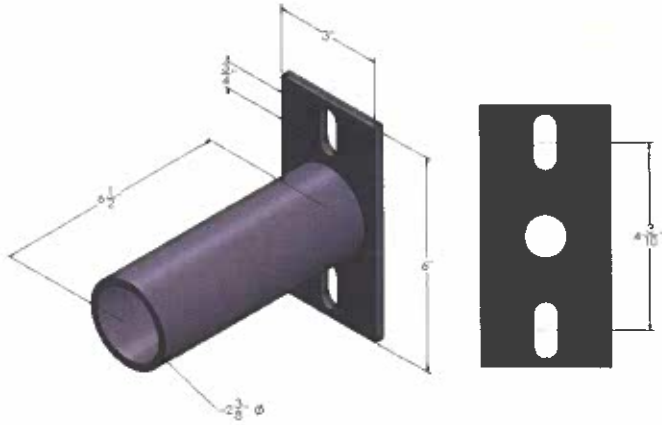
VMF 3K Lumen Data							VMF 3K LPW Data					
#LEDs	mA	7x5	7x7	FN	FM	Watts	#LEDs	mA	7x5	7x7	FN	FM
48	350	7230	7333	7688	7420	52	48	350	139	141	139	141
	530	9700	9838	10314	9954	78		530	124	126	124	126
	700	12646	12826	13447	12977	106		700	119	121	119	121
	1050	17316	17563	18413	17770	160		1050	108	110	108	110
64	350	9207	9338	9790	9448	73	64	350	126	128	126	128
	530	13612	13806	14474	13968	106		530	128	130	128	130
	700	16702	16940	17760	17140	140		700	119	121	119	121
	1050	22966	23293	24421	23568	219		1050	105	106	105	106
80	350	11385	11547	12106	11684	88	80	350	129	131	129	131
	530	16457	16691	17499	16888	131		530	126	127	126	127
	700	20584	20878	21888	21124	176		700	117	119	117	119
96	350	13564	13757	14423	13919	104	96	350	131	133	131	133
	530	19301	19576	20524	19807	157		530	123	125	123	125
	700	24467	24815	26017	25108	212		700	115	117	115	117
VMF 4K Lumen Data							VMF 4K LPW Data					
#LEDs	mA	7x5	7x7	FN	FM	Watts	#LEDs	mA	7x5	7x7	FN	FM
48	350	7611	7719	8093	7810	52	48	350	146	148	146	148
	530	10210	10356	10857	10478	78		530	131	133	131	133
	700	13311	13501	14154	13660	106		700	126	127	126	127
	1050	18227	18487	19382	18705	160		1050	114	116	114	116
64	350	9692	9830	10305	9946	73	64	350	133	135	133	135
	530	14328	14532	15236	14704	106		530	135	137	135	137
	700	17581	17831	18695	18042	140		700	126	127	126	127
	1050	24175	24519	25706	24808	219		1050	110	112	110	112
80	350	11985	12155	12744	12299	88	80	350	136	138	136	138
	530	17323	17569	18420	17777	131		530	132	134	132	134
	700	21668	21977	23040	22236	176		700	123	125	123	125
96	350	14277	14481	15182	14652	104	96	350	138	140	138	140
	530	20317	20607	21604	20850	157		530	130	132	130	132
	700	25755	26122	27386	26429	212		700	121	123	121	123
VMF 5K Lumen Data							VMF 5K LPW Data					
#LEDs	mA	7x5	7x7	FN	FM	Watts	#LEDs	mA	7x5	7x7	FN	FM
48	350	7303	7407	7766	7495	52	48	350	140	142	140	142
	530	9798	9937	10418	10054	78		530	126	127	126	127
	700	12773	12955	13583	13108	106		700	121	122	121	122
	1050	17491	17740	18599	17949	160		1050	109	111	109	111
64	350	9300	9433	9889	9544	73	64	350	128	130	128	130
	530	13749	13945	14620	14109	106		530	129	131	129	131
	700	16871	17111	17939	17313	140		700	121	122	121	122
	1050	23198	23529	24668	23806	219		1050	106	107	106	107
80	350	11500	11664	12229	11802	88	80	350	131	133	131	133
	530	16623	16860	17676	17058	131		530	127	129	127	129
	700	20792	21089	22109	21337	176		700	118	120	118	120
96	350	13701	13896	14568	14060	104	96	350	132	134	132	134
	530	19496	19774	20731	20007	157		530	124	126	124	126
	700	24714	25066	26280	25362	212		700	117	118	117	118

VMF LED Specifications

VMF Options

Universal Mast Arm Fitter

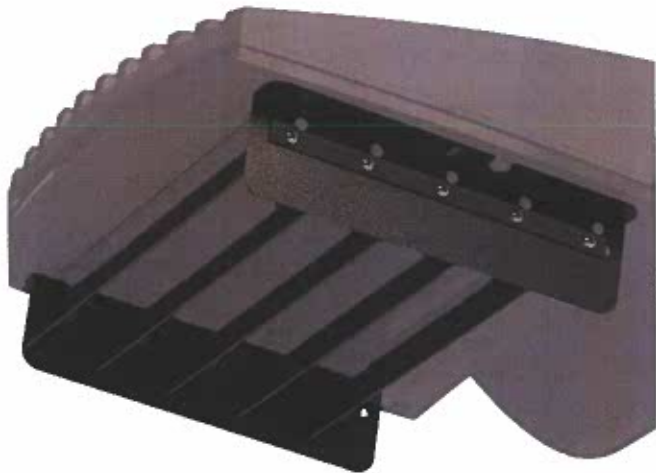
UMAP - The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to be mounted to an existing pole, the UMAP is meant to be used with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



Egg Crate Light Shield



Adjustable Louver Light Shield

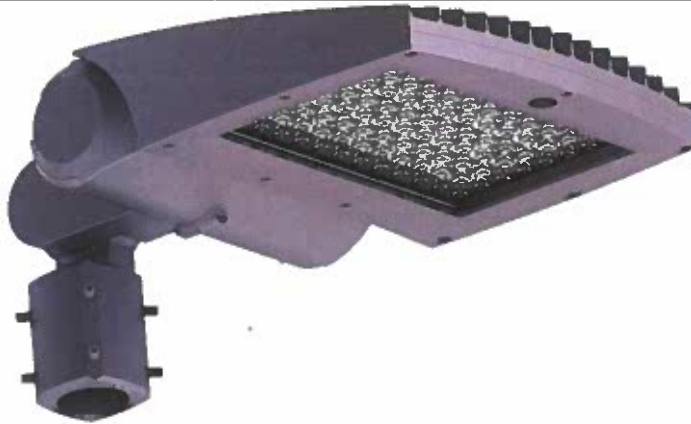


Barn Door Light Shield



LED Specifications **VMF**

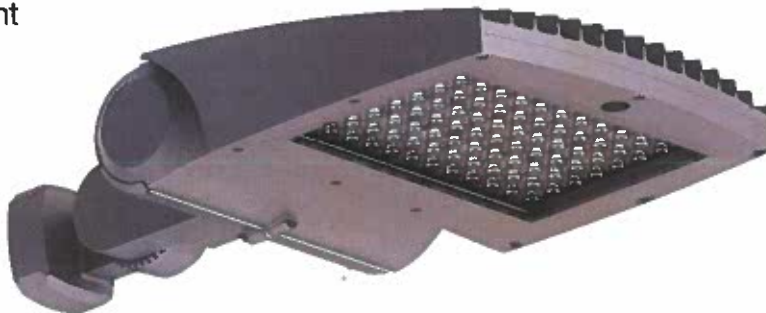
VMF Mounting Options

Knuckle Mount

An adjustable knuckle slip fits over a 2-3/8" Tenon, and allows for up to 90 degrees of vertical adjustment in 10 degree increments from horizontal, as well as full side to side adjustment with the knuckle mount.

Trunnion Mount

Trunnion Mount is adjustable up to 90 degrees in 5 degree increments.

Nipple Mount

An adjustable knuckle that threads onto a 3/4" NPT, and allows for up to 90 degrees of vertical adjustment in 10 degree increments from horizontal.

Adjustable Wall Mount

A Wall Mount that allows for up to 70 degrees of vertical adjustment in 10 degree increments from horizontal.

VMX LED Specifications



Project Name:

Catalog Number:

Type:

The VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMX-1	T1	48LC	3	3K	UNV	AM	BZ	PCR-120	RPP3
	T2	64LC	350mA	3000K	*120-277V	Arm Mount	Bronze	PhotoCell & Receptacle	For 3" Pole - Round Pole Plate Adaptor
	T3	80LC	5	4K	8	WM	BK	PCR-208	RPP4
	T4	96LC	530mA	4000K	34.7V	Wall Mount	Black	PhotoCell & Receptacle	For 4" Pole - Round Pole Plate Adaptor
	T4A		7	5K		*Requires BAWP	SBK	PCR-240	RPP5
	T5		700mA	5000K	5	Round Pole Plate Adaptors (RPP) are to be ordered separately.	Smooth Black	PhotoCell & Receptacle	For 5" Pole - Round Pole Plate Adaptor
	T5W		1050mA		480V		WH	PCR-480	UPMA-S
	T5WR		*Not available in 96LC		*34.7V & 480V not available in 32LC 350mA	BAWP to be ordered separately.	White	PhotoCell & Receptacle	Universal Square Pole Mount Adaptor
							SWH	PER	UPMA-R
							Smooth White	3 Pin Photo Receptacle w/shorting cap	Universal Round Pole Mount Adaptor
						GP	5PINPER	BAWP	
						Graphite	5 Pin Photo Receptacle w/shorting cap	Cast Wall Plate	
						GY	Requires Dimming Driver	ROT-R	
						Grey	7 Pin Photo Receptacle w/shorting cap	Rotated Optics Right Side	
						SL	Requires Dimming Driver	ROT-L	
						Silver Metallic	DIM	Rotated Optics Left Side	
						CC	0-10V Dimming Driver	CLS	
						Custom Color	WSC-8	Back Side Cutoff Louver Shield	
							Motion Sensor 8" Mounting Height	RCLS	
							WSC-20	Right Side Cutoff Louver Shield	
							Motion Sensor 9-20" Mounting Height	LCLS	
							WSC-40	Left Side Cutoff Louver Shield	
							Motion Sensor 21-40" Mounting Height		
							The color and finish of the pole is not included in the program fee.		
							VWC		
							Visionaire Wireless Controls		
							*Consult Factory		

Features & Specifications

VMX

Heatsink

- Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

- Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.
- Meets ANSI C136.31-2010 1.5G Vibration Standards.

Thermal Management

- The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

- The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, III, IV and V are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70..

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40° C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & receptacle
- Photo receptacle
- Round pole plate adapter
- Cast Wall Plate
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- Universal Pole Mount Adaptor
- Cut-Off Louver Shield
- Emergency Battery Pack

Listings

- The VMX Series is cUL Listed
- IP65 Rated
- Powder Coated Tough
- DLC Listed
- IDA Certification

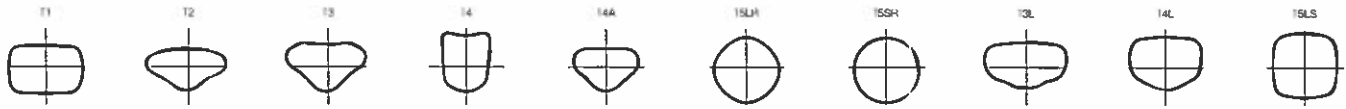


DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected for IDA certification.

VMX LED Specifications

Photometric Optical Summary

Not all optics are available on all fixtures. Check ordering chart for availability



EPA Data									
	0.75	1.47	1.5	2.22	2.1	2.22			

Dimensions

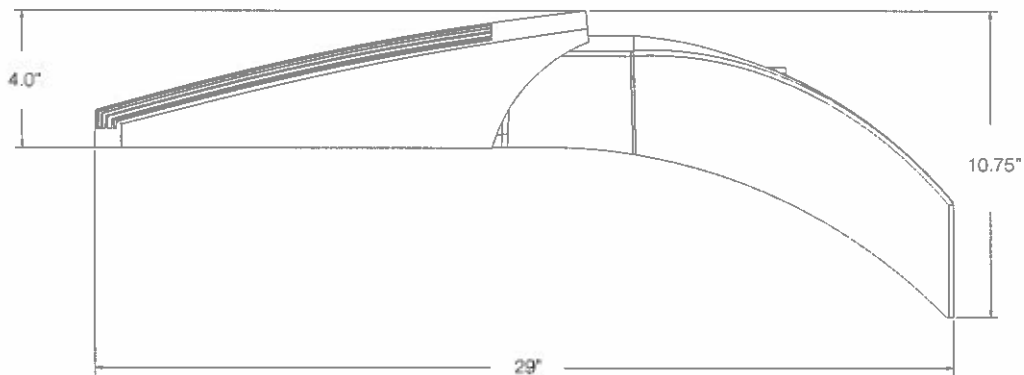
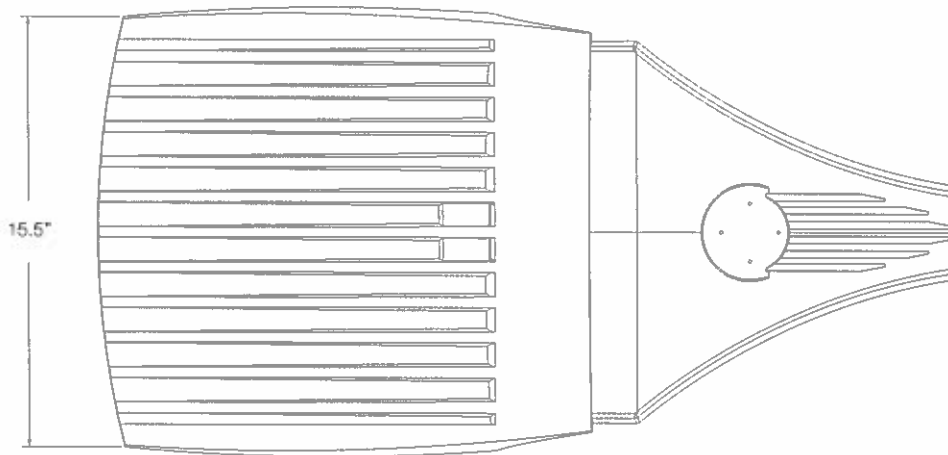
Width: VMX-1 15.5"

Depth: VMX-1 29"

Height: VMX-1 4.0"

Overall Height: VMX-1 10.75"

Weight: 49 LBS



LED Specifications **VMX**

3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
48	350	7311	8609	7243	8994	7321	7506	7333	7191	52
	530	9808	9289	9717	9383	9822	10070	9838	9648	78
	700	12788	12084	12668	12232	12805	13128	12826	12578	106
	1050	17509	16547	17347	16750	17534	17977	17563	17223	161
64	350	9309	8798	9223	8906	9323	9558	9338	9158	70
	530	13763	13007	13636	13167	13783	14131	13806	13539	107
	700	18888	15960	16732	16156	16912	17339	16940	16612	142
	1050	23222	21946	23007	22215	23256	23643	23293	22843	218
80	350	11512	10880	11406	11013	11529	11820	11547	11324	87
	530	16640	15728	16486	15918	16664	17084	16691	16368	132
	700	20813	19670	20621	19911	20844	21370	20878	20474	177
	1050	29027	27433	28759	27769	29069	29803	29117	28554	272
96	350	13714	12961	13588	13120	13734	14081	13757	13491	104
	530	19516	18444	19336	18670	19544	20038	19576	19198	157
	700	24739	23380	24511	23667	24775	25400	24815	24336	212
4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
48	350	7695	7273	7824	7382	7707	7901	7719	7627	52
	530	10324	9757	10229	9876	10339	10600	10356	10232	78
	700	13459	12720	13335	12876	13479	13819	13501	13340	106
	1050	18430	17418	18260	17631	18457	18923	18487	18267	161
64	350	9799	9261	9709	9375	9814	10061	9830	9713	70
	530	14487	13692	14354	13860	14509	14875	14532	14359	107
	700	17777	16800	17612	17006	17802	18252	17831	17619	142
	1050	24444	23101	24218	23385	24479	25097	24519	24227	218
80	350	12118	11452	12006	11593	12135	12442	12155	12010	87
	530	17515	16553	17354	16756	17541	17984	17569	17360	132
	700	21909	20705	21707	20959	21941	22495	21977	21715	177
	1050	30555	28876	30273	29231	30599	31372	30649	30284	272
96	350	14436	13643	14303	13811	14457	14822	14481	14308	104
	530	20543	19415	20354	19653	20573	21092	20607	20361	157
	700	26041	24611	25801	24912	26079	26737	26122	25810	212
5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
48	350	7384	6879	7316	7064	7395	7582	7407	7264	52
	530	9907	9362	9815	9477	9921	10172	9937	9745	78
	700	12915	12206	12796	12356	12934	13261	12955	12705	106
	1050	17885	16714	17522	16919	17711	18158	17740	17397	161
64	350	9403	8887	9317	8996	9417	9655	9433	9250	70
	530	13902	13138	13774	13300	13922	14274	13945	13675	107
	700	17058	16121	16901	16319	17083	17514	17111	16780	142
	1050	23456	22168	23240	22440	23490	24083	23529	23074	218
80	350	11628	10989	11621	11124	11645	11939	11684	11439	87
	530	16808	15884	16653	16079	16832	17257	16860	16534	132
	700	21024	19869	20830	20112	21054	21586	21089	20681	177
	1050	29320	27710	29050	28050	29363	30104	29411	28842	272
96	350	13853	13092	13725	13253	13873	14223	13896	13627	104
	530	19713	18630	19531	18859	19742	20240	19774	19392	157
	700	24989	23616	24758	23906	25025	25657	25086	24581	212

VMX LED Specifications

3K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
48	350	141	133	139	134	141	144	141	138
	530	125	118	124	120	125	129	126	123
	700	121	114	120	115	121	124	121	119
	1050	109	103	108	104	109	112	109	107
64	350	133	126	132	127	133	137	133	131
	530	129	122	127	123	129	132	129	127
	700	119	112	118	114	119	122	119	117
	1050	107	101	106	102	107	109	107	105
80	350	133	125	131	127	133	136	133	130
	530	126	119	125	121	126	130	127	124
	700	118	111	117	112	118	121	118	116
	1050	107	101	106	102	107	110	107	105
96	350	132	125	131	127	132	136	133	130
	530	125	118	123	119	125	128	125	123
	700	117	110	116	112	117	120	117	115
4K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
48	350	148	140	147	142	148	152	148	147
	530	132	125	131	126	132	135	132	131
	700	127	120	126	121	127	130	127	126
	1050	114	108	113	110	115	118	115	113
64	350	140	132	139	134	140	144	140	139
	530	135	128	134	130	136	139	136	134
	700	125	118	124	120	125	129	126	124
	1050	112	106	111	107	112	115	112	111
80	350	140	132	138	133	140	143	140	138
	530	133	126	132	127	133	136	133	132
	700	124	117	123	118	124	127	124	123
	1050	112	106	111	108	113	115	113	111
96	350	139	132	138	133	139	143	140	138
	530	131	124	130	125	131	135	132	130
	700	123	116	122	118	123	126	123	122
5K LPW Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
48	350	142	134	141	136	142	146	142	140
	530	127	120	125	121	127	130	127	124
	700	122	115	121	117	122	125	122	120
	1050	110	104	109	105	110	113	110	108
64	350	134	127	133	129	135	138	135	132
	530	130	123	129	124	130	133	130	128
	700	120	114	119	115	120	123	121	118
	1050	108	102	107	103	108	110	108	106
80	350	134	127	133	128	134	137	134	132
	530	128	121	126	122	128	131	128	125
	700	119	112	118	114	119	122	119	117
	1050	108	102	107	103	108	111	108	106
96	350	134	126	132	128	134	137	134	131
	530	126	119	125	120	126	129	126	124
	700	118	111	117	113	118	121	118	116

LED Specifications **VMX**

3K BUG Data																									
LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
48	350	2	0	2	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
64	350	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	530	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
80	350	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	530	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	1050	5	0	4	3	0	4	3	0	4	3	0	4	3	0	3	5	0	3	5	0	3	5	0	4
96	350	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	530	4	0	4	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	5	0	3
	700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	2	4	0	2	5	0	3	5	0	3

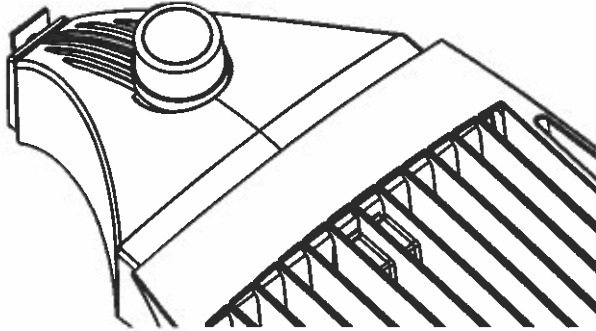
4K BUG Data																									
LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	530	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	700	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	5	0	3
64	350	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	530	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	3	0	4	3	0	4	3	0	2	4	0	2	5	0	3	5	0	3
80	350	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	530	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	1050	5	0	4	3	0	5	3	0	4	3	0	4	3	0	3	5	0	3	5	0	4	5	0	4
96	350	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	530	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	3	5	0	3	5	0	3	5	0	3

5K BUG Data																									
LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
48	350	2	0	2	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	530	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
64	350	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	530	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
80	350	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	530	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	1050	5	0	4	3	0	4	3	0	4	3	0	4	3	0	3	5	0	3	5	0	4	5	0	4
96	350	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	530	4	0	4	3	0	3	3	0	3	3	0	3	3	0	2	4	0	2	4	0	2	5	0	3
	700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	2	4	0	2	5	0	3	5	0	3

VMX LED Specifications

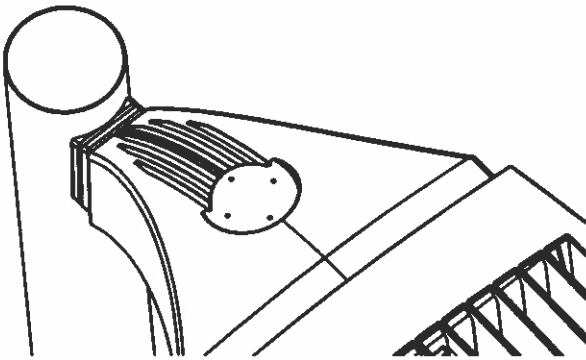
Twist lock Photocell & Receptacle

Dusk to dawn sensor.



Round Pole Plate Adaptor

Round Pole Plate Adaptor to be used with round pole.



Cast Wall Plate

Arm mount wall plate is needed to wall mount the VMX.

0-10v Dimming Driver

0-10V is an analog lighting control protocol. 0-10V control applies a voltage between 0 and 10 volts DC to produce a varying intensity level.

LED Specifications **VMX**

The FSP-211 by Legrand is integrated into the VMX housing and provides multi-level control based on motion and/or daylight contribution.

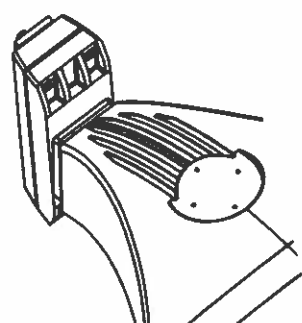
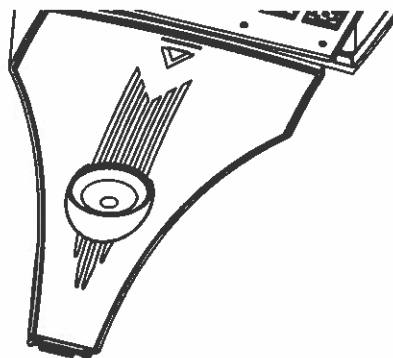
Lens Coverage Patterns:

- WSC-8 - 360° lens, maximum coverage 48'; diameter from 8' height
- WSC-20 - 360° lens, maximum coverage 48'; diameter from 20' height
- WSC-40 - 360° lens, maximum coverage 100'; diameter from 40' height

Default settings:

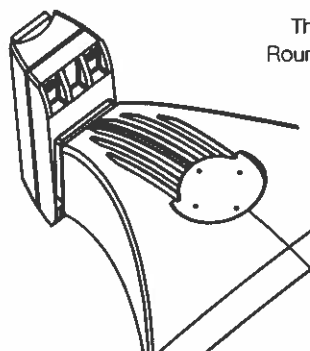
FACTORY DEFAULTS High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set point	4 Foot Candles
Ramp Up	None
Fade Down	None
Force Off Set point with Occupied	Disable

Motion Sensor



UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.

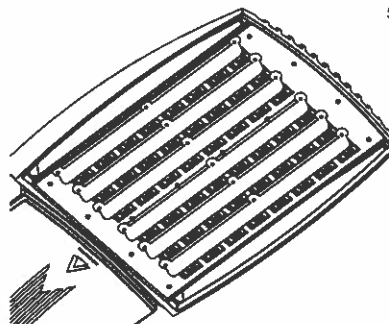


UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.

CLS

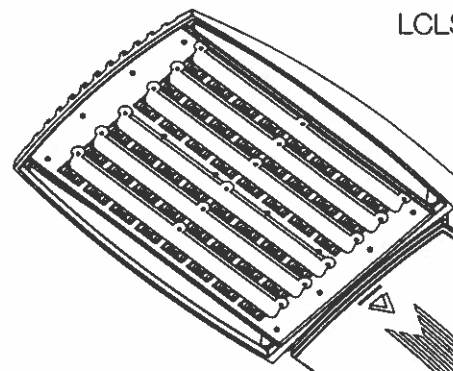
The back side cutoff louver shield will reduce light output behind the fixture, all of the light will be focused in front of the VMX.



RCLS

The right side cutoff louver shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VMX.

The left side cutoff louver shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VMX.



LCLS

SYLVANIA

LEDVANCE Luminaires

Wall Pack Non-Cutoff



Product Features

The Wall Pack luminaires are environmentally preferable LED alternatives to traditional HID luminaires, offering up to 77% in energy savings. Ideal in place of traditional luminaires, or as new installations, the Wall Pack series is offered in several wattages/lumen packages for illuminating building exteriors, outdoor corridors, walkways, and stairwells.

The housing is a perfect fit for replacing existing traditional luminaires. The luminaires are available with optional photo control. LEDVANCE luminaires assure optimum light engine performance for extended service and rated life ($\geq 150,000$ hours L_{70}).

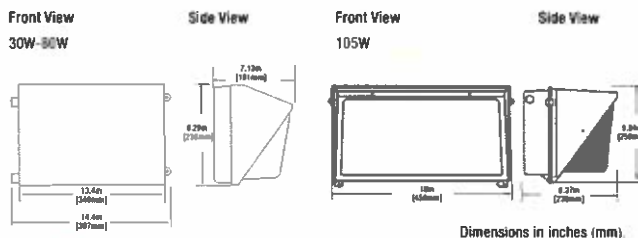
Wattage Comparison Chart

Non-Cutoff Wall Packs (UNV/347)

Traditional Source	Traditional System Wattage	LED System Wattage	Energy Savings
70W HPS	91	30/36/40	67% / 60% / 56%
100W HPS	120	30/36/40	75% / 70% / 67%
100W MH	130	30/36/40	77% / 72% / 69%
70W HPS	91	50/55	45% / 40%
100W HPS	120	50/55	58% / 54%
100W MH	130	50/55	62% / 58%
150W HPS	170	50/55	71% / 68%
150W MH	188	50/55	73% / 71%
175W MH	210	50/55	76% / 74%
175W MH	210	75/80	64% / 62%
250W MH	290	75/80	74% / 72%
250W HPS	295	75/80	75% / 73%
320W MH	370	105	72%
400W HPS	460	105	77%
400W MH	450	105	77%

Catalog #		Type	
Project	Tinley Park Plaza		
Notes			
Date			
Prepared by			

Dimensions



Specifications

Weight: UNV: 13.8lbs (6.3kg) 347V: 15lbs (6.8kg)
UNV (105W): 16.5lbs (6.8kg)

Construction: Two-piece cast aluminum alloy housing with powder coat paint finish and a glass lens. The standard color is bronze.

LED System: LED system with a life rating of $\geq 150,000$ hours at L_{70} @25°C. Luminaire efficacy up to 125 LPW.

Electrical: Offered in 30, 36, 50, 75 and 105 Watts, the luminaire is designed to operate through the 120-277 VAC universal voltage range. Offered in 40, 55, and 80 Watts, the luminaire is designed to operate at the 347VAC voltage range. The LED driver has a 4kV inherent surge suppression and is a constant current device, meeting UL1310 and UL48 Class 2 with built-in over temperature protection. The power factor is $\geq 90\%$ and THD is $\leq 20\%$.

Color Characteristics: CRI >70 ; CCT of 4000K or 5000K.

Optics: Non-cutoff distribution with a borosilicate glass lens (top visor accessory available).

Installation: Luminaire mounts to exterior wall.

Operating Temperature: -40°F to +104°F (-40°C to +40°C);
EM: +32°F to +104°F (0°C to +40°C).

Listings: cULus listed to UL1598 standards for wet locations.

Warranty: Standard 5-year luminaire warranty (LEDLUM001).

Note: Specifications subject to change without notice. IES files available online.



*DLC Premium only applicable on 2W 30W versions

Ordering Guide

Item Number:

WALPAK	XX	/	XXX	XXX	7	XX	/	NC	/	BZ	/	X
Product Name	Generation		Wattage (UNV)	Voltage	7 = >70	Color Temp (CCT)		Optics		Color/Finish		Options
WALPAK	1N		030 = 30 Watts	UNV = 120-277V		40 = 4000K*		NC = Non-cutoff Distribution		BZ = Bronze		Blank = No Options
	2N		036 = 36 Watts	347 = 347V		50 = 5000K						P = Photocontrol*
	3N		050 = 50 Watts									E = Emergency**
			075 = 75 Watts									
			105 = 105 Watts									
			Wattage (347V)									
			040 = 40 Watts									
			055 = 55 Watts									
			080 = 80 Watts									

* Available in UNV only
** Made to order (MTO); Available in 50W UNV only

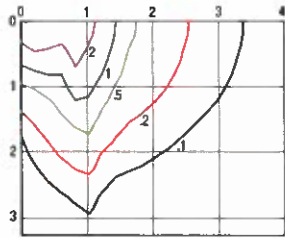
LEDLUM005R10 6-17



Photometric Data (UNV/347V)

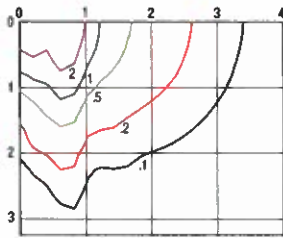
WALPAK2N/030UNV750/NC

Isofootcandle Lines at
15' Mounting Height



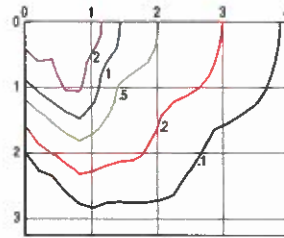
WALPAK2N/050UNV750/NC

Isofootcandle Lines at
18' Mounting Height



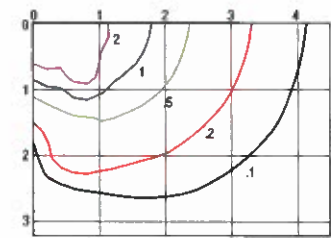
WALPAK2N/075UNV750/NC

Isofootcandle Lines at
20' Mounting Height



WALPAK3N/105UNV740/NC

Isofootcandle Lines at
25' Mounting Height



For other mounting heights apply the following multipliers:

Mounting Height	12'	15'	18'	20'	22'
Multiplier	1.56	1.00	0.69	0.56	0.46

Mounting Height	15'	18'	20'	22'	25'
Multiplier	1.44	1.00	0.81	0.67	0.52

Mounting Height	15'	18'	20'	22'	25'
Multiplier	1.78	1.23	1.00	0.83	0.64

Mounting Height	22'	25'	30'	32'	35'
Multiplier	1.29	1.00	0.69	0.61	0.51

Ordering Information

Item Number	Ordering Abbreviation	Power (W)	Input Voltage	CRI	Color Temp (CCT)	Distribution	Total Fixture Lumens	LPW*	DLC**	BUG Rating	Options
74198	WALPAK1N/036UNV740/NC/BZ	36	120-277V	>70	4000K	Type IV	3500	96	-	B1-U4-G3	-
74201	WALPAK1N/036UNV750/NC/BZ	36	120-277V	>70	5000K	Type IV	3300	95	-	B1-U3-G3	-
74202	WALPAK1N/050UNV750/NC/BZ	50	120-277V	>70	5000K	Type IV	5300	108	-	B1-U4-G3	-
74200	WALPAK1N/075UNV740/NC/BZ	75	120-277V	>70	4000K	Type IV	8600	115	-	B1-U5-G5	-
74203	WALPAK1N/075UNV750/NC/BZ	75	120-277V	>70	5000K	Type IV	8600	115	-	B1-U5-G5	-
74216	WALPAK1N/036UNV740/NC/BZ/P	36	120-277V	>70	4000K	Type IV	3500	96	-	B1-U4-G3	Photocontrol
74219	WALPAK1N/036UNV750/NC/BZ/P	36	120-277V	>70	5000K	Type IV	3300	95	-	B1-U3-G3	Photocontrol
74217	WALPAK1N/050UNV740/NC/BZ/P	50	120-277V	>70	4000K	Type IV	5000	104	-	B1-U4-G3	Photocontrol
74220	WALPAK1N/050UNV750/NC/BZ/P	50	120-277V	>70	5000K	Type IV	5300	108	-	B1-U4-G3	Photocontrol
74218	WALPAK1N/075UNV740/NC/BZ/P	75	120-277V	>70	4000K	Type IV	8600	115	-	B1-U5-G5	Photocontrol
74221	WALPAK1N/075UNV750/NC/BZ/P	75	120-277V	>70	5000K	Type IV	8600	115	-	B1-U5-G5	Photocontrol
72996	WALPAK1N/040347750/NC/BZ	40	347V	>70	5000K	Type IV	4300	102	-	B1-U4-G3	-
72997	WALPAK1N/055347750/NC/BZ	55	347V	>70	5000K	Type IV	6300	108	-	B1-U4-G3	-
72998	WALPAK1N/080347750/NC/BZ	80	347V	>70	5000K	Type IV	9400	120	Std	B1-U5-G5	-
74499	WALPAK1N/050UNV840/NC/BZ/E (MTO)	50	120-277V	>70	4000K	Type IV	5000	104	Std	B1-U4-G3	Emergency Battery Backup
74500	WALPAK1N/050UNV850/NC/BZ/E (MTO)	50	120-277V	>70	5000K	Type IV	5300	108	Std	B1-U4-G3	Emergency Battery Backup
74386	WALPAK2N/030UNV740/NC/BZ	30	120-277V	>70	4000K	Type IV	3400	122	Prm	B1-U4-G3	-
74482	WALPAK2N/030UNV750/NC/BZ	30	120-277V	>70	5000K	Type IV	3500	125	Prm	B1-U3-G3	-
74485	WALPAK2N/050UNV740/NC/BZ	50	120-277V	>70	4000K	Type IV	5500	113	Std	B1-U4-G3	-
74486	WALPAK2N/050UNV750/NC/BZ	50	120-277V	>70	5000K	Type IV	5600	116	Std	B1-U4-G3	-
74489	WALPAK2N/075UNV740/NC/BZ	75	120-277V	>70	4000K	Type IV	8900	118	Std	B1-U5-G5	-
74490	WALPAK2N/075UNV750/NC/BZ	75	120-277V	>70	5000K	Type IV	9200	121	Std	B1-U5-G5	-
74387	WALPAK2N/030UNV740/NC/BZ/P	30	120-277V	>70	4000K	Type IV	3400	122	Prm	B1-U4-G3	Photocontrol
74483	WALPAK2N/030UNV750/NC/BZ/P	30	120-277V	>70	5000K	Type IV	3500	125	Prm	B1-U3-G3	Photocontrol
74487	WALPAK2N/050UNV740/NC/BZ/P	50	120-277V	>70	4000K	Type IV	5500	113	Std	B1-U4-G3	Photocontrol
74488	WALPAK2N/050UNV750/NC/BZ/P	50	120-277V	>70	5000K	Type IV	5600	116	Std	B1-U4-G3	Photocontrol
74491	WALPAK2N/075UNV740/NC/BZ/P	75	120-277V	>70	4000K	Type IV	8900	118	Std	B1-U5-G5	Photocontrol
74492	WALPAK2N/075UNV750/NC/BZ/P	75	120-277V	>70	5000K	Type IV	9200	121	Std	B1-U5-G5	Photocontrol
74528	WALPAK3N/105UNV740/NC/BZ	105	120-277V	>70	4000K	Type IV	12500	119	Std	B3-U4-G4	-
74529	WALPAK3N/105UNV750/NC/BZ	105	120-277V	>70	5000K	Type IV	12400	118	Std	B2-U4-G5	-

*LPW per LM79 report.
 **Prm for DLC Premium. Std for DLC Standard.
 For further information and to learn more about utility rebates, contact your local PENNSYLVANIA sales representative.

Options Information

Emergency Battery Backup:

Activates when normal power supply to fixture fails, providing a minimum of 500 lumens for at least 90 minutes.

Accessories and Replacement Parts

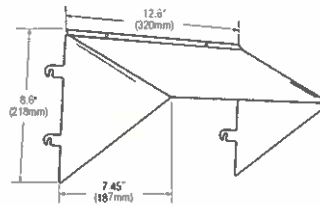
30W-80W

Item Number	Ordering Abbreviation	Item Description
74390	WALPAK1N/TOPVISOR/BZ	Top Visor, Bronze Finish
74391	WALPAK1N/WIREGUARD	Wire Guard
74397	WALPAK1N/LENS/BZ	Replacement Glass Lens with Frame
74445	WALPAK1N/PCLENS/BZ	Polycarbonate Lens with Frame

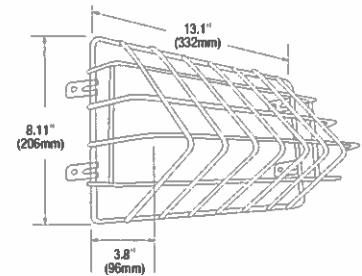
105W

Item Number	Ordering Abbreviation	Item Description
74539	WALPAK3N/TOPVISOR/BZ	Top Visor, Bronze Finish
74540	WALPAK3N/WIREGUARD	Wire Guard
74595	WALPAK3N/LENS	Replacement Glass Lens with Frame

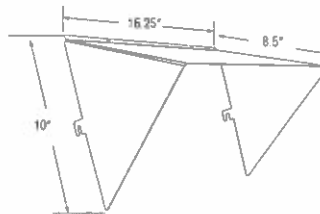
Top Visor



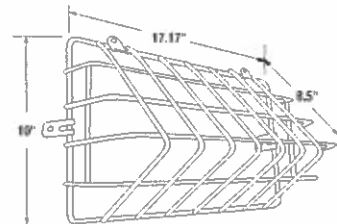
Wire Guard



Top Visor



Wire Guard



LEDVANCE LLC
 200 Ballardvale Street
 Wilmington, MA 01887 USA
 Phone 1-800-LIGHTBULB (1-800-544-4828)
 www.sylvania.com

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 Specifications subject to change without notice.

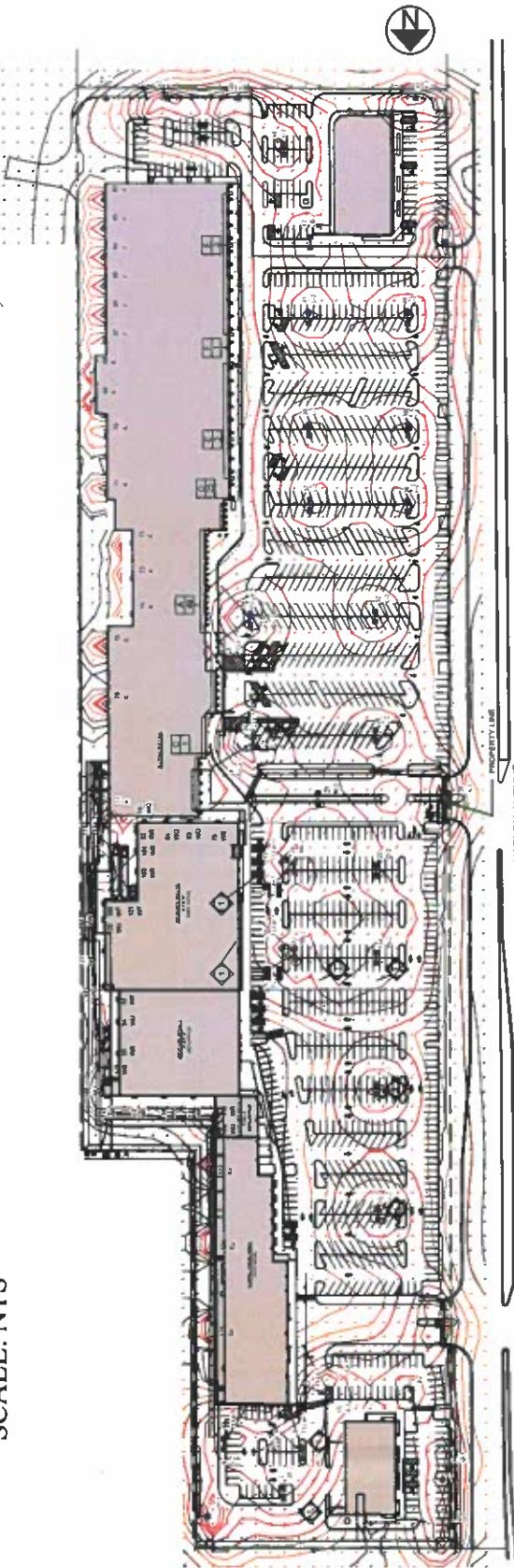
/sylvania /sylvania



TINLEY PARK PLAZA PROPOSED PHOTOMETRIC PLAN

SCALE: NTS

TINLEY PARK, IL



Symbol	Qty	Level	Arranged	TLL	LUF	Description	BAU File
	7	FL-1	SHOUL	N/A	0.90	Existing Flood Fix 12W LED 11-22 Mag Ht (6000K/210) Luminaire (700mA) Voltage V.M.P. 1.11 32L-7-5K-LWV	BS-UJ-03
	4	FL-1	SHOUL	N/A	0.90	Existing Flood Fix Relocated from L-1 12W LED 11-22 Mag Ht (6000K/210) Luminaire (700mA) Voltage V.M.P. 1.11 32L-7-5K-LWV	BS-UJ-03
	1	FL-1	SHOUL	N/A	0.90	New Flood Fix 18W LED 13-26 Mag Ht (6000K/180) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-02
	2	FL-1	SHOUL	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-02
	6	J	SHOUL	5880	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-02
	3	J-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	2	J-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	10	K	SHOUL	5880	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	3	K	SHOUL	17150	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	11	L-3	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	1	L-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	2	L-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	2	M-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	1	M-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	1	O-1	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	1	P-2	BACK-BACK	N/A	0.90	Existing Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	3	W-2	SHOUL	5880	0.90	New Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	10	W-2	SHOUL	5880	0.90	New Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	3	W-5	SHOUL	N/A	0.90	New Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	2	W-7	SHOUL	3331	0.90	New Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03
	6	W-9	SHOUL	3331	0.90	New Flood Fix 20W LED 13-26 Mag Ht (6000K/180) LED (2500) Luminaire (200mA) Voltage V.M.P. 1.74 54L-7-5K-LWV	BS-UJ-03

KEY NOTES
 1 PREVIOUS LOCATIONS OF (R) RELOCATED POLES & FIXTURES

Total Points
 141
% of Points Met in Main Parking
 100%

Calculation Summary

Light	Avg	Min	Max	Min	Max	Min	Max	# Poles	# Fixtures
Back of Building Proposed Outer	7.3	4.2	9.8	3.5	4.7	26	N/A		
Main Parking and Front Parking Proposed Outer	4.8	7.3	7.4	1.9	3.0	141	141		



ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
On-Site Lighting & Survey, LLC
 1917 SOUTH HAMMILL
 TINLEY PARK, IL 60477

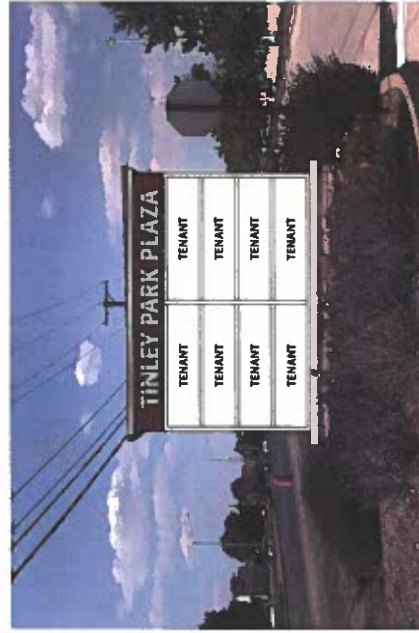
On-Site Lighting & Survey, LLC
 1011 HIGHWAY 35 NORTH
 SUITE 200
 BRYAN, MO 64520
 PH: 660.404.1548
 FAX: 660.404.7948
 COMPANY INFO



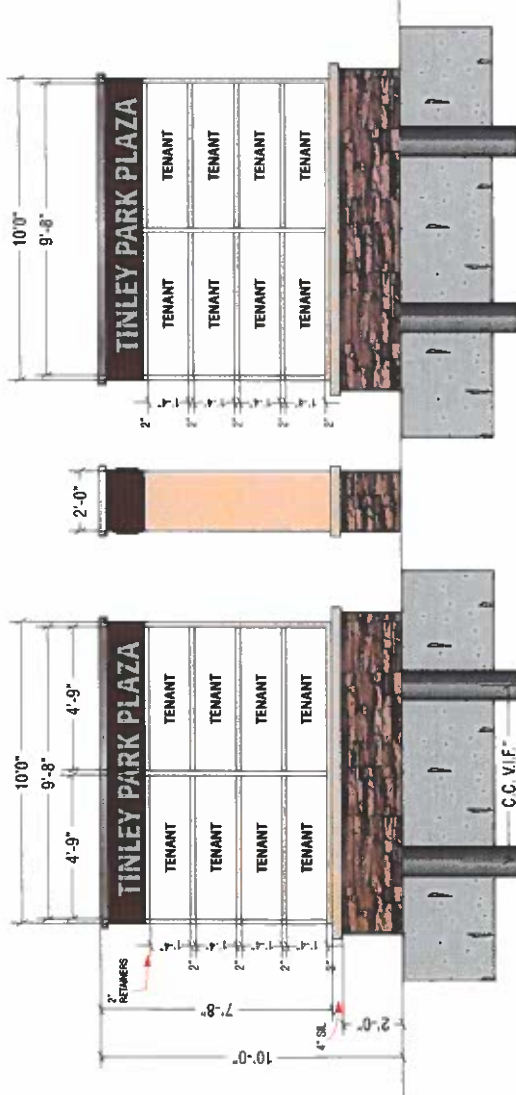
TINLEY PARK PLAZA
 1917 SOUTH HAMMILL
 TINLEY PARK, IL 60477
 PROJECT NO.
 ENGINEER INFO
 FURNITURE SE AL
 REVISED:
 SHEET DESCRIPTION
PROPOSED PHOTOMETRIC PLAN

BU1854

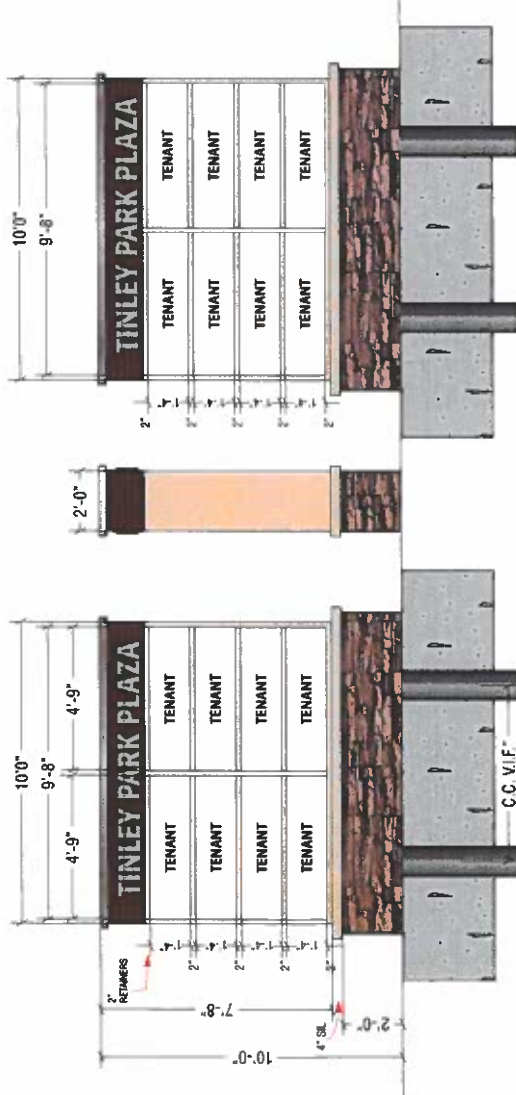
DATE: 09/18/2020	2	C.D. HEANER	C.D. HEANER	SL200	3
DESIGN: 09/18					
ASST: 09/18					
CHECK: 09/18					
DATE: 09/18					



SOUTH PYLON



NORTH PYLON



Overall sign is 10HX10WX24'D

- Base:** Eldorado Stone Pioneer Mountain Lodge with InneStone Sills
- Sign Cabinet:** Fabricated Aluminum
- Overlay w/ Nichia:** Vintagewood Semes Rockwood
- Property ID Name:** Illuminated Reverse Channel Letters
- 2" Deep Full Alum. Faces & Returns:** Painted Silver
- White Polycarbonate Backs**
- White LED Illumination**
- 1/2" Projection Mounting**
- Interact Cabinet, Fabricated Alum. Painted SW 63395 Dover White**
- Tenant Panels are White Polycarbonate**
- Tenant Graphics are Cut Vinyl or Digitally Printed**
- Tenant Panel Background is Opaque per City**
- Cap & Sill Detail, Alum. Painted MAF 413-42 Brushed Aluminum**
- Interact Cabinet, Fabricated Alum. Painted SW 63395 Dover White**
- Tenant Panels are White Polycarbonate**
- Tenant Graphics are Cut Vinyl or Digitally Printed**
- EMC Units: WatchFire 10mm RG9 LED**
- Illumination: White LEDs**
- Mounting: Use Existing at Site**
- Mounting: (2) Existing 12" Steel Pipes / Existing Concrete Base**

- Eldorado Stone Pioneer Mountain Lodge
- Nichia Vintagewood Semes Rockwood
- SW 63395 Dover White
- MAF 413-42 Brushed Aluminum

CUSTOMER APPROVAL

DATE _____

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DATE	REVISION

DOYLE
GENERAL SIGN CONTRACTORS

232 ANTWERP RD. PO BOX 1009
PERRIS, CA 92470
951-858-8888
fax: 951-858-8888

CLIENT TINLEY PARK PLAZA

ADDRESS 7155 HARLEM AVENUE

CITY TINLEY PARK

DRWG. NO. 17984

STATE IL

SCALE: XX

DESIGNER KD

DATE 6-19-20

SALESPERSON LS

SHEET NO. 1

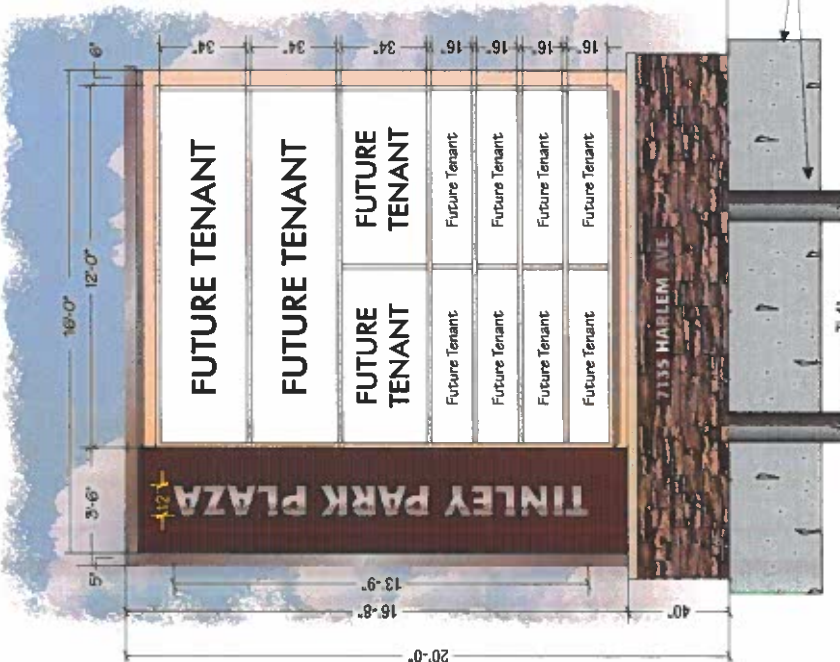


Overall sign is 20'H X 16'W X 3'6"D

- Base:** Elkhorn Stone Pioneer Mountain Ledge with Inlaid Stone Sills
Substrate: Fabricated Aluminum
Overlay: Nichia Vintagewood Series Redwood
Property ID Name: Illuminated Reverse Charmed Letters
Depth: Fabric Alum Faces & Returns Painted Silver
White Polycarbonate Backs
White LED Illumination
1" Projection Mounting
Tenant Cabinet: Fabricated Alum Painted SW 6395 Dover White
Tenant Panels are White Polycarbonate
Tenant Graphics are Cut Vinyl or Digitally Printed
Tenant Panel Background is Opaker per City
Call & Style Panel: Alum Painted MAP #1342 Brushed Aluminum
Tenant Cabinet: Fabricated Alum Painted SW 6395 Dover White
Tenant Panels are White Polycarbonate
Tenant Graphics are Cut Vinyl or Digitally Printed
EMC Lenses: WalschFire 10mm RGB LED
Illumination: White LEDs
Base: Like Existing at Site
Mounting: (2) Existing 12" Steel Pipes / Existing Concrete Base

- Elkhorn Stone Pioneer Mountain Ledge
- Nichia Vintagewood Series Redwood
- SW 6395 Dover White
- MAP #1342 Brushed Aluminum

EXISTING
 12" ROUND METAL POLES AND BASE
 88" ON CENTER AT 28" IN HEIGHT



CLIENT	TINLEY PARK PLAZA	STATE	IL	DESIGNER	DT	SALESPERSON	LS
ADDRESS	7155 HARLEM AVENUE	SCALE	1/4" = 1' - 0"	DATE	04.10.2020	SHEET NO.	1
CITY	TINLEY PARK	0:\Design\B\BUDMORT\TINLEY PARK PLAZA\TINLEY PARK PLAZA v4.cdr					
DRWG. NO.	17174						

CUSTOMER APPROVAL **DATE**

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DATE	REVISION
04.10.20	REVISED PER OPTION 01
04.10.20	REVISED PER OPTION 02
04.10.20	REVISED PER OPTION 03
04.10.20	REVISED PER OPTION 04
04.10.20	REVISED PER OPTION 05
04.10.20	REVISED PER OPTION 06
04.10.20	REVISED PER OPTION 07
04.10.20	REVISED PER OPTION 08
04.10.20	REVISED PER OPTION 09
04.10.20	REVISED PER OPTION 10
04.10.20	REVISED PER OPTION 11
04.10.20	REVISED PER OPTION 12
04.10.20	REVISED PER OPTION 13
04.10.20	REVISED PER OPTION 14
04.10.20	REVISED PER OPTION 15
04.10.20	REVISED PER OPTION 16
04.10.20	REVISED PER OPTION 17
04.10.20	REVISED PER OPTION 18
04.10.20	REVISED PER OPTION 19
04.10.20	REVISED PER OPTION 20



Finance Department Memorandum

To: Village Board

From: Brad Bettenhausen, Treasurer

Date: 24 August 2020

Re: Tinley Park Plaza redevelopment incentive request – Brixmor IA Tinley Park Plaza LLC

Accompanying this memo, for your consideration, is Resolution 2020-R-085 containing the Redevelopment Agreement between Brixmor IA Tinley Park Plaza, LLC (Brixmor) and the Village related to proposed renovations to the Tinley Park Plaza shopping center on the east side of Harlem Avenue south of 159th Street (15903-16205 Harlem). The small retail center immediately at the southeast corner of 159th and Harlem (15901 Harlem) is not part of this shopping center.

Proposed Incentive

Brixmor has proposed renovations and upgrades to the Tinley Park Plaza shopping center at an estimated total cost of \$21.9 million. The project is further detailed later in this memo. “But for” the Village’s assistance toward the project, the renovations would not be able to move forward and current tenant interest in locating in the center would be lost and the shopping center would be adversely impacted.

The Village has offered financial assistance in an amount not to exceed \$9.9 million, or 50% of the actual project costs, whichever is lower. This assistance will be funded by a combination of TIF incremental revenues generated by the shopping center properties alone, and incremental municipal sales taxes (1%) generated by all the businesses located in the shopping center over a ten (10) year period. A maximum of \$8.1 million of TIF eligible costs are to be paid from the TIF increment generated, with the remainder (\$1.8 million) to be paid from incremental sales taxes. The portion of the incentive to be funded between the TIF eligible costs and sales tax can fluctuate based on actual expenses, but in addition to the overall \$9.9 million cap on the financial assistance noted earlier, the amount that can be provided from the incremental municipal sales tax component cannot exceed \$2.5 million.

Under long established fiscal policies regarding incentives, the Village does not look to share sales taxes it may be already receiving. In business expansion and redevelopment agreements such as this, we have always looked to share a portion of the increased (incremental) taxes that are expected to result. Following these principles, incremental sales taxes are computed in reference to a base using the 1% municipal sales taxes generated collectively by the shopping center retailers during calendar 2019. If a retailer currently located elsewhere in Tinley Park relocates to the Tinley Park Plaza during the term of the agreement, the sales taxes they generated over a preceding twelve (12) month period will be added to the base. However, in

the incentive year where a Tinley business has first relocated, the amount attributable to the base will be pro-rated based on how many months of that incentive year the business was operating in the Tinley Park Plaza (this compares their sales taxes after locating in the center with a comparable base for the “short” period of less than one year).

As with most of the Village’s incentive agreements, the burden is heavily on the developers to achieve the maximum amount of the incentive. If the property or sales tax increments do not materialize at the levels anticipated to fulfill the total support offered, it directly affects the amount of assistance that will be provided over the ten-year period of the agreement. Conversely, if the project is successful in attracting new retail to the center, as is anticipated, it is also possible for the agreement to be fulfilled in less than the ten years provided under the agreement.

Encapsulated History of the Tinley Park Plaza Shopping Center

The Tinley Park Plaza shopping center (15903-16205 Harlem Avenue) began development in approximately 1974, and was expanded circa 1984-1988 which added Walt’s Food Store and Builders Square as primary anchors. Façade and other site improvements to the center were undertaken in 1992. Although there have been several mergers, acquisitions, and related name changes, the shopping center has been beneficially owned by the Brixmor Property Group (specifically Brixmor IA Tinley Park Plaza LLC) since 1995. The south end of the plaza was renovated circa 2003-2006 with a primary focus on redeveloping space which had been previously occupied by Builders Square (~1988-1999) which anchored the south end of the center following the termination of the lease by Kmart Corporation. This renovation resulted in the addition of a new free-standing outlot building set closer to Harlem Avenue (16205 Harlem) as well as newly designed tenant spaces (currently The Tile Shop through Dollar Tree). In 2015-2016, an additional free-standing building was constructed at the north end of the center (15903-15915 Harlem), generally mirroring the building at the opposite end of the center. A portion of the in-line retail spaces was demolished and reconfigured as additional parking. The currently proposed renovations are expected to revitalize the shopping center for years to come.

Current Shopping Center status

There is currently approximately 251,500 square feet in this retail center including the two free-standing outlot buildings. Of this, approximately 230,000 square feet lies in the in-line center along the eastern side of the property. Placing the storefronts in a continuous row set back away from the road, with the field of parking in front, was the typical configuration for shopping centers at the time this plaza was developed. Within the main in-line building, approximately 83,000 square feet (over 36%) is currently vacant. Some of this vacancy has resulted from companies who have ceased operations or have relocated. In the process, the plaza has lost some of its prior anchor tenants. The owners are aware of certain existing leases that are not expected to be renewed which would add to the vacancies. Brixmor has found success in leasing the newer renovated spaces, but finds that the older spaces are becoming increasingly difficult to fill, particularly in light of the changing needs and demands of “brick and mortar” retailers. The vacancies offer additional challenges in their marketing efforts.

Proposed Improvements

Brixmor representatives contacted the Village approximately a year ago with an ambitious phased renovation plan intended to update and breathe new life into the shopping center. They were envisioning creating a potential dining and entertainment destination, and was seeking

Village financial assistance to move the plan forward. Their initial assistance request had sought a significant sharing of sales taxes generated by the shopping center, which has been a common tool used by the Village (and other municipalities) to support new development and redevelopment alike with a goal toward increased sales tax revenues, employment opportunities, and reducing the government's reliance on property taxes. However, the amount of the request, and the proposed structure of the sharing request far exceeded the Village's established fiscal policies that have been developed and adopted by the Board over the past four decades. When the Village's policies were applied to the request, the amount of potential support that could be provided was far less than their request and need.

In the subsequent months, the has Village explored and approved the creation of the 159th and Harlem TIF (Tax Increment Financing) District. The new TIF is expected to add options for providing financial assistance within the boundaries of this commercial TIF which includes significant retail spaces at the crossroads of the two heavily traveled highways that are referenced in the naming of the TIF. In the planning process for the TIF, the Village has also identified several public improvements that can enhance esthetics and accessibility to these commercial areas by pedestrians and vehicles alike, as well as replacement of aging infrastructure which serve this commercial corridor.

While the COVID-19 pandemic significantly altered the owner's earlier vision of creating a dining and entertainment destination, they have been successful in getting two retailers under contract that intend to occupy approximately 63,500 square feet of retail space. Both retailers have established stringent requirements for the delivery of the renovated space and Brixmor has been working diligently to be able to meet those deadlines. The initial phase of the project entails demolition of approximately 87,000 square feet of the in-line center and construction of new retail spaces to accommodate the retailers under contract, as well as others yet to be determined.

The center's long-time grocery store tenant will be vacating its 39,000 square foot space before the end of 2021 by their own choosing. The next phase of renovations include redevelopment of that vacated space and adjacent building area, to create new tenant spaces. The remaining phase of the redevelopment will include improvements to the north end of the in-line center. The planned project will bifurcate the current in-line center into two separate buildings. This will provide improved and more efficient access to the rear of the center for loading docks and service entrances essential for deliveries to the tenants. The tenants currently under contract to occupy the renovated space, along with the enhanced retail spaces to be created, are expected to create a synergy that should aid in drawing other retailers to establish locations in the center, reducing the vacancy levels and increasing customer traffic which would be expected to provide long term benefits to the retailers, Brixmor, and the Village.

If recommended for approval, this Resolution would be placed for first reading on the 1 September agenda with final approval on 15 September. Should you have any questions regarding this agreement or the planned renovations, please do not hesitate to contact.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. 2020-R-085

**A RESOLUTION APPROVING THE BRIXMOOR INCENTIVE AGREEMENT
PERTAINING TO THE DEVELOPMENT OF THE TINLEY PARK PLAZA SHOPPING
CENTER LOCATED AT 15903-16205 HARLEM AVENUE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

**RESOLUTION
NO. 2020-R-085**

VILLAGE OF TINLEY PARK
Cook and Will Counties, Illinois

**A RESOLUTION APPROVING THE BRIXMOOR IA TINLEY PARK PLAZA, LLC
INCENTIVE AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE
TINLEY PARK PLAZA SHOPPING CENTER LOCATED AT 15903-16205 HARLEM
AVENUE**

WHEREAS, the Village of Tinley Park (“Village”), is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act"), authorizes the Village to establish Tax Increment Financing Districts in qualify under the eligibility requirements set forth by the TIF Act; and

WHEREAS, Tax Increment Financing Districts are economic development tools that spur development, redevelopment, and further enhance designated areas of the Village through an approved development/redevelopment plan and project (hereinafter referred to as the “TIF Plan”); and

WHEREAS, on August 18, 2020, the Village approved the 159th and Harlem TIF District and TIF Plan, said TIF Plan contains an eligibility study of the area proposed for designation as the redevelopment project area for the 252-acre district; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a “blighted area,” and the President and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a “blighted area,” as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

WHEREAS, Tinley Park Plaza resides within the boundaries Set forth by the 159th and Harlem TIF district located at 15903-16205 Harlem Avenue,

WHEREAS, Tinley Park Plaza began development in 1974, multiple expansions and improvements have been facilitated in the shopping center in 1984-88, 1992, 1995, 2003-06, and 2015-16; and

WHEREAS, Tinley Park Plaza is experiencing a significant number of vacancies within the center, deterioration in the condition of the buildings and property in general, including but not limited to public and private infrastructure, and is experiencing continually decreasing Equalized Assessed Valuation (EAV); and

WHEREAS, Tinley Park Plaza will continue to experience vacancies, deterioration, and declining EAV but for investment in the property; and

WHEREAS, the Village of Tinley Park and all taxing bodies with a vested interest in Tinley Park Plaza understand that the continued operation, filling of vacancies, modernizing the look of, and overall improvements to the shopping center are in all party's best interest; and

WHEREAS, the improvements needed can be accomplished through a public/private partnership to share in the funds generated by the redevelopment of the shopping center and said funds can be reinvested back into the shopping center to further revitalize Tinley Park Plaza shopping center.

WHEREAS, the Village, has previously negotiated and now desires to enter into an Incentive Agreement ("Agreement") with Brixmoor IA Tinley Park Plaza, LLC ("Brixmoor Development") pertaining to the development of the Tinley Park Plaza located at 15903-16205 ("Project"); and

WHEREAS, said Agreement provides certain incentives to Brixmoor Development throughout the development phases of said Project if Brixmoor Development adheres to the Villages terms and conditions prescribed in the Agreement, attached hereto as Exhibit 1; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of Village of Tinley Park and its residents to enter into said Agreement with Brixmoor Development; and

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1. *Incorporation of Recitals.* The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

Section 2. *Adopt Incentive Agreement.* That the President and Board of Trustees hereby approve said Agreement with Brixmoor IA Tinley Park Plaza Development pertaining to the development of The Tinley Park Plaza, substantially in the form attached hereto as Exhibit 1; and the Village President and/or Village Manager are hereby authorized to execute said Agreement, subject to review and revision as to form by the Village Attorney.

Section 3. *Superseder.* Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

Section 8. *Effective Date.* This Resolution shall be in full force and effect following its passage and approval as provided by law.

PASSED this 15th day of September, 2020 on a roll call vote as follow:

AYES:

NAYS:

ABSENT:

APPROVED this 15th day of September, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

**BRIXMOOR IA TINLEY PARK PLAZA INCENTIVE AGREEMENT PERTAINING TO
THE DEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15903 - 16205
HARLEM AVENUE**

STATE OF ILLINOIS)
 COUNTY OF C O O K) SS
 COUNTY OF W I L L)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of TINLEY PARK, Counties of Cook and Will, and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-085:“A RESOLUTION APPROVING THE BRIXMOOR IA TINLEY PARK PLAZA INCENTIVE AGREEMENT PERTAINING TO THE DEVELOPMENT OF TINLEY PARK PLAZA LOCATED AT 15903-16205 HARLEM AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 15, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this _____ day of September, 20__.

 KRISTIN A. THIRION, VILLAGE CLERK

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**VILLAGE OF TINLEY PARK
TAX INCREMENT FINANCING
REDEVELOPMENT AGREEMENT
(TINLEY PARK PLAZA PHASE I PROJECT)**

THIS REDEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into this ___ day of September, 2020 (the “Effective Date”), by and between the VILLAGE OF TINLEY PARK, an Illinois municipal corporation (the “Village”) and BRIXMOR IA TINLEY PARK PLAZA, LLC, a Delaware limited liability company (the “Developer”), (the Village and Developer are hereinafter sometimes collectively referred to as the “Parties,” and individually as a “Party”, as the context may require).

W I T N E S E T H:

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as amended from time to time (65 ILCS 5/11-74.4-1 et seq.) (the “Act”), the Village has undertaken a program to redevelop certain property within the Village which is generally bounded as follows: 159th Street on the north (except for certain parcels west of Oak Park Avenue and north of 159th Street), the northern boundary of Siemsen Meadows (165th Street, extended) on the south, Oak Park Avenue on the east, and Olcott Avenue on the west (the “Redevelopment Project Area”). The Redevelopment Project Area is legally described and depicted in Exhibit A attached hereto and made apart hereof; and

WHEREAS, on August 18, 2020, the President and Board of Trustees (the “Corporate Authorities”) of the Village, after giving all necessary notices and conducting all necessary meetings and public hearings required by the Act, adopted the following ordinances (collectively the “TIF Ordinances”): (A) Ordinance No. 2020-O-44: An Ordinance Designating the Tax Increment Redevelopment Project Area; (B) Ordinance No. 2020-O-45: An Ordinance Approving

26 the 159th and Harlem Redevelopment Plan and Redevelopment Project; and (C) Ordinance No.
27 2020-O-46: An Ordinance Adopting Tax Increment Financing; and

28 WHEREAS, the Developer is the fee title holder of the property legally described and
29 depicted in Exhibit B attached hereto and made apart hereof; and

30 WHEREAS, the Property is located within the boundaries of the Redevelopment Project
31 Area; and

32 WHEREAS, the Property is currently improved with an out of date, underperforming
33 shopping center which was originally built in approximately 1974 and which currently consists of
34 approximately 248,000 square feet of retail space and outparcels (the “Shopping Center”); and

35 WHEREAS, Approximately 85,000 square feet of the Shopping Center are vacant today.
36 An additional 39,000 square feet, currently occupied by a grocery tenant, will become vacant in
37 early to mid-2021.

38 WHEREAS, faced with significant existing and prospective vacancies, the Developer
39 proposes to undertake a major capital investment in the Property and the Shopping Center,
40 including the demolition of approximately 87,000 square feet of existing buildings on roughly the
41 north half of the Shopping Center, the construction of the core and shell of new retail space to
42 accommodate (A) an approximately 38,500 square foot grocery tenant (the “Grocery Tenant”) and
43 an approximately 25,000 square foot retail tenant (the “Retail Tenant”) and (B) certain general
44 improvements to the northern half of the Shopping Center (including façade, landscaping, parking
45 lot upgrades and rehabilitation and signage) (the “Project”); and

46 WHEREAS, in addition to the Project, the Developer anticipates undertaking additional
47 work on the north half of the Shopper Center including, but not limited to, build out of new tenant

48 space, rehabilitation of existing tenant space and general improvements to the overall Shopping
49 Center within 48 months of the Effective Date (the “Additional Work”).

50 WHEREAS, the Village has approved preliminary site, engineering and landscape plans
51 as part of a planned unit development (the “Project Plans”) for the Project, and the Project Plans,
52 as may be amended from time to time, are attached hereto as Exhibit C; and

53 WHEREAS, the Developer has estimated that the hard and soft costs for the Project and
54 the Additional Work are approximately \$21.9 million (the “Project Budget”) as set forth on Exhibit
55 D attached hereto; and

56 WHEREAS, to facilitate the development and construction of the Project and the
57 Additional Work and subject to and in accordance with the terms of this Agreement, the Village
58 has agreed to reimburse the Developer for certain Project and Additional Work costs solely from
59 Available Incremental Taxes and Incremental Sales Taxes, as those terms are defined below; and

60 WHEREAS, the Developer has agreed to develop and construct the Project and, as needed,
61 complete the Additional Work, in accordance with this Agreement, all Village codes, ordinances
62 and regulations (except to the extent the Village has granted relief therefrom), as applicable to the
63 Project Plans, and all other governmental authorities having jurisdiction over the Property and the
64 Project; and

65 WHEREAS, the Developer represents and warrants to the Village, and the Village finds
66 that, but for the financial assistance to be provided by the Village to the Developer pursuant to this
67 Agreement, the Project, together with the Additional Work, would not be economically viable and,
68 concomitantly, it is not reasonably anticipated that the Developer would develop and construct the
69 Project and undertake the Additional Work as contemplated; and

70 WHEREAS, this Agreement has been submitted to the Corporate Authorities of the Village
71 for consideration and review, and the Corporate Authorities and the Developer have taken all
72 actions required to be taken prior to approval and execution of this Agreement in order to make
73 the same binding upon the Village and the Developer according to the terms hereof; and

74 WHEREAS, the Corporate Authorities of the Village, after due and careful consideration,
75 have concluded that (A) the Developer meets high standards of creditworthiness on the basis it
76 will deploy its own capital to finance the Project (B) the development and construction of the
77 Project as provided herein will increase occupancy at the Shopping Center where the buildings
78 have been significantly underutilized for more than one year, further the growth of the Village,
79 facilitate the redevelopment of a portion of the Redevelopment Project Area, improve the
80 environment of the Village, increase the assessed valuation of the real estate situated within the
81 Village, increase sales tax revenue, foster increased economic activity within the Village's
82 commercial sectors, increase employment opportunities within the Village by creating and
83 retaining jobs, improve the retail base of the Village and attract new tenants to the Shopping Center
84 and other retail properties in the Village, is in the best interest of the Village, and is otherwise in
85 the best interests of the Village by furthering the health, safety, morals and welfare of its residents
86 and taxpayers; and (C) without the financial assistance contemplated by this Agreement, the
87 Project would not be feasible; and

88 WHEREAS, pursuant to its Authority under (A) the Act; (B) its home rule powers under
89 the Article VII, Section 6 of the Illinois Constitution; and (C) Economic Development Act of the
90 Illinois Municipal Code, 65 ILCS 5/8-1-2.5 pertaining to economic incentive agreements, the
91 Village wishes to enter into this Agreement with the Developer.

92 NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and
93 agreements contained herein, and other good and valuable consideration, the receipt and
94 sufficiency of which are hereby acknowledged, the Village and the Developer do hereby agree as
95 follows:

96
97 **ARTICLE I**
98 **RECITALS PART OF THE AGREEMENT**

99 The representations, covenants and recitations set forth in the foregoing recitals are
100 material to this Agreement and are hereby incorporated into and made a part of this Agreement as
101 though they were fully set forth in this Article I.

102 **ARTICLE II**
103 **DEVELOPER OBLIGATIONS**

104 2.1 **Developer Obligations and Agreements.** In consideration of the substantial
105 commitment of the Village to the redevelopment of the Redevelopment Project Area pursuant to
106 the TIF Ordinances and its commitments contained in this Agreement, the Developer shall fulfill,
107 or has fulfilled, the following obligations:

108 A. The Developer shall construct the Project substantially in accordance with
109 the Project Plans, and the Developer shall use commercially reasonable
110 efforts to complete the Project on or before December 31, 2021, subject to
111 any Force Majeure Delays (as defined below) and extraordinary
112 construction delays; provided, however, that if Developer has not
113 commenced construction of the Project on or before June 31, 2021, the
114 either Party shall have the right to terminate this Agreement. The Developer
115 shall use commercially reasonable efforts to complete the Additional Work
116 on or before December 31, 2024 (the “Outside Additional Work Date”).

- 117 B. The Developer has advanced, shall hereafter advance, or shall cause other
118 parties to advance the funds necessary to construct and complete the Project
119 and the Additional Work.
- 120 C. The Developer has secured, or shall hereafter secure or cause to be secured,
121 all required permits, entitlements, authorizations and approvals necessary
122 or required to construct and complete the Project and the Additional Work.
- 123 D. In the event a claim is made against the Village, its officers, officials, agents
124 and employees or any of them, or if the Village, its officers, officials, agents
125 and employees or any of them (the “Indemnified Party” or “Indemnified
126 Parties”), is made a party-defendant in any proceeding arising out of or in
127 connection with the Developer’s construction, operation, duties, obligations
128 and responsibilities under the terms of this Agreement, the Project or the
129 Additional Work including, but not limited to, any claim or cause of action
130 concerning construction of the Project or Additional Work and, matters
131 pertaining to hazardous materials and other environmental matters in
132 existence as of the date of this Agreement, to the extent permitted by law,
133 the Developer shall indemnify, defend and hold harmless the Indemnified
134 Parties, or any Indemnified Party, from all claims, liabilities, losses, taxes,
135 judgments, costs, fines, fees, including expenses and reasonable attorney’s
136 fees, in connection therewith (collectively, “Losses”); provided, however,
137 that to the extent that any Losses are caused by the negligence, fraud or
138 willful misconduct of one or more Indemnified Parties, the Developer shall
139 have no obligation to indemnify such Indemnified Parties for any such

140 Losses. Any such Indemnified Party may obtain separate counsel to
141 participate in the defense thereof at his or her own expense. The
142 Indemnified Parties shall cooperate in the defense of such proceedings and
143 be available for any litigation related appearances which may be required.
144 Further, the Developer shall be entitled to settle any and all claims for
145 money, in such amounts and upon such terms as to payment as it may deem
146 appropriate, without the prior approval or consent of the Indemnified
147 Parties, or any of them, as the case may be, provided that neither the Village
148 nor any of the other Indemnified Parties shall be required to contribute to
149 such settlement except to the extent that Losses that are the subject of the
150 settlement are caused by the negligence, fraud or willful misconduct of an
151 Indemnified Party.

152 E. Notwithstanding anything herein to the contrary, none of the Indemnified
153 Parties shall not be liable to the Developer for damages of any kind or nature
154 whatsoever or otherwise in the event that, except where due to the
155 negligence, fraud or willful misconduct of one or more of the Indemnified
156 Parties, all or any part of the Act, or any of the TIF Ordinances or other
157 ordinances of the Village adopted in connection with either the Act or this
158 Agreement, shall be declared invalid or unconstitutional in whole or in part
159 by the final (as to which all rights of appeal have expired or have been
160 exhausted) judgment of any court of competent jurisdiction, and by reason
161 thereof either the Village is prevented from performing any of the
162 covenants and agreements herein or the Developer is prevented from

163 enjoying the rights and privileges hereof; provided that nothing in this
164 Section 2.1.E shall limit otherwise permissible claims by the Developer
165 against the Village or actions by the Developer seeking specific
166 performance of this Agreement or payment of amounts due in the event of
167 a breach of this Agreement by the Village.

168 F. Upon reasonable notice, the Village Manager, or his designee, shall have
169 access to all portions of the Project while it is under construction during
170 normal business hours for the purpose of determining compliance with this
171 Agreement, applicable laws and applicable regulations; provided, however,
172 that any such person(s) shall comply with all construction site rules and
173 regulations while such person(s) is on or near the Property. Additionally,
174 the Developer shall keep and maintain detailed accountings of expenditures
175 demonstrating the total actual costs of the Developer's Project and
176 Additional Work costs. All such books, records and other documents,
177 including but not limited to the general contractor's and subcontractors'
178 sworn statements, general contracts, subcontracts, purchase orders, waivers
179 of lien, paid receipts and invoices, and documentation evidencing that the
180 Developer has incurred and paid any expense for which reimbursement as
181 the Developer's Project and Additional Work costs, including
182 Redevelopment Project Costs, is sought by Developer hereunder shall be
183 made available in electronic format for inspection, copying, audit and
184 examination by an authorized representative of the Village for a period of
185 one (1) year after issuance of the Certificate of Completion (as defined

186 below). The Village shall treat all such information as confidential business
187 materials, the disclosure of which would cause the Developer competitive
188 harm. As such, the Village shall not disclose any such information pursuant
189 to a Freedom of Information Act request unless compelled to by the
190 Attorney General or a court of competent jurisdiction.

191 G. The Developer shall cooperate with the Village and provide the Village with
192 the information in Developer's possession or control required and necessary
193 under the Act to enable the Village to comply with the Act and its
194 obligations under this Agreement.

195 H. The Developer shall comply with the fair employment/affirmative action
196 principles contemplated by the Act and the TIF Ordinances, and with all
197 applicable federal, state and municipal regulations in connection with the
198 construction of the Project.

199 I. The Developer has furnished to the Village a Project Budget showing total
200 costs for the Project and the Additional Work in the amount of \$21.9 million
201 as set forth in Exhibit D. The Developer hereby certifies to the Village that
202 the Project Budget is true, correct and complete, to the best of the
203 Developer's knowledge, in all material respects.

204 **2.2 Representations and Warranties About Ownership.** The Developer represents,
205 warrants and covenants that, to its knowledge, no member, official, officer, employee of the
206 Village, or any commission or committee exercising authority over the Project or the Property, or
207 any consultant hired by the Village or the Developer with respect thereto, owns or controls or has
208 owned or controlled any interest, direct or indirect, in the Project or any portion of the Property,

209 or will own or control any interest in the Project, and that this Agreement will not violate Section
210 5/11-74.4-4(n) of the Act. Any representation or warranty made “to Seller’s actual knowledge” or
211 similar terms shall not be deemed to imply any duty of inquiry. For purposes of this Section 2.2,
212 “knowledge” shall mean and refer only to the actual knowledge of the Developer’s general counsel
213 and shall not be construed to refer to the knowledge of any other member, partner, officer, director,
214 agent, employee or representative of the Developer or any affiliate of the Developer.

215 2.3 **Disclosure.** In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with
216 the execution of this Agreement by the Parties, the Developer shall submit a sworn affidavit to the
217 Village disclosing the identity of every owner and beneficiary having any interest, real or personal,
218 in the Property, and every member, shareholder, limited partner, or general partner entitled to
219 receive more than 7 1/2% of the total distributable income of the Developer. The sworn affidavit
220 shall be substantially similar to the one attached as Exhibit E, attached hereto and made a part of
221 this Agreement.

222 **ARTICLE III**
223 **VILLAGE OBLIGATIONS**

224 3.1 **Village Economic Assistance.** In consideration of the substantial commitment of
225 the Developer to the development and construction of the Project and the undertaking of the
226 Additional Work and in order to induce the Developer to undertake the Project and the Additional
227 Work, the Village shall provide economic assistance to the Developer by reimbursing it for up to
228 Nine Million Nine Hundred Thousand Dollars and No Cents (\$9,900,000) in Project and
229 Additional Work costs, or fifty percent (50%) of the Actual Project Costs, as defined in Section
230 3.6(A) below, whichever is lesser (the “Maximum Reimbursement Amount”), by annual
231 installment payments (the “Economic Assistance”). The Parties agree that based on the Additional
232 Work Outside Completion Date, the Parties shall memorialize the Actual Project Costs for the

233 Project and the Additional Work on or before March 30, 2025. The Economic Assistance shall
234 be comprised of Available Incremental Taxes, as defined in Section 3.2 below, and Incremental
235 Sales Taxes, as defined in Section 3.3 below. The Maximum Reimbursement Amount shall be
236 reimbursed, to the extent the Developer has incurred Redevelopment Project Costs, by Available
237 Incremental Taxes, with the remainder, if any, to be reimbursed by Incremental Sales Taxes,
238 subject to the limitations described in Section 3.3. By way of example:

239 Estimated Redevelopment Project Costs are \$8,100,000, with \$1,800,000 in addition
240 Project Costs which will be reimbursed from Available Incremental Taxes, and other
241 Project and Additional Work costs estimated to be \$1,800,000, which will be reimbursed
242 from Incremental Sales Taxes. However, upon completion of the Project, actual
243 Redevelopment Project Costs are \$7,200,000 and Actual Project Costs are \$16,500,000.
244 Therefore, available Incremental Sales Taxes are recalculated to \$1,050,000 ($(\$16,500,000$
245 $\times .5) - \$7,200,000$). The Maximum Reimbursement Amount shall always be the lesser of
246 (a) 50% of Actual Project Costs and (b) \$9.9 million.

247 **3.2 Available Incremental Taxes.** Following issuance of the Certificate of
248 Expenditure, as defined below, the Village shall reimburse the Developer from Available
249 Incremental Taxes generated during the Available Incremental Tax Term for Redevelopment
250 Project Costs incurred by the Developer. The term "Available Incremental Taxes" shall mean one
251 hundred percent (100%) of all net incremental ad valorem real property taxes received by the
252 Village, if any, arising from the levies upon the Property attributable to the then current equalized
253 assessed valuation of the Property over and above the initial equalized assessed value of the
254 Property, all as determined pursuant to Section 5/11-74.4-8 of the Act and the TIF Ordinances.
255 The Parties acknowledge that the initial equalized assessed value of the Property, as set forth in

256 the TIF Ordinances, is \$11,664,000.00 and such amount shall be the basis for determining
257 incremental taxes; provided, however, that if the final equalized assessed value of the Property is
258 greater than \$11,664,000.00 at the time the Developer commences the Project, then such greater
259 assessed value shall be used for the determination of incremental taxes. Upon commencement of
260 the Project, the Village shall provide written verification of the equalized assessed value of the
261 Property to be used for the purposes of calculating incremental taxes. The term “Redevelopment
262 Project Costs” shall mean and include all costs defined as “redevelopment project costs” in Section
263 5/11-74.4-3(q) of the Act which are eligible for reimbursement under the Act and which have been
264 approved in the TIF Ordinances. The term “Available Incremental Tax Term” shall mean that 10-
265 year period, commencing on the date identified in the Developer Notice, as defined below, and
266 ending 10 years thereafter. Due to the uncertainty of when the Cook County Assessor’s Office
267 will recognize the value of the Project improvements, the Developer shall be permitted to select
268 the Collection Year, as defined below, in which the Available Incremental Tax Term shall
269 commence by delivering written notice to the Village (the “Developer Notice”); provided,
270 however, that the Collection Year selected by the Developer may be no later than Collection Year
271 2024 and provided further that if the Developer has not delivered the Developer Notice on or
272 before December 31, 2023, then the Available Incremental Tax Term shall be deemed to
273 commence with Collection Year 2024. The term “Collection Year” shall mean that calendar year
274 in which real estate taxes are collected based on the prior calendar year in which properties are
275 assessed. By way of example, Collection Year 2024 the year in which real estate taxes are
276 collected based on real estate assessments made in 2023. The Parties anticipate that the Developer
277 will incur approximately Eight Million One Hundred Thousand Dollars and No Cents (\$8,100,000)
278 in Redevelopment Project Costs, as set forth in Exhibit F attached hereto and made a part hereof.

279 However, the Parties agree that the actual Redevelopment Project Costs may increase or decrease
280 upon the completion of the Project and the Additional Work. To the extent that the Maximum
281 Reimbursement Amount has not been paid, reimbursements from Available Incremental Taxes
282 shall be made on or about February 1st following each Collection Year during the Available
283 Incremental Tax Term and on or about February 1st following the last Collection Year of the
284 Available Incremental Tax Term. The Village shall include its calculations for each
285 reimbursement payment in its transmittal of the reimbursement payment. By way of example
286 only, if the first year of the Available Incremental Tax Term is Collection Year 2022, then the first
287 reimbursement payment from Available Incremental Taxes shall be made on or about February 1,
288 2023.

289 **3.3 Incremental Sales Taxes.** Following the issuance of the Certificate of
290 Expenditure, the Village agrees to reimburse Developer an amount consisting of the Maximum
291 Reimbursement Amount less the Redevelopment Project Costs incurred by the Developer from
292 Incremental Sales Taxes, as defined below. Said portion of the Maximum Reimbursement Amount
293 to be provided from Incremental Sales Taxes shall not exceed Two Million Five Hundred
294 Thousand Dollars and No Cents (\$2,500,000) (the “Maximum Incremental Sales Tax Amount”),
295 to be calculated and reimbursed annually for a period of ten (10) years (the “Available Incremental
296 Sales Tax Term”), or until the Maximum Reimbursement Amount is reached, whichever occurs
297 first, in the following manner:

298 A. Incremental Sales Tax Sharing Formula

299 (1) The Village has calculated the Municipal Sales Taxes derived from
300 (a) businesses located within the Shopping Center and (b) the Retail
301 Tenant in calendar year 2019 to be \$ _____

302 [2019 LDS amount to be provided by the Village] (the “Sales Tax
303 Base”). The Village shall reimburse the Developer fifty percent
304 (50%) of all Municipal Sales Taxes, as defined below, generated by
305 businesses in the Shopping Center above the Sales Tax Base (the
306 “Incremental Sales Tax”) annually beginning with the Initial Sales
307 Tax Incentive Year, as defined below, and continuing for each
308 Subsequent Sales Tax Incentive Year, as defined below, for a period
309 of ten (10) years (the “Incremental Sales Tax Term”); provided,
310 however, that the Incremental Sales Tax Term shall end prior to the
311 10-year period upon the Developer’s receipt of the Maximum
312 Reimbursement Amount or the Maximum Incremental Sales Tax
313 Amount.

314 B. Municipal Sales Taxes

315 (1) The appropriate sales tax rate applicable to a sale is collected and
316 remitted to the Illinois Department of Revenue (“IDOR”) by each
317 retailer located in the Shopping Center in accordance to the
318 schedules established by IDOR. Subsequently, the IDOR distributes
319 the municipal portion (1%) of the total sales taxes reported pursuant
320 to the Retailer’s Occupation Tax Act, 35 ILCS 120/1 *et seq.*, and the
321 Service Occupation Tax Act, 35 ILCS 115/1 *et seq.* (collectively,
322 “Municipal Sales Taxes”) to the Village.

323 (2) There is currently a three-month time lag between the month in
324 which a retail sale subject to tax is completed, collected, and

325 remitted to the IDOR, and the month in which the Municipal Sales
326 Taxes are distributed to the Village in total. There is a further time
327 lag before the IDOR makes information available to the Village to
328 identify the breakdown of the Municipal Sales Taxes distributed by
329 reporting businesses necessary for the determination of the portion
330 of the Village's total Municipal Sales Taxes applicable to this
331 Agreement (e.g., Municipal Sales Taxes for the liability/reporting
332 month of January are distributed in April).

333 (3) A breakdown of the Municipal Sales Taxes distributed by reporting
334 businesses is provided to the Village by the IDOR, upon the request
335 of certain authorized Village individuals, under the Reciprocal
336 Agreement on Exchange of Information established between the
337 Village and the IDOR (the "Reciprocal Agreement"). This
338 Reciprocal Agreement restricts the Village's use of such
339 information only for the official purposes of the State and the
340 Village, and further requires that any information provided
341 thereunder must remain confidential in accordance with the State
342 law. The Reciprocal Agreement and applicable State laws also
343 severely limit the disclosure of business and sales tax information
344 provided to either the State or the Village. Accordingly, in relation
345 to this Agreement, the Village may only disclose the Shopping
346 Center's total Municipal Sales Taxes for the Initial Incremental
347 Sales Tax Year or Subsequent Incremental Sales Tax Year, as the

348 case may be. as established under this Agreement, provided that a)
349 there is an aggregate of more than four businesses in the reporting
350 period, and b) no single business constitutes a significant portion of
351 said aggregate total whereby said single business would remain
352 substantially recognizable. As a result of these restrictions, while the
353 Village currently does not expect this disclosure restriction will be
354 applicable, there exists a possibility that the Village may not be able
355 to disclose the calculation of Incremental Sales Tax under this
356 agreement on an annual basis. The Village agrees to perform
357 reasonable due diligence in the determination of Municipal Sales
358 Taxes relative to this Agreement.

359 (4) The information obtained from the IDOR under the above
360 referenced Reciprocal Agreement, as well as certain other
361 confidential information that may be obtained by the Village from
362 its local businesses from time to time, either separately or
363 collectively, is exempt from disclosure under the Illinois Freedom
364 of Information Act (5 ILCS 140/7) under subsection (a), as well as
365 the Illinois Retailers' Occupation Tax (35 ILCS 120/11).

366 (5) It is specifically understood and agreed to by the Parties that for
367 purposes of this Agreement, Municipal Sales Taxes, and Sales Tax
368 Base, do not refer to, or include, the Home Rule Municipal
369 Retailers' Occupation Tax and Home Rule Service Occupation Tax
370 ("Home Rule Sales Taxes") imposed by the Village under

371 Ordinance No. 2014-O-001, adopted on March 4, 2014, and as may
372 be amended from time to time. The exclusion of the Home Rule
373 Sales Taxes from any inducement or incentive agreement
374 established after the imposition of the tax was specifically excluded
375 in the enabling legislation.

376 C. Changes to the Sales Tax Base

377 (1) In the event that a one or more retailers relocate (each a “Relocating
378 Retailer”) from another location in the Village to the Shopping
379 Center prior to the expiration of this Agreement, the Sales Tax Base
380 shall be recalculated to increase the Sales Tax Base to include the
381 Relocating Retailer’s Municipal Sales Taxes (1%) from the most
382 recent Initial Sales Tax Incentive Year or Subsequent Sales Tax
383 Incentive Year, as applicable, prior to their relocation.

384 By way of example:

385 Initial Sales Tax Base of \$100,000; In 2021, Relocating
386 Retailer’s Municipal Sales Taxes at its vacated premises are
387 \$20,000. In 2022, Relocating Retailer relocates to the
388 Shopping Center. Subject to the pro-ration provisions
389 below, the Sales Tax Base will be recalculated to \$120,000.

390 (2) During the Initial Sales Tax Incentive Year or Subsequent Sales Tax
391 Incentive Year, as applicable, of a Relocating Retailer’s operation
392 in the Shopping Center, the Village shall pro-rate the Relocating
393 Retailer’s contribution to the Sales Tax Base in the event the

394 Relocating Retailer's start of operations in the Shopping Center does
395 not correspond to the Initial Sales Tax Incentive Year or Subsequent
396 Sales Tax Incentive Year. Using the example in subsection (1)
397 immediately above, assuming a Sales Tax Incentive Year runs
398 December 1 to November 30 and further assuming Relocating
399 Retailer relocates to the Shopping Center on February 1, the Sales
400 Tax Base will only increase by 3/12ths of the \$20,000 for that
401 particular Sales Tax Incentive Year and then all \$20,000 for all other
402 Subsequent Sales Tax Incentive Years.

403 (3) The Parties agree that in no event shall the Retail Tenant's
404 contributions to the Sales Tax Base be pro-rated.

405 D. Sales Tax Incentive Year

406 The "Initial Sales Tax Incentive Year" shall be that twelve (12) month
407 period commencing on the first day of the full month that follows the month
408 in which the Grocery Tenant has commenced operations. Each subsequent
409 12-month period is hereinafter referred to as the "Subsequent Sales Tax
410 Incentive Year."

411 3.4 The Developer agrees and understands that: (1) the sole source of funds for
412 payment of the Economic Assistance is expressly limited to Available Incremental Taxes and
413 Incremental Sales Taxes; (2) the Developer is assuming the risk that Available Incremental Taxes
414 and Incremental Sales Taxes generated during the term of this Agreement may be less than the
415 Maximum Reimbursement Amount; (3) the Developer will have no right to compel the exercise
416 of any taxing power of the Village for payment of any of the reimbursement amounts; (4) the

417 Village's reimbursement obligations pursuant to this Agreement do not and will not represent or
418 constitute a general obligation or a pledge of the faith and credit of the Village, the State of Illinois
419 or any political subdivision thereof; and (5) to the extent that the Developer has been fully
420 reimbursed for all TIF eligible Redevelopment Project Costs, the sole source of funding for the
421 remaining payments toward the Maximum Reimbursement Amount is Incremental Sales Taxes
422 which is further limited to the Maximum Incremental Sales Tax Amount.

423 3.5 In the event that IDOR changes its reporting of Municipal Sales Taxes such that it
424 is not reasonably feasible for the Village to attribute Municipal Sales Taxes to retailer in the
425 Shopping Center, Developer shall be responsible for duly executing appropriate agreements with
426 any and all retail tenants in the Shopping Center requiring same, and require such tenants remain
427 contemporaneous with the filing of sales tax reports with the IDOR or successor agency; and to
428 furnish to the Village such authorization forms or other documents as may be required for purposes
429 of identifying the Village's sales tax revenues for the Shopping Center pursuant to this Agreement.
430 Developer acknowledges in the event a retail tenant has multiple locations, only tax reporting for
431 the location in the Shopping Center shall be included in the Village's calculations under this
432 Agreement. Except where IDOR changes its reporting of Municipal Sales Taxes as contemplated
433 in this Section 3.5, Developer acknowledges that calculations of the Incremental Sales Tax shall
434 solely be based upon amounts reported by the IDOR.

435 3.6 **Timing of Reimbursement Payments.**

436 A. Upon completion of the Project, the Developer shall submit a Certificate of
437 Expenditure, substantially in the form set forth on Exhibit G (the
438 "Certificate of Expenditure") to document and substantiate the amount of
439 Project and Additional Work costs incurred by the Developer (the "Actual

440 Project Costs”), including Redevelopment Project Costs. In addition to the
441 Certificate of Expenditure, the Developer’s submission shall include such
442 evidence reasonably acceptable to the Village that validates the Developer
443 has incurred such Redevelopment Project Costs. Such evidence shall
444 include, but is not limited to, owner’s sworn statements, contractor and
445 subcontractor lien waivers, invoices and cancelled checks related thereto,
446 or such other documents as may be appropriate or required. The Village
447 shall approve the Certificate of Expenditure within thirty (30) days of
448 receipt, provided that all necessary and sufficient supporting documentation
449 has been supplied by the Developer. Thereafter, the Developer may submit
450 up to three requests for amendments to the Certificate of Expenditure to
451 reflect additional Project and Additional Work costs provided that the
452 Developer submits additional evidence reasonably acceptable to the Village
453 that it has incurred such additional costs and such costs have not previously
454 been reported; provided, however, that the latest date that the Developer
455 may request to include costs in Actual Project Costs shall be March 30,
456 2024. All costs approved pursuant to a Certificate of Expenditure shall be
457 included in the calculation of Actual Project Costs.

458 B. To the extent that the Maximum Reimbursement Amount or the Maximum
459 Incremental Sales Tax Amount has not been paid, reimbursements from
460 Incremental Sales Taxes shall be made to the Developer on or about 180
461 days after the end of the Initial Sales Tax Incentive Year and Subsequent
462 Sales Tax Incentive Year, including the last year of the Incremental Sales

463 Tax Term. By way of example only, Sales Tax Incentive Year commences
464 on December 1, 2021, the first reimbursement payment from Incremental
465 Sales Taxes shall be made on or about May 1, 2023. In the event that, as of
466 the reimbursement date following the Outside Additional Work Date, the
467 amount of Incremental Sales Taxes actually paid to the Developer exceeds
468 the amount of reimbursement from Incremental Sales Taxes due to the
469 Developer based on the final calculation of Actual Project Costs, then the
470 Developer shall repay such excess amount to the Village within 30 days of
471 demand from the Village.

472 **3.7 Certificate of Completion.** Upon the Developer's written request the Village shall
473 issue to the Developer a Certificate of Completion in recordable form confirming that the
474 Developer has fulfilled its obligation to complete the Project in accordance with the terms of this
475 Agreement. The Village shall issue the Certificate of Complete only upon (i) the Village's
476 determination of Developer's satisfactory completion of the Project, and (ii) the Village's approval
477 of a Certificate of Expenditure for the Project. The Village shall respond to the Developer's written
478 request for a Certificate of Completion within thirty (30) days by issuing said Certificate or a
479 written statement detailing the ways in which the Project does not conform to this Agreement or
480 has not been satisfactorily completed, and the measures which must be taken by the Developer in
481 order to obtain the Certificate of Completion. The Developer may resubmit a written request for
482 a Certificate of Completion upon accomplishment of such measures.

483 **3.8 Developer Indemnification.** In the event a claim is made against the Developer,
484 its directors, partners, affiliates, shareholders, officers, officials, agents and employees or any of
485 them, or if the Developer, its directors, partners, affiliates, shareholders, officers, officials, agents

486 and employees or any of them (the “Developer Indemnified Party” or “Developer Indemnified
487 Parties”), is made a party-defendant in any proceeding arising out of or in connection with the
488 Village’s duties, obligations and responsibilities under the terms of this Agreement to the extent
489 permitted by law, the Village shall indemnify, defend and hold harmless the Developer
490 Indemnified Parties, or any Developer Indemnified Party, from all claims, liabilities, losses, taxes,
491 judgments, costs, fines, fees, including expenses and reasonable attorney’s fees, in connection
492 therewith. Any such Developer Indemnified Party may obtain separate counsel to participate in
493 the defense thereof at his or her own expense. The Developer Indemnified Parties shall cooperate
494 in the defense of such proceedings and be available for any litigation related appearances which
495 may be required. Further, the Village shall be entitled to settle any and all claims for money, in
496 such amounts and upon such terms as to payment as it may deem appropriate, without the prior
497 approval or consent of the Developer Indemnified Parties, or any of them, as the case may be,
498 provided that neither the Developer nor any of the other Developer Indemnified Parties shall be
499 required to contribute to such settlement.

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ARTICLE IV AUTHORITY

504 4.1 **Village Powers and Authority.** The Village hereby represents and warrants to
505 the Developer that the Village has full constitutional and lawful right, power and authority, under
506 currently applicable law, to execute and deliver and perform the terms and obligations of this
507 Agreement, and the foregoing has been, or will be, duly and validly authorized and approved by
508 all necessary Village proceedings, findings and actions. Accordingly, this Agreement constitutes
509 the legal, valid and binding obligation of the Village, and is enforceable in accordance with its

510 terms and provisions and the execution of this Agreement does not require the consent of any other
511 governmental authority.

512 4.2 **Developer Powers and Authority.** The Developer hereby represents and warrants
513 to the Village that the Developer has full lawful right, power and authority, under currently
514 applicable law, to execute and deliver and perform the terms and obligations of this Agreement,
515 and the foregoing has been or will be duly and validly authorized and approved by all necessary
516 Developer actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation
517 of the Developer, is enforceable in accordance with its terms and provisions and does not require
518 the consent of any other party.

519 4.3 **Authorized Parties.** Except in cases where the approval or authorization of the
520 Village's Corporate Authorities is required by law, whenever, under the provisions of this
521 Agreement, or other related documents and instruments or any duly authorized supplemental
522 agreements, any request, demand, approval, notice or consent of the Village or the Developer is
523 required, or the Village or the Developer is required to agree to, or to take some action at, the
524 request of the other, such request, demand, approval, notice or consent, or agreement shall be given
525 for the Village, unless otherwise provided herein, by the Village Manager or his designee and for
526 the Developer by any officer of the Developer so authorized (and, in any event, the officers
527 executing this Agreement are so authorized). Any Party shall be authorized to act on any such
528 request, demand, approval, notice or consent, or agreement or other action and neither Party hereto
529 shall have any complaint against the other as a result of any such action taken.

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ARTICLE V DEFAULTS AND REMEDIES

532 5.1 **Breach.** A Party shall be deemed to be in breach this Agreement if it fails to
533 materially perform, observe or comply with any of its covenants, agreements or obligations

534 hereunder or breaches or violates any of its representations contained in this Agreement after the
535 expiration of any cure period applicable thereto.

536 **5.2 Cure of Breach.** Except as otherwise provided herein, prior to the time that a
537 failure of any Party to this Agreement to perform its obligations hereunder or the failure to perform
538 any other action or omission to perform any such obligation or action described in Section 5.1 shall
539 be deemed to be a breach hereof, the Party claiming such failure shall provide written notification
540 to the Party alleged to have failed to perform of the alleged failure and shall demand performance.
541 No breach of this Agreement may be found to have occurred if performance has commenced to
542 the reasonable satisfaction of the complaining Party within sixty (60) days of the receipt of such
543 notice; provided, however that if the Developer alleges that the Village has failed to pay
544 Incremental Taxes as and when required, then the Village shall have thirty (30) days to cure such
545 default. The prosecution of the conduct necessary to remedy the alleged breach must be diligently
546 pursued until the cure is perfected. The obligation to cure defaults, as herein required, shall be
547 tolled during any applicable time period during which a delay in performance is permitted as an
548 event of one or more Force Majeure Delays under the provisions of Section 6.3 hereof but the
549 tolling of the performance of any obligation shall be limited to the obligation or action as to which
550 the Force Majeure Delay provisions apply.

551 In the event that either Party shall breach any provision of this Agreement and fail to cure
552 said breach as provided in the preceding paragraph or as elsewhere provided in this Agreement,
553 the non-defaulting Party may enforce the terms hereof by filing any action or proceeding available
554 at law or in equity, in any court of competent jurisdiction, including an action for specific
555 performance of the covenants and agreements herein contained. Notwithstanding the foregoing,
556 the Village remedy for monetary breaches shall be limited to its actual (but not consequential)

557 damages in an amount not to exceed its out-of-pocket expenses incurred in connection with this
558 Agreement, including attorneys' fees. Except as otherwise set forth herein, no action taken by a
559 Party pursuant to the provisions of this Section 5.2 or pursuant to the provisions of any other
560 section of this Agreement shall be deemed to constitute an election of remedies and all remedies
561 set forth in this Agreement shall be cumulative and nonexclusive of any other remedy either set
562 forth herein or available to any Party at law or in equity. Notwithstanding anything herein to the
563 contrary, in the event that the Developer fails to complete the Project, the Village's sole remedy
564 shall be to withhold payment of Incremental Taxes.

565 **5.3 Default Shall Not Permit Termination of Agreement.** No default under this
566 Agreement shall entitle any Party to terminate, cancel or otherwise rescind this Agreement;
567 provided, however, this limitation shall not affect any other rights or remedies the Parties may
568 have by reason of any default under this Agreement.

569 **5.4 Right to Enjoin.** In the event of any violation or threatened violation of any of
570 the provisions of this Agreement by a Party, any other Party shall have the right to apply to a
571 court of competent jurisdiction for an injunction against such violation or threatened violation,
572 and/or for a decree of specific performance.

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ARTICLE VI GENERAL PROVISIONS

576 **6.1 Time of Essence.** Time is of the essence of this Agreement. The Parties will make
577 every reasonable effort to expedite the subject matters hereof and acknowledge that the successful
578 performance of this Agreement requires their continued cooperation.

579 **6.2 Mutual Assistance.** The Parties agree to take such actions, including the execution
580 and delivery of such documents, instruments and certifications (and, in the case of the Village, the

581 adoption of such ordinances and resolutions), as may be necessary or appropriate from time to
582 time to carry out the terms, provisions and intent of this Agreement and to aid and assist each other
583 in carrying out such terms, provisions and intent. The Village agrees that it shall not revoke or
584 amend one or more of the TIF Ordinances if such revocation or amendment would prevent or
585 impair the development of the Project in accordance with this Agreement or the Village's
586 performance of its obligations hereunder. The Parties shall cooperate fully with each other in
587 securing from any and all appropriate governmental authorities (whether federal, state, county or
588 local) any and all necessary or required permits, entitlements, authorizations and approvals to
589 develop and construct the Project.

590 6.3 **Force Majeure.** Neither the Village nor Developer nor any successor in interest
591 to either of them shall be considered in breach of or in default of its obligations under this
592 Agreement in the event of any delay caused by pandemic, epidemic, governmental restrictions,
593 takings, and limitations arising subsequent, war, state or national emergency, government
594 mandated closures, damage or destruction by fire or other casualty, strike, shortage of material,
595 unusually adverse weather conditions such as, by way of illustration and not limitation, severe rain
596 storms or below-freezing temperatures of abnormal degree or for an abnormal duration, tornadoes
597 or cyclones, and other events or conditions beyond the reasonable control of the Party affected
598 which in fact interferes with the ability of such Party to discharge its obligations hereunder (in
599 each case, a "Force Majeure Delay"). In each case where a Party hereto believes its performance
600 of any specific obligation, duty or covenant is delayed or impaired by reason of an event of Force
601 Majeure Delay, the Party claiming the benefit of this Section 6.3 shall notify the other Party of the
602 nature of the event claimed to constitute Force Majeure Delay and, specifically, the obligation,
603 duty or covenant which it believes is delayed or impaired by reason of the designated event.

604 Notification shall be provided in accordance with Section 6.8. Performance of the obligation, duty
605 or covenant impaired by reason of the designated event shall be tolled for that period of time
606 reasonably necessary to remove or otherwise cure the impediment to performance and the Party
607 relying on the event of Force Majeure Delay shall be obligated to pursue such remedy or cure with
608 reasonable diligence given the nature of the impairment, to the extent the same may be reasonably
609 cured. In no case shall an event of Force Majeure Delay toll the performance of any obligation,
610 duty or covenant not directly implicated in the claimed event of Force Majeure Delay. Further,
611 nothing herein shall be deemed to preclude the right of the Party entitled, by the terms of this
612 Agreement, to receive the performance of any obligation, duty or covenant to challenge the validity
613 of a claimed event of Force Majeure Delay.

614 6.4 **Amendment.** This Agreement, and any exhibits attached hereto, may be amended
615 only by the mutual consent of the Parties evidenced by a written amendment, by the adoption of
616 an ordinance or resolution of the Village approving said written amendment, as provided by law,
617 and by the execution of said written amendment by the Parties or their successors in interest.
618 Notwithstanding the foregoing, an amendment to the Project Plans or planned unit development
619 shall not require an amendment to this Agreement. In addition, the Village Manager may effect
620 Minor Modifications to this Agreement without the same being deemed an amendment to this
621 Agreement which requires action by the Village President and the Board of Trustees. For the
622 purposes of this Agreement, the term “Minor Modification” means a modification or waiver of
623 any requirement, specification, or other term set forth in this Agreement, consented to by the
624 Parties in writing, whereby such modification or waiver does not materially affect the goals,
625 purposes, or nature of the Agreement.

626 6.5 **Entire Agreement.** This Agreement sets forth all agreements, understandings and
627 covenants between and among the Parties relative to the matters herein contained. This Agreement
628 supersedes all prior agreements, negotiations and understandings, written and oral, and shall be
629 deemed a full integration of the entire agreement of the Parties.

630 6.6 **Severability.** If any provisions, covenants, agreement or portion of this
631 Agreement, or its application to any person, entity or property, is held invalid, such invalidity shall
632 not affect the application or validity of any other provisions, covenants or portions of this
633 Agreement and, to that end, all provisions, covenants, agreements or portions of this Agreement
634 are declared to be severable.

635 6.7 **Consent or Approval.** Except as otherwise specifically provided in this
636 Agreement, whenever consent or approval written or otherwise of any Party to this Agreement is
637 required, such consent or approval shall not be unreasonably withheld, delayed or conditioned.

638 6.8 **Illinois Law.** This Agreement shall be construed in accordance with the laws of the
639 State of Illinois.

640 6.9 **Notice.** Any notice, request, consent, approval or demand (each, a “Notice”) given
641 or made under this Agreement shall be in writing and shall be given in the following manner: (A)
642 by personal delivery of such Notice; or (B) by mailing of such Notice by certified mail, return
643 receipt requested; (C) by sending e-mail transmission of such Notice with confirmation of receipt;
644 or (D) by commercial overnight delivery of such Notice. All Notices shall be delivered to the
645 addresses set forth in this Section 6.8. Notice served by certified mail shall be effective on the
646 fifth Business Day (as defined below) after the date of mailing. Notice served by e-mail
647 transmission shall be effective as of date and time of e-mail transmission, provided that the Notice
648 transmitted shall be sent on a Business Day during business hours. In the event e-mail Notice is

649 transmitted on a non-Business Day or during non-business hours, the effective date and time of
650 Notice is the first business hour of the next Business Day after transmission. Notice served by
651 commercial overnight delivery shall be effective on the next Business Day following deposit with
652 the overnight delivery company. For purposes hereof, the first “business hour” of a Business Day
653 shall be 8:00 a.m. Central time and the last “business hour” shall be 6:00 p.m. Central time. The
654 term “Business Day” shall be Monday through Friday, excluding federal and State of Illinois
655 holidays.

656 If to the Village:

657 Village of Tinley Park
658 Attn: Village Manager
659 16250 South Oak Park Avenue
660 Tinley Park, Illinois 60477
661 dniemeyer@tinleypark.org

662 with a copy to:

663 Peterson, Johnson & Murray Chicago, LLC
664 Attn: Kevin Kearney
665 200 West Adams Street, Suite 2125
666 Chicago, Illinois 60606
667 kkearney@pjmchicago.com

668 If to the Developer:

669 Brixmor Property Group
670 Attn: Andy Balzer
671 8700 West Bryn Mawr Avenue; Suite 1000-S
672 Chicago, Illinois 60631
673 Andrew.Balzer@brixmor.com

674 With a copy to:

675 Brixmor Property Group
676 Attn: General Counsel
677 450 Lexington Avenue, 13th Floor
678 New York, New York 10017
679 Steven.Siegel@brixmor.com

680 with a copy to:

681 Dykema Gossett, PLLC
682 Attn: Andrew P. Scott, Esq.
683 10 South Wacker Drive, Suite 2300
684 Chicago, Illinois 60606
685 apscott@dykema.com

686 6.10 **Counterparts.** This Agreement may be executed in several counterparts, each of
687 which shall be an original and all of which shall constitute but one and the same agreement.

688 6.11 **Term of Agreement.** The term of this Agreement shall commence on the Effective
689 Date and continue until the earlier of: (A) the Developer's receipt of the Maximum Reimbursement
690 Amount or (B) the last day of the Available Incremental Tax Term or Available Incremental Sales
691 Tax Term, whichever is later; provided, however, the Village's obligation to make a final
692 reimbursement payment of Incremental Sales Taxes and/or Available Incremental Taxes under
693 either Available Incremental Tax Term and/or Available Incremental Sales Tax Term shall survive
694 the term of the Agreement and the Developer's rights and remedies to enforce such obligation shall
695 survive the term of the Agreement.

696 6.12 **Good Faith and Fair Dealing.** Village and Developer acknowledge their duty to
697 exercise their rights and remedies hereunder and to perform their covenants, agreements and
698 obligations hereunder, reasonably and in good faith.

699 6.13 **Drafting.** Each Party and its counsel have participated in the drafting of this
700 Agreement therefore none of the language contained in this Agreement shall be presumptively
701 construed in favor of or against either Party.

702 6.14 **Recording.** The Developer shall be permitted to record, at its costs and expense, a
703 memorandum of this Agreement with the Cook County Recorder of Deeds.

704 6.15 **Covenants Run with the Land/Successors and Assigns.** It is intended that the
705 covenants, conditions, agreements, promises, obligations and duties of each Party as set forth in
706 this Agreement shall be construed as covenants and that, to the fullest extent legally possible, all

707 such covenants shall run with and be enforceable against both the covenanted and the Property.
708 Such covenants shall terminate upon termination or expiration of this Agreement. On or before
709 the last date of payment of Incremental Taxes, the Village shall provide a release to confirm
710 termination of this Agreement which Developer may, at its sole cost and expense, record against
711 the Property. This Agreement shall inure to the benefit of, and shall be binding upon each
712 Developer and each Developer's respective successors, grantees and permitted assigns, and upon
713 successor corporate authorities of the Village and successor municipalities.

714 6.16 **Assignment.** Prior to issuance of the Certificate of Completion, Developer may
715 not assign this Agreement, or any rights of obligations hereunder, to any party, except to an
716 affiliate or party providing financing for the Project, without the prior express written consent
717 of the Village. After to issuance of the Certificate of Completion, the Developer may assign
718 this Agreement, or any rights of obligations hereunder, provided that the Developer delivers at
719 least ten (10) days notice prior to such assignment taking effect.

720 6.17 **Partial Funding.** Except as otherwise set for in this Agreement, the Developer
721 acknowledges and agrees that the economic assistance to be received by the Developer as set forth
722 in this Agreement is intended to be and shall be a source of partial funding for the Project and
723 agrees that any additional funding above and beyond said economic assistance shall be solely the
724 responsibility of the Developer. The Developer acknowledges and agrees that the amount of
725 economic assistance set forth in this Agreement represents the maximum amount of economic
726 assistance to be received by the Developer, provided the Developer complies with the terms and
727 provisions set forth in this Agreement. The Developer further acknowledges and agrees that the
728 Village is not a joint developer or joint venturer with the Developer and the Village is in no way
729 responsible for completion of any portion of the Project.

746 **IN WITNESS WHEREOF**, the Parties have duly executed this Agreement pursuant to all
747 requisite authorizations as of the date first above written.

748 **VILLAGE OF TINLEY PARK,**
749 an Illinois Municipal Corporation

750 By: _____
751 Village President

752

753 ATTEST:
754 _____
755 Village Clerk

756

DRAFT

BRIXMOR/IA TINLEY PARK PLAZA, LLC,
a Delaware limited liability company

By: Brixmor/IA JV Pool B, LLC,
a Delaware limited liability company,
its sole member

By: Brixmor/IA JV, LLC,
a Delaware limited liability company,
its sole member

By: Brixmor IA JV Manager, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: _____
Its: _____,

757
758 STATE OF ILLINOIS)
759) SS
760 COUNTY OF COOK)

761 I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
762 HEREBY CERTIFY that the above-named _____ is personally known to
763 me to be the _____ of _____, and also personally
764 known to me to be the same person whose name is subscribed to the foregoing instrument as such
765 _____ and respectively, and that he appeared before me this day in person
766 and severally acknowledged that, as such _____, he signed and delivered
767 the said instrument, pursuant to authority given by the limited partnership as his free and voluntary
768 act, and as the free and voluntary act and deed of said _____ of said limited
769 partnership, for the uses and purposes therein set forth.

770 GIVEN under my hand and official seal, this _____ day of September, 2020.

771 Commission expires _____
772 _____ Notary Public

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DRAFT

EXHIBIT A

Legal Description and Map of Redevelopment Project Area

DRAFT

Legal Description of Redevelopment Project Area

THOSE PARTS OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SUPER-K SUBDIVISION AS PER PLAT THEREOF RECORDED MARCH 20, 1991 AS DOCUMENT NUMBER 97195157;

THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 IN SAID SUPER-K SUBDIVISION AND THE WEST LINE OF LOT 2 IN SAID SUPER-K SUBDIVISION, TO THE NORTH LINE OF SAID LOT 2;

THENCE EASTERLY ALONG THE NORTH LINE OF LOT 2 IN SAID SUPER-K SUBDIVISION, TO A WEST LINE OF LOT 3 IN SAID SUPER-K SUBDIVISION;

THENCE NORTHERLY, NORTHWESTERLY AND NORTHERLY ALONG THE WEST LINES OF LOT 3 IN SAID SUPER-K SUBDIVISION, TO THE WESTERN MOST NORTHWEST CORNER OF SAID LOT 3, ALSO BEING THE WESTERN MOST SOUTHWEST CORNER OF LOT 1 IN PARK PLACE SUBDIVISION AS PER PLAT THEREOF RECORDED DECEMBER 7, 1992 AS DOCUMENT NUMBER 92914537;

THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 IN SAID PARK PLACE SUBDIVISION TO THE NORTH LINE OF LOT 1 IN SAID PARK PLACE SUBDIVISION AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE WESTERLY ALONG THE SOUTH LINE OF SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ALONG SAID WEST LINE, TO THE SOUTH LINE OF OLCOTT AVENUE DEDICATED AS PER PLAT THEREOF RECORDED JUNE 28, 1973 AS DOCUMENT NUMBER 22379900;

THENCE EASTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF OLCOTT AVENUE DEDICATED AS PER PLAT THEREOF RECORDED JUNE 28, 1973 AS DOCUMENT NUMBER;

THENCE NORTHERLY ALONG SAID EAST LINE, AND THE NORTHERLY PROLONGATION THEREOF TO THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SECTION 18, ALSO THE NORTHWEST CORNER OF SECTION 19, BOTH IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE EASTERLY ALONG THE SOUTH LINE OF SECTION 18, ALSO THE NORTH LINE OF SECTION 19, BOTH IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE NORTH LINE OF THE SOUTH 600 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 600 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE NORTH LINE OF THE SOUTH 247 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 247 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF

THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE EAST LINE OF THE WEST 50 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 50 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO A POINT 15 FEET NORTH OF THE RIGHT OF WAY OF 159TH STREET AS INDICATED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 28, 2011 AS DOCUMENT NUMBER 1127141045;

THENCE SOUTHEASTERLY TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 159TH STREET AND THE EAST LINE OF THE WEST 65 FEET OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS INDICATED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 28, 2011 AS DOCUMENT NUMBER 1127141045;

THENCE EASTERLY, SOUTHERLY AND EASTERLY ALONG THE RIGHT OF WAY OF 159TH STREET, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 300 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 300 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE SOUTH LINE OF THE NORTH 300 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO THE EAST LINE OF THE

EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF PARCEL OF LAND BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF 159TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NUMBER 11113021 AND RATIFICATION THEREOF FILE APRIL 8, 1971 AS DOCUMENT NUMBER LR2551034, A DISTANCE OF 183.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST 180.00 FEET ALONG LAST SAID SOUTH LINE; THENCE SOUTH 5.00 FEET; THENCE WEST 200.00 FEET ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID 159TH STREET; THENCE NORTH 5.00 FEET; THENCE WEST 307.62 FEET ALONG THE SOUTH LINE OF SAID 159TH STREET; THENCE SOUTH 1050.00 FEET ON A LINE NORMAL TO SAID SOUTH LINE OF 159TH STREET; THENCE EAST 845.55 FEET TO THE WEST RIGHT OF WAY LINE OF OAK PARK AVENUE (WHICH IS 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION); THENCE NORTH ALONG LAST SAID WEST LINE 355.45 FEET TO A POINT 694.55 FEET SOUTH FROM THE SOUTH RIGHT OF WAY LINE OF 159TH STREET; THENCE WEST 17.00 FEET; THENCE NORTH 555.63 FEET; THENCE WEST 133.00 FEET; THENCE NORTH 139.68 FEET TO THE SOUTH LINE OF 159TH STREET AND THE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE AND THE SOUTH LINE OF PARCEL OF LAND BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF 159TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NUMBER 11113021 AND RATIFICATION THEREOF FILE APRIL 8, 1971 AS DOCUMENT NUMBER LR2551034, A

DISTANCE OF 183.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST 180.00 FEET ALONG LAST SAID SOUTH LINE; THENCE SOUTH 5.00 FEET; THENCE WEST 200.00 FEET ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID 159TH STREET; THENCE NORTH 5.00 FEET; THENCE WEST 307.62 FEET ALONG THE SOUTH LINE OF SAID 159TH STREET; THENCE SOUTH 1050.00 FEET ON A LINE NORMAL TO SAID SOUTH LINE OF 159TH STREET; THENCE EAST 845.55 FEET TO THE WEST RIGHT OF WAY LINE OF OAK PARK AVENUE (WHICH IS 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION); THENCE NORTH ALONG LAST SAID WEST LINE 355.45 FEET TO A POINT 694.55 FEET SOUTH FROM THE SOUTH RIGHT OF WAY LINE OF 159TH STREET; THENCE WEST 17.00 FEET; THENCE NORTH 555.63 FEET; THENCE WEST 133.00 FEET; THENCE NORTH 139.68 FEET TO THE SOUTH LINE OF 159TH STREET AND THE POINT OF BEGINNING, TO THE SOUTHWEST CORNER THEREOF AND ALSO THE SOUTHEAST CORNER OF PARCEL OF

LAND BEING PART OF THE WEST HALF AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH RIGHT OF WAY LINE OF 159TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NUMBER 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT LR 2551034 AND THE LINE BETWEEN THE EAST HALF AND THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE WEST 117.55 FEET ALONG SAID SOUTH RIGHT OF WAY LINE 1094 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 1050 FEET ON LAST SAID LINE; THENCE EAST 451.56 FEET ON A LINE 1050 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 1050 FEET TO SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 339.11 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 339.11 FEET ON LAST SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ON THE SOUTH LINE OF PARCEL OF LAND BEING PART OF THE WEST HALF AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH RIGHT OF WAY LINE OF 159TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NUMBER 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT LR 2551034 AND THE LINE BETWEEN THE EAST HALF AND THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE WEST 117.55 FEET ALONG SAID SOUTH RIGHT OF WAY LINE 1094 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 1050 FEET ON LAST SAID LINE; THENCE EAST 451.56 FEET ON A LINE 1050 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 1050 FEET TO SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 339.11 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 339.11 FEET ON LAST SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, TO THE WESTERN MOST NORTHWEST CORNER OF OUTLOT C IN DUN RAVEN PLACE PHASE II AS PER PLAT THEREOF RECORDED SEPTEMBER 28, 2001 AS DOCUMENT NUMBER 0010908493;

THENCE SOUTHWESTERLY TO A POINT OF TANGENCY IN THE NORTH LINE OF OUTLOT D IN DUNRAVEN PLACE AS PER PLAT THEREOF RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99827216 BEING THE WESTERLY TERMINUS OF AN ARC HAVING A RADIUS OF 192.00 FEET AND AN ARC LENGTH OF 300.13 FEET;

THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY LIMITS OF OUTLOT D IN DUNRAVEN PLACE AS PER PLAT THEREOF RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99827216, TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF PARCEL OF LAND DESCRIBED AS FOLLOWS: THAT PART OF LOT 3 LYING NORTH OF A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 3 THROUGH A POINT IN THE WEST LINE OF SAID LOT 3 WHICH POINT IS 352.19 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3 AS MEASURED ALONG SAID WEST LINE ALL IN

CENTENNIAL OFFICE PARK AS PER PLAT THEREOF RECORDED OCTOBER 5, 1988 AS DOCUMENT NUMBER 88458264;

THENCE WESTERLY ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE AND THE SOUTH LINE OF PARCEL OF LAND DESCRIBED AS FOLLOWS: THAT PART OF LOT 3 LYING NORTH OF A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 3 THROUGH A POINT IN THE WEST LINE OF SAID LOT 3 WHICH POINT IS 352.19 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3 AS MEASURED ALONG SAID WEST LINE ALL IN CENTENNIAL OFFICE PARK AS PER PLAT THEREOF RECORDED OCTOBER 5, 1988 AS DOCUMENT NUMBER 88458264, TO THE WEST LINE OF SAID LOT 3, ALSO THE EAST LINE OF LOT 1 IN TINLEY PARK PLAZA SUBDIVISION AS PER PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067;

THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 1 IN TINLEY PARK PLAZA SUBDIVISION AS PER PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, ALSO THE WEST LINE OF CENTENNIAL SUBDIVISION UNIT NO. 1 AS PER PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT NUMBER 27155558, TO THE SOUTH LINE OF CENTENNIAL SUBDIVISION UNIT NO. 1 AS PER PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT NUMBER 27155558;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF CENTENNIAL SUBDIVISION UNIT NO. 1 AS PER PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT NUMBER 27155558, TO THE WESTERLY LINE OF CENTENNIAL DRIVE AS DEDICATED BY INSTRUMENT RECORDED JULY 9, 1980 AS DOCUMENT NUMBER 25509385;

THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTH LINE OF CENTENNIAL SUBDIVISION UNIT NO. 1 AS PER PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT NUMBER 27155558, TO THE WEST LINE OF PARCEL 4 IN FINAL PLAT OF MEADOW MEWS PHASE ONE PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378525 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC);

THENCE SOUTHERLY ON THE WEST LINE OF PARCEL 4 IN FINAL PLAT OF MEADOW MEWS PHASE ONE PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378525 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC), TO THE SOUTHEAST LINE OF PARCEL 4 IN FINAL PLAT OF MEADOW MEWS PHASE ONE PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378525 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS

BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC);

THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF PARCEL 4 IN FINAL PLAT OF MEADOW MEWS PHASE ONE PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378525 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC) AND THE SOUTHEAST LINE OF PARCEL 14 IN FINAL PLAT OF MEADOW MEWS PHASE TWO PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378524 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC), TO THE

SOUTHWEST LINE OF PARCEL 14 IN FINAL PLAT OF MEADOW MEWS PHASE TWO PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378524 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC);

THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF PARCEL 14 IN FINAL PLAT OF MEADOW MEWS PHASE TWO PUD AS PER PLAT THEREOF RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93378524 (RECORDING INFORMATION BASED UPON 2019 TAX MAP FOR COOK COUNTY, ILLINOIS BECAUSE OF CLOSURE OF COOK COUNTY RECORDER'S OFFICE DUE TO COVID-19 PANDEMIC), TO THE NORTH LINE OF PARCEL OF LAND BEING PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE NORTH 89 DEGREES 43 MINUTES WEST (BEARINGS ASSUMED FOR PURPOSES OF THIS PARCEL ONLY) 585 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 258.72 FEET, AN ARC DISTANCE OF 101.52 FEET AND A CHORD BEARING OF SOUTH 79 DEGREES 02 MINUTES 33 SECONDS WEST; THENCE NORTH 68 DEGREES 24 MINUTES 11 SECONDS WEST 79.57 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST 533 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES EAST 755.40 FEET, TO THE EAST LINE OF SAID WEST HALF OF SECTION 19; THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 542.27 FEET ALONG SAID LINE TO THE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE NORTH LINE OF PARCEL OF LAND BEING PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF

SECTION 19; THENCE NORTH 89 DEGREES 43 MINUTES WEST (BEARINGS ASSUMED FOR PURPOSES OF THIS PARCEL ONLY) 585 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 258.72 FEET, AN ARC DISTANCE OF 101.52 FEET AND A CHORD BEARING OF SOUTH 79 DEGREES 02 MINUTES 33 SECONDS WEST; THENCE NORTH 68 DEGREES 24 MINUTES 11 SECONDS WEST 79.57 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST 533 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES EAST 755.40 FEET, TO THE EAST LINE OF SAID WEST HALF OF SECTION 19; THENCE SOUTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 542.27 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, TO THE EAST LINE OF THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 1 IN WARTHEN'S RESUBDIVISION AS PER PLAT THEREOF RECORDED SEPTEMBER 4, 1975 AS DOCUMENT NUMBER 23210202;

THENCE WESTERLY ALONG THE NORTH LINE OF LOT 1, THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 2 ALL IN WARTHEN'S RESUBDIVISION AS PER PLAT THEREOF RECORDED SEPTEMBER 4, 1975 AS DOCUMENT NUMBER 23210202, TO THE SOUTH LINE OF BREMEN TOWNE DRIVE AS HERETOFORE DEDICATED IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND FILED AS LR2419778

THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE SOUTH LINE, SOUTHEAST LINE AND EAST LINE OF BREMEN TOWN DRIVE AS HERETOFORE DEDICATED IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND FILED AS LR2419778, TO THE SOUTHWEST LINE OF BREMEN TOWNE DRIVE AS HERETOFORE DEDICATED IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND FILED AS LR2419778;

THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF BREMEN TOWNE DRIVE AS HERETOFORE DEDICATED IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND FILED AS LR2419778, TO THE WEST LINE OF BREMEN TOWNE DRIVE AS HERETOFORE DEDICATED IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND FILED AS LR2419778;

THENCE NORTHERLY ALONG THE WEST LINE OF BREMEN TOWNE DRIVE AS HERETOFORE DEDICATED IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND FILED AS LR2419778 TO THE NORTH LINE OF LOT 16 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252;

THENCE WESTERLY ALONG THE NORTH LINE OF LOT 16 AND THE NORTH LINE OF LOT 15 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 17 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252;

THENCE NORTHERLY ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 17, AND THE EAST LINE OF LOT 17 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252, TO THE SOUTHEAST CORNER OF LOT 18 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252;

THENCE NORTHERLY, WESTERLY, NORTHERLY, EASTERLY AND NORTHERLY ALONG THE EASTERN LIMITS OF LOT 18 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252, TO THE NORTHEAST CORNER OF LOT 18 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252;

THENCE WESTERLY ALONG THE NORTH LINE OF LOT 18, THE NORTH LINE OF LOT 19, THE NORTH LINE OF LOT 20, THE NORTH LINE OF LOT 21 AND THE NORTH LINE OF LOT 26 ALL IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252, TO THE EAST LINE OF LOT 27 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252;

THENCE NORTHERLY ALONG THE EAST LINE OF LOT 27 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252, TO THE NORTH LINE OF LOT 27 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252;

THENCE WESTERLY ALONG THE NORTH OF LOT 27 IN BREMEN WOODE SUBDIVISION AS PER PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT NUMBER T3056252, TO THE WEST LINE OF PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 43 MINUTES EAST (BEARINGS ASSUMED FOR PURPOSES OF THIS PARCEL ONLY) 908 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 43 MINUTES EAST 258.81 FEET ALONG SAID NORTH LINE; THENCE SOUTH 657.03 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST 244.05 FEET; THENCE NORTH 116.32 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 15 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST 542 FEET TO THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG THE WEST LINE OF PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 43 MINUTES EAST (BEARINGS ASSUMED FOR PURPOSES OF THIS PARCEL ONLY) 908 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 43 MINUTES EAST 258.81 FEET ALONG SAID NORTH LINE; THENCE SOUTH 657.03 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST 244.05 FEET; THENCE NORTH 116.32 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 15 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST 542 FEET TO THE POINT OF BEGINNING, TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

THENCE WESTERLY ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, TO THE SOUTH LINE OF 163RD STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED APRIL 15, 1976 AS DOCUMENT NUMBER 23453671 AND T2864222;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF 163RD STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED APRIL 15, 1976 AS DOCUMENT NUMBER 23453671 AND T2864222, TO THE EAST LINE OF HARLEM AVENUE EXISTING AS OF MAY 25, 2020;

THENCE SOUTHERLY ALONG THE EAST LINE OF HARLEM AVENUE EXISTING AS OF MAY 25, 2020, TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE SOUTH LINE OF LOT 1 IN SUPER-K SUBDIVISION AS PER PLAT THEREOF RECORDED MARCH 20, 1991 AS DOCUMENT NUMBER 97195157;

THENCE WESTERLY ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 1 AND THE SOUTH LINE OF LOT 1 IN SUPER-K SUBDIVISION AS PER PLAT

THEREOF RECORDED MARCH 20, 1991 AS DOCUMENT NUMBER 97195157, TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE THE FOLLOWING DESCRIBED PARCELS OF LAND:

LOT 83 THROUGH LOT 89 (BOTH INCLUSIVE) IN BREMEN TOWNE UNIT NO. 1 AS PER PLAT THEREOF RECORDED NOVEMBER 4, 1968 AS DOCUMENT NUMBER 20666550 AND T2419778.

ALSO,

LOT 1 THROUGH LOT 12 (BOTH INCLUSIVE) IN BREMENTOWNE PARK TOWNHOUSE RESUBDIVISION PHASE I AS PER PLAT THEREOF RECORDED DECEMBER 21, 1990 AS DOCUMENT NUMBER 90619247.

ALSO,

LOT 1 THROUGH LOT 5 (BOTH INCLUSIVE) IN BREMENTOWNE PARK TOWNHOUSE RESUBDIVISION PHASE II AS PER PLAT THEREOF RECORDED OCTOBER 28, 1993 AS DOCUMENT NUMBER 93870509.

The Redevelopment Project Area is generally bounded by:

North – 159th Street (except for a few parcels west of Oak Park Avenue that are north of 159th Street)

South – the northern boundary of Siemsen Meadows (165th Street, extended)

East – Oak Park Avenue

West – Olcott Avenue

all in Tinley Park, Bremen and Orland Townships, Cook County, Illinois

Map of Redevelopment Project Area

[Attached]

DRAFT

EXHIBIT B

Legal Description and Map of Property

DRAFT

Legal Description of Property

PARCEL 1:

LOTS 1 AND 2 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF SECTION 19, 304.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, 359.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 551.85 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, 154.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1,478.13 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 513.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HARLEM AVENUE, SAID POINT BEING 70.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 2,027.69 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

TOGETHER WITH RIGHTS CONTAINED IN AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 20, 1995 AND RECORDED OCTOBER 3, 1995 AS DOCUMENT 95669296, BETWEEN THE VILLAGE OF TINLEY PARK, A MUNICIPAL CORPORATION AND THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, A NEW YORK CORPORATION, OVER THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 IN CENTENNIAL SUBDIVISION UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT 27155558; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, EXTENDED SOUTH 80.56 FEET TO THE

POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST, RADIUS 32.00 FEET, CENTRAL ANGLE 79 DEGREES, 32 MINUTES, 42 SECONDS, 44.43 FEET; THENCE SOUTH 79 DEGREES, 32 MINUTES, 42 SECONDS EAST ALONG A TANGENT 65.00 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST RADIUS 24.00 FEET, CENTRAL ANGLE 26 DEGREES, 21 MINUTES, 27 SECONDS, 11.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CENTENNIAL DRIVE, AS HERETOFORE DEDICATED BY DOCUMENT 25509385 RECORDED JULY 9, 1980; THENCE SOUTH 11 DEGREES, 18 MINUTES 53 SECONDS WEST, 31.79 FEET TO A POINT ON A 24.00 FOOT RADIUS, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 34 DEGREES, 51 MINUTES, 51 SECONDS WEST FROM SAID POINT; THENCE WESTERLY ALONG SAID CURVE 10.12 FEET, CENTRAL ANGLE 24 DEGREES, 10 MINUTES, 05 SECONDS; THENCE NORTH 79 DEGREES, 18 MINUTES, 14 SECONDS WEST ALONG TANGENT, 34.70 FEET; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 37.00 FEET, CENTRAL ANGLE 102 DEGREES, 00 MINUTES, 19 SECONDS, 65.87 FEET; THENCE SOUTH 01 DEGREES, 18 MINUTES, 33 SECONDS EAST ALONG TANGENT 24.82 FEET; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 39.00 FEET, CENTRAL ANGLE 39 DEGREES, 04 MINUTES, 44 SECONDS, 26.60 FEET TO A POINT ON AFORESAID WESTERLY LINE EXTENDED SOUTH OF LOT 1 IN CENTENNIAL SUBDIVISION; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID WESTERLY LINE EXTENDED 150.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(S): 28-19-100-057; 28-19-100-058

COMMONLY KNOWN AS: Tinley Park Plaza Shopping Center
15903-16205 Harlem Avenue
Tinley Park, Illinois

Map of Property

[Attached]

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EXHIBIT C

Project Plans

[Attached]

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EXHIBIT D
Project Budget

Soft Costs	Amount
Impact Fees	\$60,000.00
Other Permits & Fees	\$15,000.00
Entitlement Costs	\$50,000.00
Architects & Engineering	\$415,500.00
Civil Engineering	\$88,500.00
Environmental Consultant	\$10,000.00
Soils/Geotechnical	\$20,000.00
Legal	\$220,000.00
Third Party Inspections/Reports	\$25,000.00
Other Consultants	\$75,000.00
Hard Costs	Amount
Site Work	\$1,466,997.59
Sidewalk / ADA upgrade	\$358,309.80
Landscaping	\$150,000.00
Pylons	\$200,000.00
Lighting Retrofit	\$130,000.00
Stormwater Management Site Costs	\$300,000.00
Building Demolition	\$300,150.00
Shell Construction (Grocer)	\$4,310,597.40
Shell Construction (Retailer)	\$2,750,000.00
Shell Construction (Space 18)	\$742,356.02
Façade / Non Anchor	\$1,500,000.00
Roofing	\$100,000.00
Contingency (Soft, Hard and Maintenance Costs)	\$1,811,104.84
Environmental / Asbestos	\$348,000.00
Parking Improvements	\$977,768.94
Tenant Specific Costs (Landlord Work, TI and Commissions)	\$3,597,868.66
Tenant Relocation and Buy Out Costs	\$1,884,072.83
TOTAL	\$21,906,226.08

EXHIBIT E

Form of Disclosure Affidavit

State of Illinois)
) ss
County of _____)

I, _____, reside at _____ in the City/Village of _____, County of _____, State of Illinois, being first duly sworn and having personal knowledge of the below facts, swear to the following:

That I am over the age of eighteen and serve as the _____ of _____ (the "Developer").

That the property in question has a common street address referred to as: _____, in the Village of Tinley Park, County of Cook, State of Illinois, and with a Property Index Number(s) of _____ (hereinafter "Redevelopment Property").

That I understand that pursuant to Illinois law, prior to execution of the redevelopment agreement between the Developer and the Village, Illinois law requires the owner, authorized trustee, corporate official or managing member or agent to submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who will obtain any interest, real or personal, in the Property and/or Project, and every shareholder who will be entitled to receive more than 7.5% of the total distributable income of any corporation having any interest, real or personal, in the Redevelopment Property and/or project after this transaction is consummated.

As the owner, authorized trustee, corporate official or managing member or agent, I declare under oath that (choose one):

- (a) The owners or beneficiaries of the trust are _____; or
- (b) The shareholders with more than 7.5% interest are _____; or
- (c) The members with more than 7.5% interest in the limited liability company are _____, or
- (d) The corporation is publicly traded and there is no readily known individual having greater than a 7.5% interest in the corporation.

This instrument is made to induce the Village to enter into the redevelopment agreement and in accordance with the Illinois law.

Affiant: _____

Subscribed and Sworn to before me this _____ day of September, 2020.

Notary Public

EXHIBIT F**Redevelopment Project Costs**

Soft Costs	Amount
Pro-rated Soft Costs ¹	\$389,645.25
SOFT COST TOTAL	\$389,645.25
Hard Costs	Amount
Site Work	\$1,466,997.59
Sidewalk / ADA upgrade	\$358,309.80
Landscaping	\$150,000.00
Pylons	\$200,000.00
Lighting Retrofit	\$130,000.00
Stormwater Management Site Costs	\$300,000.00
Building Demolition	\$300,150.00
Façade / Non Anchor	\$1,500,000.00
Roofing	\$100,000.00
Environmental / Asbestos	\$348,000.00
Parking Improvements	\$977,768.94
Tenant Specific Costs (Landlord Work and TI)	\$1,129,126.75
Tenant Relocation and Buy Out Costs	\$750,000
HARD COST TOTAL	\$7,710,354.75²
TOTAL	\$8,100,000.00

¹ Soft costs which are eligible Redevelopment Project Costs have been estimated based on the ratio of Redevelopment Project Costs hard costs divided by total Project hard costs.

² The Developer has estimated \$1,811,104.84 in hard and soft contingency costs. All contingency costs expended in furtherance of Redevelopment Project Costs shall be reimbursable subject to the Maximum Reimbursement Amount.

EXHIBIT G

Form of Certificate of Expenditure

Date: _____, 2021

To: Village of Tinley Park, (the "Village")

Re: Brixmor IA Tinley Park Plaza, LLC ("Developer") \$ _____ Incremental Tax Reimbursement

This Certificate of Expenditure is provided pursuant to the Village of Tinley Park Tax Increment Financing Redevelopment Agreement (Tinley Park Plaza Phase I) by and between Developer and the Village, dated _____, 2020, as authorized pursuant to Resolution No. 2020-R-____ (the "Redevelopment Agreement"). All terms used herein shall have the same meaning as when used in the Redevelopment Agreement.

Developer hereby certifies that, as of the date hereof, \$ _____ has been advanced by Developer in connection with the Project. Such amount has been properly incurred, is a proper charge made or to be made in connection with the Project costs, including Redevelopment Project Costs. Total Project costs are \$ _____ and Redevelopment Project Costs are \$ _____. Documents substantiating these expenditures and their payment are attached hereto.

IN WITNESS WHEREOF, Developer has caused this certification to be signed on its behalf as of the date shown above.

Brixmor IA Tinley Park Plaza, LLC

By: _____
Name: _____
Title: _____

097205.000009 4821-8878-9953.5

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-051

**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTIES
LOCATED AT 18017 SAYRE AVENUE THE VILLAGE OF TINLEY PARK**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-051**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTIES
LOCATED AT 18017 SAYRE AVENUE TO THE VILLAGE OF TINLEY PARK**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1), the Village of Tinley Park (“Village”) is authorized to annex any territory that is not within its corporate limits but is contiguous to the Village; and

WHEREAS, a petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Tinley Park requesting that a territory, described herein, be annexed to the Village of Tinley Park, Cook and Will Counties; and

WHEREAS, the aforesaid petition is in proper form under oath, signed by all owners of record of all the land within the territory and also by all the electors within or on said territory; and

WHEREAS, said territory is contiguous to the corporate limits of the Village; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by the statute; and

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of Cook County; and

WHEREAS, the legal owner of record of said territory and the Village have entered into a valid and binding annexation agreement relating to such territory; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of the annexation agreement and state law; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, have determined that it is in the best interest of said Village and its residents that the territory be annexed to the Village; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: That the Village hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION 2: That the following territory described be and is hereby annexed to the Village of Tinley Park, Cook and Will Counties, Illinois pursuant to 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8:

LEGAL DESCRIPTION OF TERRITORY:

PARCEL 1:

THE EAST 180.9 FEET OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES BEING A SUBDIVISION OF THE WEST ½ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 11 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES BEING A SUBDIVISION OF THE WEST ½ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-31-303-015-0000 (Parcel 1) & 28-31-303-002-0000 (Parcel 2)

COMMONLY KNOWN AS: 18017 Sayre Avenue, Tinley Park, Illinois

Together with any adjacent street or highway required by law to be annexed pursuant to the provisions of 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8.

The annexation of the above-described territory shall extend to the far side of any adjacent highway and shall include all of every highway within said territory.

SECTION 3: That the Village Clerk is hereby directed to record with the Recorder's Office of Cook County and to file with the Cook County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to this Ordinance.

SECTION 4: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 15th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of September, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK)
 COUNTY OF WILL) SS

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-051, “AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE TO THE VILLAGE OF TINLEY PARK,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 15, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

August 20, 2020 – Public Hearing

Fox College – Parking Lot Expansion

18020 Oak Park Avenue & 18017 Sayre Avenue



Petitioner

George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College)

Property Location

18017 Sayre Avenue & 18020 Oak Park Avenue

PINs

28-31-303-015-0000,
28-31-303-002-0000,
28-31-303-009-0000 &
28-31-303-013-0000

Zoning

Current: Unincorporated Cook County and NG (Neighborhood General)

Proposed:

NG (Neighborhood General)

Approvals Sought

Site Plan Approval
Variations
Plat Approval
Rezoning (Upon Annexation)

Project Planner

Daniel Ritter, AICP
Senior Planner

EXECUTIVE SUMMARY

The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Owner), is requesting Rezoning upon Annexation, Variations, Final Plat of Subdivision Approval, and Site Plan Approval for the site to be developed with a parking lot expansion and a detention pond.

Upon Annexation, the two parcels at 18017 Sayre Avenue are proposed to be consolidated with the current Fox College parcels located at 18020 Oak Park Avenue. The lot will have a total land area of 5.68 acres and zoned NG (Neighborhood General). The granting of these requests will allow for the currently unincorporated lots to be developed as a parking lot expansion with an accompanying detention pond. Fox College is located at the existing site on Oak Park Avenue and looking to accommodate a curriculum expansion at the Tinley Park campus.

The proposal includes a parking expansion at the rear of the current facility that would accommodate 95 vehicles. The property being expanded upon is located in a floodplain and thus a large detention pond will be constructed to retain all stormwater on the site before it is released into the Village storm sewer system. The Petitioner has proposed landscaping, lighting, and fencing to create an attractive location and to help mitigate any effects from the neighboring properties. Minor changes to the existing site will be made as well to correct truck circulation issues on the north side of the site and to add an additional accessible parking stall.

Changes to the August 4, 2020 Staff Report are indicated in RED.

Fox College Parking Lot Expansion - 18017 Sayre Avenue & 18020 Oak Park Avenue

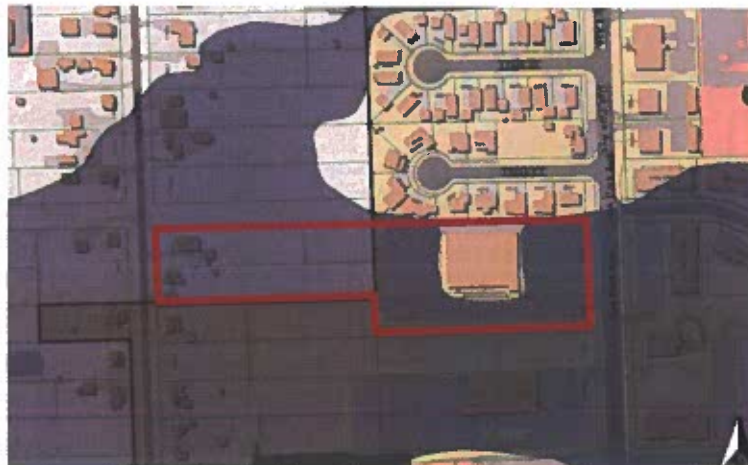
EXISTING SITE & HISTORY

Fox College has utilized their current facility at 18020 Oak Park Avenue since 2006 when it received a Special Use Permit (Ord. # 2006-O-081) to operate the Vet Tech Institute and have overnight boarding of up to 80 dogs and cats. In 2011, the Special Use was amended (Ord. # 2011-O-044) to permit up to 120 dogs and cats in the facility, with the potential for 160 if the building was expanded or the Physical Therapy program were to be relocated from this location. The Petitioner has been in compliance with the previous Special Use approvals and no issues have occurred in relation to animals. The building was originally constructed around 1971 and expanded to its current footprint/layout in the early 1990s. Prior to Fox College's occupancy, the building served a variety of business uses including grocer, plumbing contractor, towing service, AT&T service center, and St. Xavier University satellite campus. The current Fox College property (18020 Oak Park Ave) consists of two parcels totaling ~4.35 acres in size.

There are two additional properties that are proposed to be annexed for the parking lot expansion and detention pond. One parcel with an existing home (18017 Sayre Ave) that is ~1.33 acres in size and a second vacant land-locked lot (no common address) is ~.41 acres in size. These parcels are currently zoned R-3, single-family residential in Cook County. The county's R-3 zoning is most similar to the Village R-1 or R-2 zoning districts in regards to lot size.



The properties are largely encumbered by floodplain, making them difficult and more expensive to develop without the need for compensatory stormwater storage and grading changes.



Above: 100-year floodplain shaded in blue. Subject properties outlined in red.

ZONING & NEARBY LAND USES

The existing Fox College parcels are located in the Legacy District with NG (Neighborhood General) zoning district. The NG zoning district has largely residential-oriented vision, intending to have residential density to support commercial density in the Downtown Core and promoting living in close to the Metra train station. The existing site and uses are considered a “heritage site”, which is a property that was developed prior to the implementation of the Legacy Code. The site and use can continue on the site and can be transferred to future users of the site. However, the site is limited in its ability to expand a non-conforming use or building. Specifically, any voluntary and owner-initiated improvements are limited to a maximum of 50% of the property’s value.

The two parcels that are being petitioned to be annexed are currently under county zoning (R-3, Single-Family Residential). Annexations themselves are not reviewed by the Plan Commission. However, the appropriateness of the development proposal and the proposed zoning district are reviewed. Upon annexation, all properties will default to the R-1 (Single-Family Residential) zoning district, as it is the most restrictive and least disturbing. However, those parcels are proposed to be consolidated as part of the Fox College parcels and similarly zoned NG upon annexation. Staff has recommended the single lot and zoning district of the current property be carried through to these new lots because it will function as one development/lot going forward.



The properties adjacent to the subject properties have the following zoning and uses:

- North: Single-family homes zoned NG (Neighborhood General), R-5 (Low-Density Residential). Vacant/Unused 180th Street Right-of-Way.
- South: Detention Pond (owned by School District) zoned NG (Neighborhood General) and R-1 (Single-Family Residential). Single-Family home zoned R-1 (Single-Family Residential)
- West: Single-family homes zoned R-1 (Single-Family Residential) and unincorporated (R-3, Single-Family Residential Cook County zoning).
- East (across Oak Park Ave.): Condos/Multi-Family Zoned R-6 PD (Medium-Density Residential, Oak Village Planned Unit Development)

PROPOSED USE

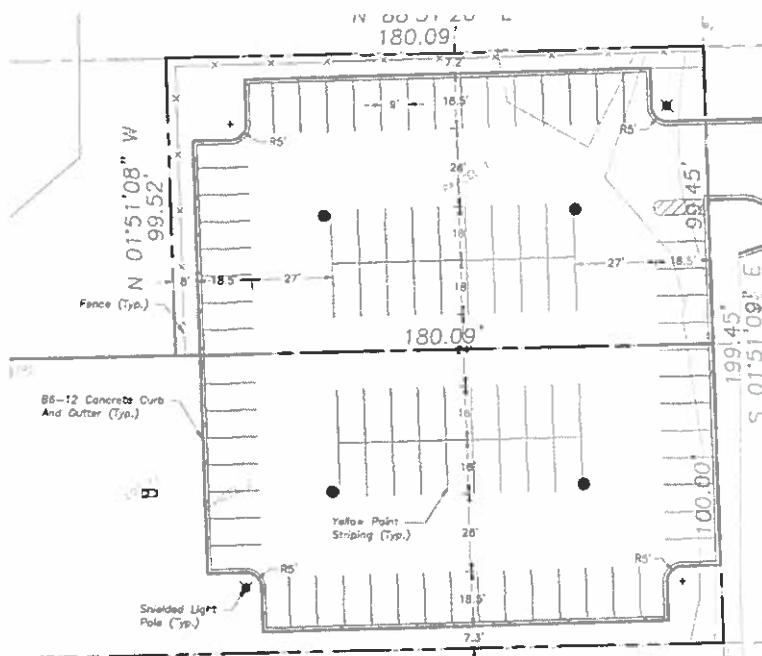
The Petitioner is wanting to expand their Vet Tech Institute curriculum at their Tinley Park campus. However, parking is very limited during the day and the site is currently at capacity due to the limited parking. Fox College does have an agreement for overflow parking at a neighboring commercial property, but would prefer to have all students and employees parking on-site going forward. The proposed parking lot expansion is anticipated to accommodate the existing parking demand and any additional students due to the expansion of the curriculum.

After exploring a variety of possibilities with their engineer, the easiest way to expand the parking lot was found to be to the west, where there is currently a vacant lot and an older home on a large lot. Those properties are currently under contract by the Petitioner. The parking lot expansion design has been difficult due to the properties being located completely within a floodplain. The development requires compensatory storage for the floodplain in addition to any impervious surface added. Thus, a large portion of the site will be a detention basin, very similar to the detention that exists adjacent to the site that is used by the Central Middle School property.

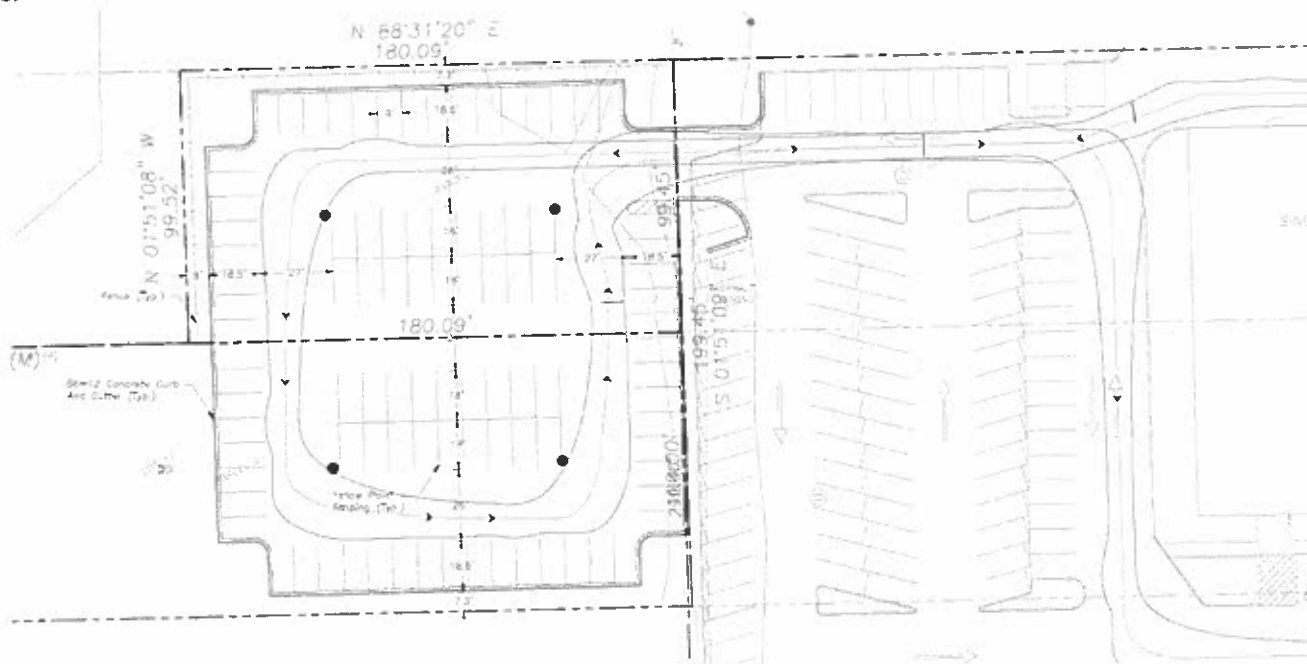
SITE PLAN

The Site Plan Approval includes the new parking lot, new detention area, and minor changes to the existing site layout. The parking lot has been laid out to maximize the space utilized by parking, while maintaining a reasonable landscape bufferyard.

The new parking lot includes 95 parking stalls and has a mix of 26-foot and 24-foot-wide drive aisles. The Legacy Code only requires 24-foot-wide aisles (whereas the rest of the Village requires 26-foot-wide aisles). However, to accommodate comfortable truck and vehicle circulation through the parking lot addition, the main aisles were maintained at 26 feet wide around the perimeter of the parking lot. Only the interior parking aisle was reduced to 24 feet. The reduction allowed for additional bufferyard width to be added on the north and south sides of the site. The parking lot addition was designed to allow a large fire truck to safely circulate through the site.



Above: Parking lot expansion site plan.



Above: Fire ladder truck circulation through parking lot expansion.

Current Site Changes

There are parallel parking stalls located on the north side of the property. These stalls were illegally striped without approval and have reduced the aisle width to around 17-18 feet and make truck circulation around the site difficult when vehicles are parked there. To alleviate the truck circulation concern, the petitioner is eliminating two parking stalls nearest to the dumpster to accommodate truck turning. The area will be hashed and marked "No Parking Permitted". Due to this parking being an immediate issue related to emergency response, the Petitioner has agreed to make these changes this year and is working to get it completed as soon as possible.

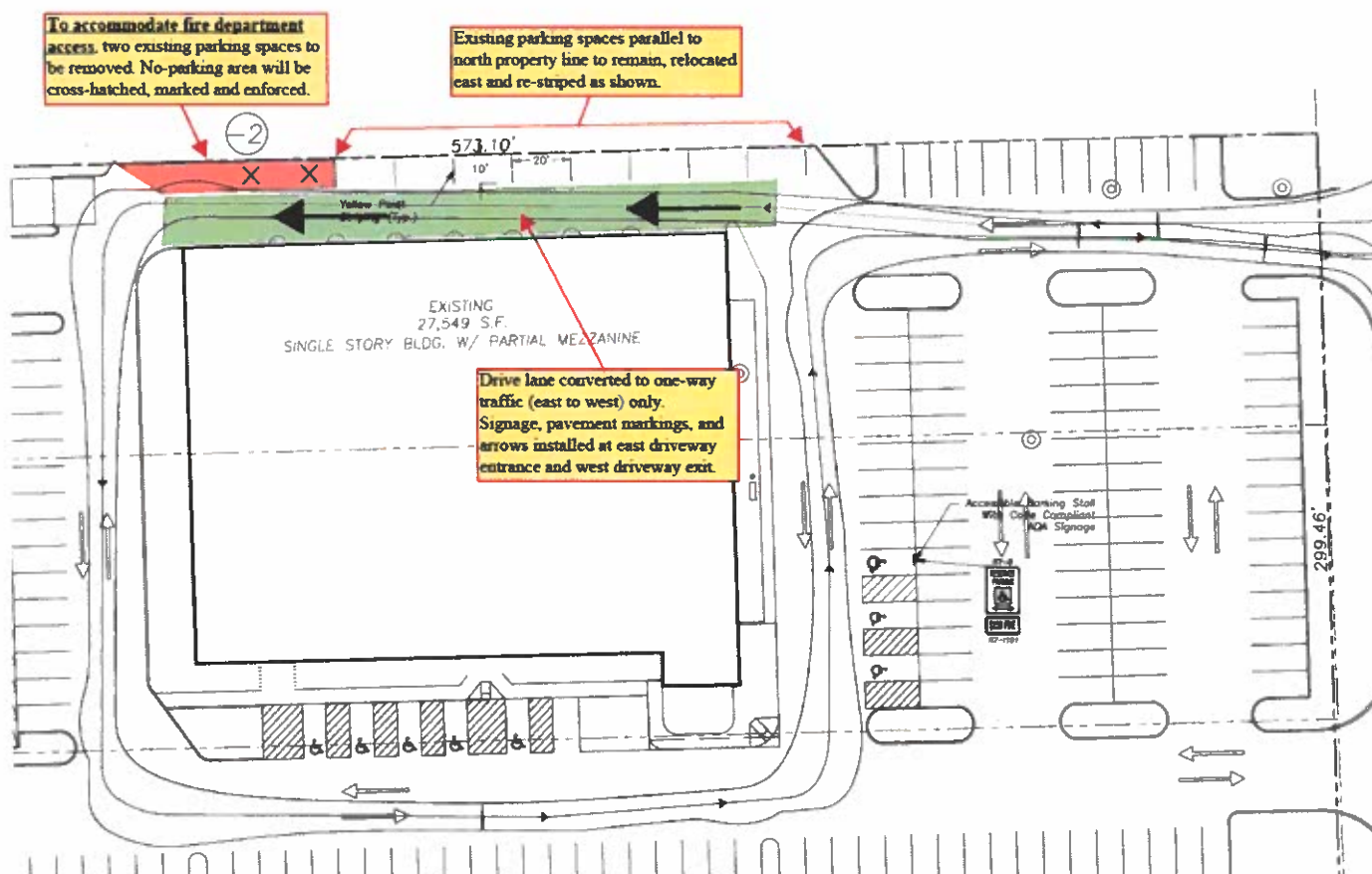
The existing aisle width does not meet the aisle width minimum of 24 feet and cannot safely be used as a two-way access. Staff is recommending that this aisle be revised to be a one-way drive aisle with appropriate striping (arrows) and signage ("One-Way →" and "Do Not Enter"). If changes are not made, a Variation would be required.

Open Item #1: Discuss the northern drive aisle on the existing site and staff's recommendation for conversion to a one-way aisle.

One ADA parking stall being installed at a space most adjacent to the building. This stall is required per the Illinois Accessibility Code due to the increase in the total number of spaces.

Open Item #2: Discuss the overall site plan for the existing site and proposed parking expansion.

The Petitioner agreed that the northern drive aisle on the existing site will be converted to be a one-way aisle with appropriate signage and striping to be indicate don the final engineering plans. Removal of the two spaces blocking circulation will be changes and enforced as soon as possible.



Above: Revised Fox College site proposal with one-way drive aisle.

Engineering – Overall site engineering is preliminary and may require revisions based upon final comments from the Village Engineer and MWRD. Staff recommends the Site Plan and Plat approvals be conditioned that they are subject to final engineering approvals.

All stormwater is expected to be handled on-site and there will be some volume control measures installed under the parking lot as well. It is expected that the development will improve stormwater/flooding in the area by containing the floodplain and stormwater on-site going forward.

~~Open Item #3: Discuss condition that proposal is subject to final engineering review and approval by the Village Engineer and MWRD.~~

PARKING

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on the average intensity of the uses. However, each use and site can have unique differences that could change parking demand. Additionally, parking demand continues to decline from its peak in the 80’s and 90’s as alternative forms of transportation and ride-sharing services continue to grow in popularity. However, college campuses in the suburbs present a high parking demand since most students and employees will typically drive themselves and can come from a large area covering most of the Chicagoland area. The site uses a high percentage of the parking field and has times or events that can require employees to park off-site at a nearby business. The new parking lot expansion is expected to cover the parking they currently need and also allow them to add a physical therapy program to their curriculum at the Tinley Park campus which could increase peak-time parking demand.

As a heritage site and use, the parking requirements of the Legacy Plan are not retroactively applied. However, the minimum parking would be 4 spaces per 1,000 square feet for commercial or assembly spaces. That would result in around 100 parking spaces for an approximately 25,000 sq. ft. building. While that parking might be adequate for most commercial use, a college use has an obvious need for more parking than that since the existing total is 249 stalls. The Village Zoning Ordinance can also provide some guidance for required parking for various uses; however, there is no specific reference for colleges or technical training. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner’s proposal, existing site history, and similar uses noted in the ordinance. A professional parking study is typically required to be supplied to assist the Plan Commission in their review, especially when a use is not existing and there is no reference. The Petitioner has not provided a parking study in this case due to their detailed knowledge of the parking demand. The entire project is based on their desire to provide more parking on-site for their staff and students. Additionally, the current COVID-19 pandemic has made parking studies more subjective, as they do not present “typical conditions” upon which to base the assumptions.

The site currently has 249 parking spaces (7 ADA). While the new parking lot will have 95 new stalls added, there is also be a reduction of 7 stalls on the existing site due to installing the entrance to the new parking lot, removal of parallel stalls, and installation of the new ADA space. The total parking on the site following completion of the project will be 337 stalls (8 ADA) for a total increase in 88 parking stalls.

Parking Space Summary		
	Existing	Proposed
Regular Spaces	242	329
ADA Spaces	7	8

~~Open Item #4: Discuss the proposed parking on the site.~~

Commissioners did not express too many concerns with parking since the expansion is being driven by Fox College’s own knowledge of their existing and future parking demand. The parking lot expansion was welcomed as needed for any expansion of the curriculum at this location and glad this site is being designed to accommodate it.

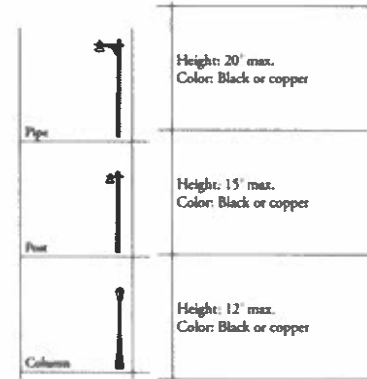
LIGHTING

The new parking lot will be will be illuminated by four new poles mounted at 25 feet high, similar to the existing site’s pole height. The poles have been located to adequately light the parking lot for safety and to avoid any light or glare spillage onto neighboring properties. The lighting has 0 fc at all residential property lines and all fixtures are downcast and full-cutoff to prevent off-site glare from the light source. The existing site will have the poles remain but light fixtures are expected to be replaced with matching fixtures.



Above: Proposed fixture

The lighting levels comply with the zoning code, but the proposed fixtures do not comply with the required Legacy District fixture types (decorative post or column light) and maximum mounting height of 15 feet. The new parking lot is far from the Oak Park Avenue roadway and would not typically be located in the district without this proposal. The proposed lights are meant to match the existing poles more closely. Additionally, shorter mounting heights would require additional light poles to adequately light the site and could potentially result in light spillage.



Above: Permitted pole types in Legacy District.

~~Open Item #5: Discuss Variation for light pole/fixture style and mounting height.~~

It was clarified that the existing lights in the front parking lot won’t be replaced until they require replacement. At that time, they will need to meet the code requirements. Plan Commission had no concerns due to the lights being installed in the rear of the lot behind the building and away from the Oak Park Avenue frontage.

LANDSCAPE

The proposed site would include a variety of planting surrounding the parking lot and detention area. The site is unique in that a large portion of it will be an open dry bottom detention pond and not a typical commercial site. However, by code is a commercial site requires certain landscaping bufferyards. Waivers are being requested because adding additional landscaping to the parking lot or additional bufferyard width would require either a reduction of parking stalls or acquisition of more land. The alternatives to meet code would make the overall project financially and practically infeasible. The Petitioner has noted that development is already very expensive for a parking lot addition and due to the added costs of developing in a floodplain.

The proposal has focused landscaping around the parking lot and around the residential properties to help mitigate any negative effects or views of the parking lot expansion and help delineate the detention area. The detention pond is directly adjacent to the large Central Middle School detention pond that currently has a natural look with very little landscaping. The Petitioner’s proposal will have a similar naturalized look but with purposeful landscaping surrounding it to limit any negative effects to surrounding properties. Additionally, a new six-foot solid privacy fence is proposed around the parking lot addition that prevents headlight glare on the adjacent properties. The material of the proposed fence has been noted as wood and is permitted by the Legacy Code, however PVC has been the desired fence on commercial properties in the Village as they require less maintenance to keep looking attractive.

~~Open Item #6: Have Petitioner clarify fence material. Staff recommends utilizing PVC fencing to prevent future maintenance concerns and costs.~~

The Petitioner revised the new fence to be PVC material per the Plan Commission recommendation.

Landscaping Waivers include the following based on the current proposal:

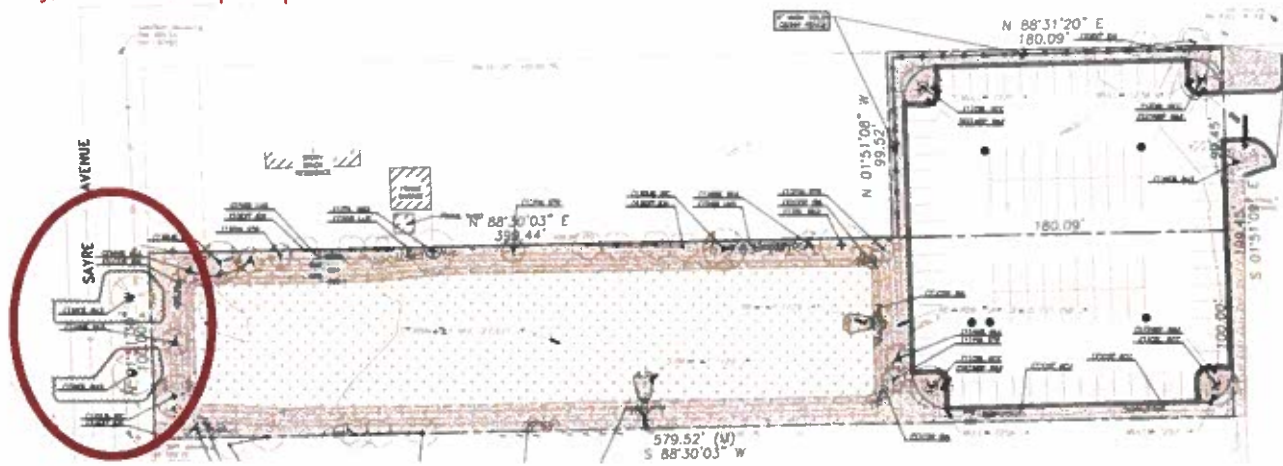
1. **Street Trees along Sayre Ave:** Street Trees shall be located every 25 feet along a public frontage, excluding driveways and paved walkways. Trees can be placed on private property (in addition to any required private bufferyard) where there is not sufficient space in the public right-of-way. The subject property has 100 feet of frontage along Sayre Avenue and thus would be required to have four street trees. The private bufferyard also requires four trees (2 trees every 50 feet). The proposal only indicates three trees (one shade/canopy, and one existing/unidentified). It should be noted that Sayre Avenue is not a roadway that was planned for in the Legacy District and typically the Village's subdivision code would only require street trees every 50 feet in non-residential districts. The total shortage of tree on this frontage is six.
 - Staff recommends the addition of two additional street trees along the Sayre Avenue frontage. The frontage is a detention pond and thus the buffering is not as concerning. Meeting half of the tree requirement would keep the development in line with what would be expected for any new residential developments on Sayre Avenue.

2. **Private Bufferyard:** The Petitioner has requested a waiver from the requirement of shrubs and ornamental trees around the perimeter. The bufferyard would typically require two shade trees, one ornamental, and 20 shrubs.
 - Staff is supportive of this waiver request. The goal of the private bufferyard requirement is to buffer commercial uses from residential or non-legacy uses. However, the majority of the site that will be visible from residential properties will be an open detention pond. Landscaping has been added around it to provide for an attractive appearance; however, shrubs would increase construction and ongoing maintenance costs without much benefit to neighboring properties.

3. **Interior Parking Lot and End Islands:** The parking lot is required to have 15% of the surface area landscaped with minimum 8-foot end islands on rows of parking. The petitioner has proposed landscaping at the corners and around the exterior.
 - Staff is supportive of this waiver request. End island landscaping would eliminate four parking stalls and also make truck circulation through the lot more difficult. Adequate landscaping has been added surrounding the parking lot to help offset any negative visual effects.

Open Item #7: Discuss proposed landscaping plan and required landscape waivers.

The Petitioner revised the plan to add two additional trees along the Sayre Avenue frontage. The Plan Commission agreed the proposal did a sufficient job in landscaping the pond, parking lot, and site overall. It was noted the code's bufferyard requirements anticipate physical development and that the detention pond, while part of a commercial property, will remain open space.



PLAT OF SUBDIVISION

The proposed Plat of Subdivision will consolidate the two existing Fox College lots with the two lots proposed to be annexed into the Village that will have the parking lot and detention pond constructed on. The result will be a single lot that is ~5.68 acres in size. Existing drainage and utility easements will remain on the property with a new drainage easement placed over the proposed detention pond area.

FOX COLLEGE RESUBDIVISION

LEGEND

- Boundary
- Easement
- Easement (1/2" wide)
- Easement (1" wide)
- Easement (2" wide)
- Easement (3" wide)
- Easement (4" wide)
- Easement (5" wide)
- Easement (6" wide)
- Easement (7" wide)
- Easement (8" wide)
- Easement (9" wide)
- Easement (10" wide)
- Easement (11" wide)
- Easement (12" wide)
- Easement (13" wide)
- Easement (14" wide)
- Easement (15" wide)
- Easement (16" wide)
- Easement (17" wide)
- Easement (18" wide)
- Easement (19" wide)
- Easement (20" wide)

ALL LOTS SHALL BE 1/4 ACRES OR MORE IN SIZE UNLESS OTHERWISE SPECIFIED BY THE VILLAGE BOARD. THE VILLAGE BOARD SHALL HAVE THE FINAL SAY IN ALL MATTERS RELATING TO THIS PLAT OF SUBDIVISION. THE VILLAGE BOARD SHALL HAVE THE FINAL SAY IN ALL MATTERS RELATING TO THIS PLAT OF SUBDIVISION. THE VILLAGE BOARD SHALL HAVE THE FINAL SAY IN ALL MATTERS RELATING TO THIS PLAT OF SUBDIVISION.



STANDARDS FOR REZONING

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - *The lots are being developed and consolidated with the properties to the west that are zoned NG (Neighborhood General). The heritage status of the commercial use will apply, but the zoning district is residential if redeveloped in the future.*
- b. The extent to which property values are diminished by the particular zoning;
 - *Oak Park Avenue has a mixture of commercial and residential uses. The current use as a technical/vocational college has been existence for almost 20 years. Commercial uses on the site predate most of the surrounding residential.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The use of the site will remain the same with only a small parking lot expansion. The project will contribute directly to the economic development of the community providing educational opportunities, visitors, and additional property tax revenue where the existing vacant property is generating minimal tax revenue and unlikely to be redeveloped independently due to being located completely in a floodplain. No complaints have been received with the request.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *No hardship is expected from neighboring properties due to the landscape and fence buffering provided. Lighting, landscaping, and the overall site layout were designed to avoid any issues with the neighboring residential properties. The project will contribute to the economic development of the community where the existing vacant property is generating minimal tax revenue and unlikely to be redeveloped independently due to being located completely in a floodplain.*
- e. The suitability of the property for the zoned purpose;
 - *The primary use of the site is currently in operation. The rezoning of properties provides the ability to expand the parking lot.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *While there is a home on one of the lots, it has aged and the area is generally in need of redevelopment. The location of these properties in a floodplain makes them difficult and expensive to redevelop independently.*
- g. The public need for the proposed use; and
 - *There is a demand for higher education and an expanded curriculum at Fox College and their Vet Tech Institute. This demand is not only from Tinley Park but the entire Chicagoland area.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The use has been specifically permitted to remain operating and can continue to operate and even expand on the property within certain limits. If the property redeveloped in the future, it has been a long-term vision to be residential.*

STANDARDS FOR A VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The difficulty in developing sites located entirely in the floodplain results in a need to have an economical efficiency. The proposed light poles have been designed to be economical, attractive, and to safely illuminate the rear parking lot.*
2. The plight of the owner is due to unique circumstances.
 - *The location entirely in a floodplain is unique and burdensome on the property. The lots would not typically be part of the Legacy Code requirements due to their location far from Oak Park Avenue; however, the parking lots connection to fox college requires it to be zoned similarly. The parking lot will not be easily visible or detract from the Oak Park Avenue frontage design.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The parking lot has been adequately screened with fencing and landscaping. The lights will only be minimally visible from Oak Park Avenue or adjacent properties with no off-site light or glare on residentially-used properties.*
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.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. The Architectural Standards have not been included since the proposal does not include and building or architectural changes. Staff will prepare draft responses for these conditions within the next Staff Report.

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.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative, so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), a Rezoning (Map Amendment) of the two properties located at 18017 Sayre Avenue upon annexation to the NG (Neighborhood General) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the August 20, 2020 Staff Report."

[any conditions that the Commission would like to add]

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), a Variation from Section XII.3.1.7. (Legacy Code - Lighting Standards) to permit a different light pole type and a light fixture to be mounted at a height of 25 feet at the properties located at 18020 Oak Park Avenue and 18017 Sayre Avenue in the NG (Neighborhood General) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the August 20, 2020 Staff Report."

[any conditions that the Commission would like to add]

Motion 3 (Site Plan):

"...make a motion to grant the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), Site Plan Approval to construct a parking lot expansion and detention pond at 18020 Oak Park Avenue and 18017 Sayre Avenue in the NG (Neighborhood General) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to Annexation and approval of the Rezoning, Variations, and Final Plat by the Village Board.*
- 2. Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer, MWRD, FEMA, or any other agencies with jurisdiction on the property."*

[any other conditions that the Commission would like to add]

Motion 4 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), for the Final Plat for the Fox College Subdivision in accordance with the Final Plat submitted and dated July 27, 2020, subject to the following condition:

- 1. Final Plat Approval is subject to final engineering plan review and approval by the Village Engineer, MWRD, FEMA, or any other agencies with jurisdiction on the property."*

[any other conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Project Narrative	Petitioner	N/A
	ALTA/NSPS Land Title Survey	Morris Engineering Inc	1.27.2020
C000 - C500, CX-1 & CX-2 (10 pages)	Fox College Site Improvements - Civil	Eriksson Engineering Associates LTD	6.29.2020
	Topographic Map	Professional Land Services LLC	8.7.2006
	North Parking and Lane Corrections (Revised)	Eriksson Engineering Associates LTD	6.29.2020 (Revised 8.3.2020)
L100 & L200	Landscape Plan and Details	Eriksson Engineering Associates LTD	8.3.2020
2 pages	Photometric Plan - Fox College Site	PG Enlighten	7.28.2020
9 pages	Lighting Specification Sheets - Beacon Viper L	Hubbell Lighting Inc	7.28.2020
1 of 1	Final Plat of Annexation	Morris Engineering Inc	6.18.2020
1 of 1	Final Plat of Subdivision - Fox College Subdivision	Morris Engineering Inc	7.27.2020

PLAT OF ANNEXATION TO THE VILLAGE OF TINLEY PARK

PLAT IS TO BE RETURNED TO THE VILLAGE OF TINLEY PARK 18250 S. OAK PARK AVENUE, TINLEY PARK, ILLINOIS 60477 AFTER RECORDING

PARCEL 1: 160.9 FEET OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS 6801 180TH STREET, TINLEY PARK, ILLINOIS
LAND AREA = 17,916 SF
OR 0.41 ACRES MORE OR LESS

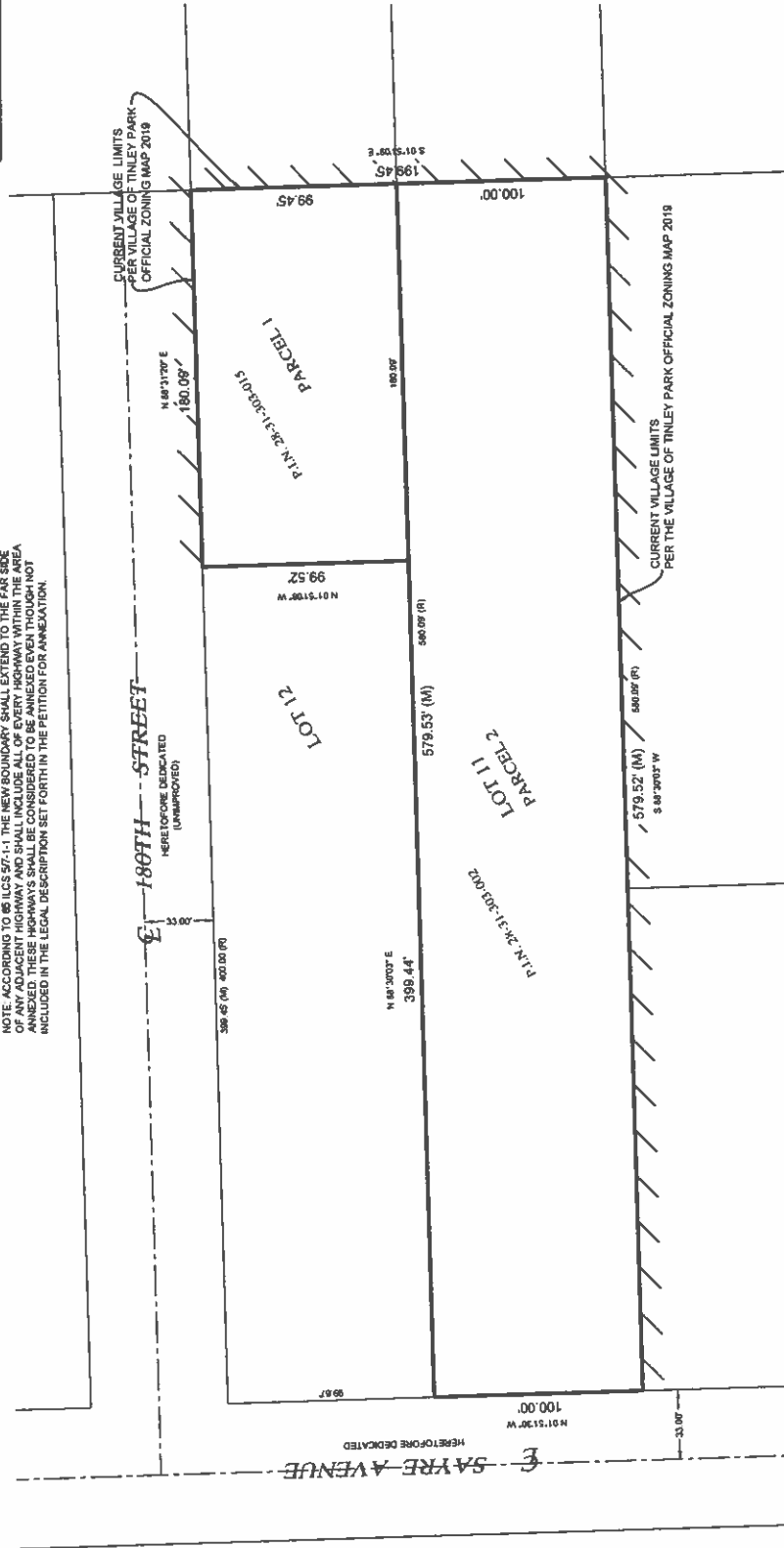
PARCEL 2: LOT 11 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS 18017 SAYRE AVENUE, TINLEY PARK, ILLINOIS
LAND AREA = 57,851 SF
OR 1.33 ACRES MORE OR LESS

TOTAL LAND AREA = 75,868 SF
OR 1.74 ACRES MORE OR LESS

NOTE: ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION.



- LEGEND**
- EXISTING BOUNDARY
 - - - ADJACENT LOT LINES
 - CENTER LINE
 - CORPORATE LIMITS LINE



PLAT OF ANNEXATION
6901 180TH STREET & 18017 SAYRE AVENUE
TINLEY PARK, ILLINOIS

Monts Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 West 10th Street, Suite 100
Chicago, IL 60608
Phone: (820) 271-0778
Fax: (820) 271-0774
www.monts-engineering.com



DATE	9/1/2020
BY	THOMAS J. CESAL
TITLE	NOTARY PUBLIC
NO. OF SHEETS	1
TOTAL SHEETS	1

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2206, DO HEREBY STATE THAT THE HEREON DRAWN PLAT HAS BEEN PREPARED AT AND UNDER MY DIRECTION FOR THE PURPOSES OF ANNEXING THE PROPERTY DESCRIBED HEREON TO THE VILLAGE OF TINLEY PARK, ILLINOIS.

FURTHERMORE, I DESIGNATE THE VILLAGE OF TINLEY PARK TO ACT AS MY AGENT FOR THE PURPOSE OF RECORDING THIS DOCUMENT

DATE: THIS 28TH DAY OF JULY, A.D. 2020, AT USLE, ILLINOIS.

Thomas J. Cesal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2206
MY LICENSE NUMBER AND DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING PLAT ANNEXED TO THE VILLAGE OF TINLEY PARK, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC



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 NG
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Fox College Parking Lot

Project Description: Improvement of vacant land as a parking lot to allow more parking for Fox College

Project Address: 18020 Oak Park Ave. Property Index No. (PIN): 28-31-303-009 and 013

Zoning District: NG Lot Dimensions & Area: Approx. 171,872 sq. ft.

Estimated Project Cost: \$ 600,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Gamma Tinley LLC, an Illinois limited liability company Company: _____

Street Address: 125 West Station Square Dr., #129 City, State & Zip: Pittsburgh, PA 15219-2602

E-Mail Address: _____ Phone Number: _____

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: George J. Arnold Company: Sosin, Arnold & Schoenbeck, Ltd.

Relation To Project: Attorney for Applicant

Street Address: 9501 W. 144th Place, Ste. 205 City, State & Zip: Orland Park, IL 60462

E-Mail Address: garnold@sosinarnold.com Phone Number: [REDACTED]



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize George J. Arnold (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: By: [Redacted]
Property Owner Name (Print): Gamma Tinley LLC, an Illinois limited liability company

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: By: [Redacted]
Property Owner Name (Print): Gamma Tinley LLC, an Illinois limited liability company
Applicant Signature: [Redacted]
(If other than Owner)
Applicant's Name (Print): George J. Arnold
Date: June 2, 2020



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

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- Rezoning (Map Amendment) From _____ to NG
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Fox College Parking Lot

Project Description: Improvement of vacant land as a parking lot to allow for additional parking for Fox College

Project Address: 18020 Oak Park Ave. Property Index No. (PIN): 28-31-303-002-0000

Zoning District: NG Lot Dimensions & Area: Approx. 57,935 sq. ft.

Estimated Project Cost: \$ 600,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Ronald F. Schmidt, individually and as Trustee u/t/a/d 5/22/93 a/k/a Trust #9658 Company: c/o T. Andrew Coyle, Attorney

Street Address: 16608 W. 135th Street City, State & Zip: Lemont, IL 60439

E-Mail Address: andy@coylelaw.org Phone Number: [REDACTED]

APPLICANT INFORMATION

Same as Owner of Record

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

Name of Applicant: George J. Arnold Company: Sosin, Arnold & Schoenbeck, Ltd.

Relation To Project: Attorney for Applicant

Street Address: 9501 W. 144th Place, Ste. 205 City, State & Zip: Orland Park, IL 60462

E-Mail Address: garnold@sosinarnold.com Phone Number: [REDACTED]



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

[Redacted Signature]

Property Owner Name (Print):

Ronald F. Schmidt, individually and as Trustee u/t/a/d 5/22/93 a/k/a Trust #9658

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.
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- 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:

[Redacted Signature]

Property Owner Name (Print):

Ronald F. Schmidt, individually and as Trustee u/t/a/d 5/22/93 a/k/a Trust #9658

Applicant Signature:
(If other than Owner)

[Redacted Signature]

Applicant's Name (Print):

George J. Arnold

Date:

June 2, 2020



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

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- Variation Residential Commercial for _____
- Annexation
- Rezoning (Map Amendment) From _____ to NG
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Fox College Parking Lot

Project Description: Improvement of vacant land as a parking lot to allow for additional parking for Fox College

Project Address: 18020 Oak Park Ave Property Index No. (PIN): 28-31-303-015-0000

Zoning District: NG Lot Dimensions & Area: Approx. 17,990 sq. ft.

Estimated Project Cost: \$ 600,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Jason and Almeida Manumaleuna Company: _____

Street Address: 8567 High Stone Way City, State & Zip: Frankfort, IL 60423

E-Mail Address: jtui.manu@gmail.com Phone Number: [REDACTED]

APPLICANT INFORMATION

Same as Owner of Record

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

Name of Applicant: George J. Arnold Company: Sosin, Arnold & Schoenbeck, Ltd.

Relation To Project: Attorney for Applicant

Street Address: 9501 W. 144th Place, Ste. 205 City, State & Zip: Oriand Park, IL 60462

E-Mail Address: garnold@sosinarnold.com Phone Number: [REDACTED]



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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Property Owner Signature:

[Redacted Signature]

Property Owner Name (Print):

Jason and Almeida Manumaleuna

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.
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- 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:

[Redacted Signature]

Property Owner Name (Print):

Jason and Almeida Manumaleuna

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

George J. Arnold

Date:

June 2, 2020



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

VILLAGE OF TINLEY PARK, ILLINOIS ANNEXATION 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 **Annexation into the Village of Tinley Park** from the terms of the Zoning and Subdivision Ordinances. 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. Additional time may be required for drafting and review of an Annexation Agreement.

- Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, receive preliminary feedback, and describe submittal requirements and any applicable fees, donations, and recaptures.
- General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
- Signed and notarized annexation petition (attached).
- Ownership documentation is submitted for all affected properties 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 existing and proposed uses or buildings should be described in detail. Requested zoning district (annexations automatically come in under R1 Zoning District) and describe the need for such a zoning district and how it relates to the Village's Comprehensive Plan. Any additional requests such as rezoning, site plan approval, variations, waivers or incentives should be indicated in the narrative as well.
- A Plat of Annexation for the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- Site Plans, engineering, plat and other information indicating existing and proposed grading, utilities, and structures on the site.
- Hearing fees differ based upon the request and the need for engineering and legal fees as well as specific recaptures, school/parks donations, impact fees, or other applicable payments required prior to annexation. A fee total for review will be provided upon a complete submittal and a final fee total will be presented prior to scheduling a public hearing.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-052

**AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE
CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE UPON
ANNEXATION TO THE NG (NEIGHBORHOOD GENERAL) ZONING
DISTRICT**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2020-O-052

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE UPON ANNEXATION TO THE NG (NEIGHBORHOOD GENERAL) ZONING DISTRICT

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for granting a rezoning of certain real property to NG (Neighborhood General) upon annexation for property located at 18017 Sayre Avenue, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by the property owner George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Map Amendment (rezoning) should be granted on August 20, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission voted 5-0 and has filed its report and findings and recommendations that the proposed Rezoning be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Rezoning; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting a Rezoning as set forth below and the proposed granting of the Rezoning as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

- a. The existing uses and zoning of nearby property;
 - *The lots are being developed and consolidated with the properties to the west that are zoned NG (Neighborhood General). The heritage status of the commercial use will apply, but the zoning district is residential if redeveloped in the future.*
- b. The extent to which property values are diminished by the particular zoning;
 - *Oak Park Avenue has a mixture of commercial and residential uses. The current use as a technical/vocational college has been existence for almost 20 years. Commercial uses on the site predate most of the surrounding residential.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The use of the site will remain the same with only a small parking lot expansion. The project will contribute directly to the economic development of the community providing educational opportunities, visitors, and additional property tax revenue where the existing vacant property is generating minimal tax revenue and unlikely to be redeveloped independently due to being located completely in a floodplain. No complaints have been received with the request.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardship is expected from neighboring properties due to the landscape and fence buffering provided. Lighting, landscaping, and the overall site layout were designed to avoid any issues with the neighboring residential properties. The project will contribute to the economic development of the community where the existing vacant property is generating minimal tax revenue and unlikely to be redeveloped independently due to being located completely in a floodplain.*
- e. The suitability of the property for the zoned purpose;

- *The primary use of the site is currently in operation. The rezoning of properties provides the ability to expand the parking lot.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
- *While there is a home on one of the lots, it has aged and the area is generally in need of redevelopment. The location of these properties in a floodplain makes them difficult and expensive to redevelop independently/individually.*
- g. The public need for the proposed use; and
- *There is a demand for higher education and an expanded curriculum at Fox College and their Vet Tech Institute. This demand is not only from Tinley Park but the entire Chicagoland area.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
- *The use has been specifically permitted to remain operating and can continue to operate and even expand on the property within certain limits. If the property redeveloped in the future, it has been a long-term vision to be residential.*

SECTION 3: The Map Amendment (Rezoning) as set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 180.9 FEET OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES BEING A SUBDIVISION OF THE WEST ½ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 11 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES BEING A SUBDIVISION OF THE WEST ½ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-31-303-002-0000 & 28-31-303-015-0000.

COMMONLY KNOWN AS: 18017 Sayre Avenue, Tinley Park, Illinois

SECTION 4: That a Rezoning of the Subject Property to NG (Neighborhood General) is hereby granted to the Petitioner upon annexation.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 15th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-052, “AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE CERTAIN PROPERTIES LOCATED AT 18017 SAYRE AVENUE UPON ANNEXATION TO THE NG (NEIGHBORHOOD GENERAL) ZONING DISTRICT,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 15, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

FOX COLLEGE PARKING LOT EXPANSION

Project Narrative:

The purpose of this project is to expand the available parking for Fox College. Fox College is acquiring property to the west, annexing it into the Village, consolidating the lots, and will improve the property with a parking lot. The property will be rezoned NG, which is the current zoning for the Fox College Property.



ERIKSSON ENGINEERING ASSOCIATES, LTD. 1820 OAK PARK AVENUE, SUITE 100, TINLEY PARK, ILLINOIS 60488-1000

FOX COLLEGE SITE IMPROVEMENTS 1820 OAK PARK AVENUE TINLEY PARK, ILLINOIS

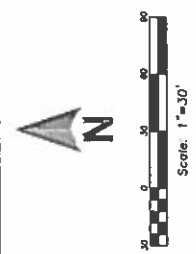
Preparative Sheet

Table with 2 columns: No., Description

Table with 3 columns: Date, No., Description

DEMOLITION PLAN

C100

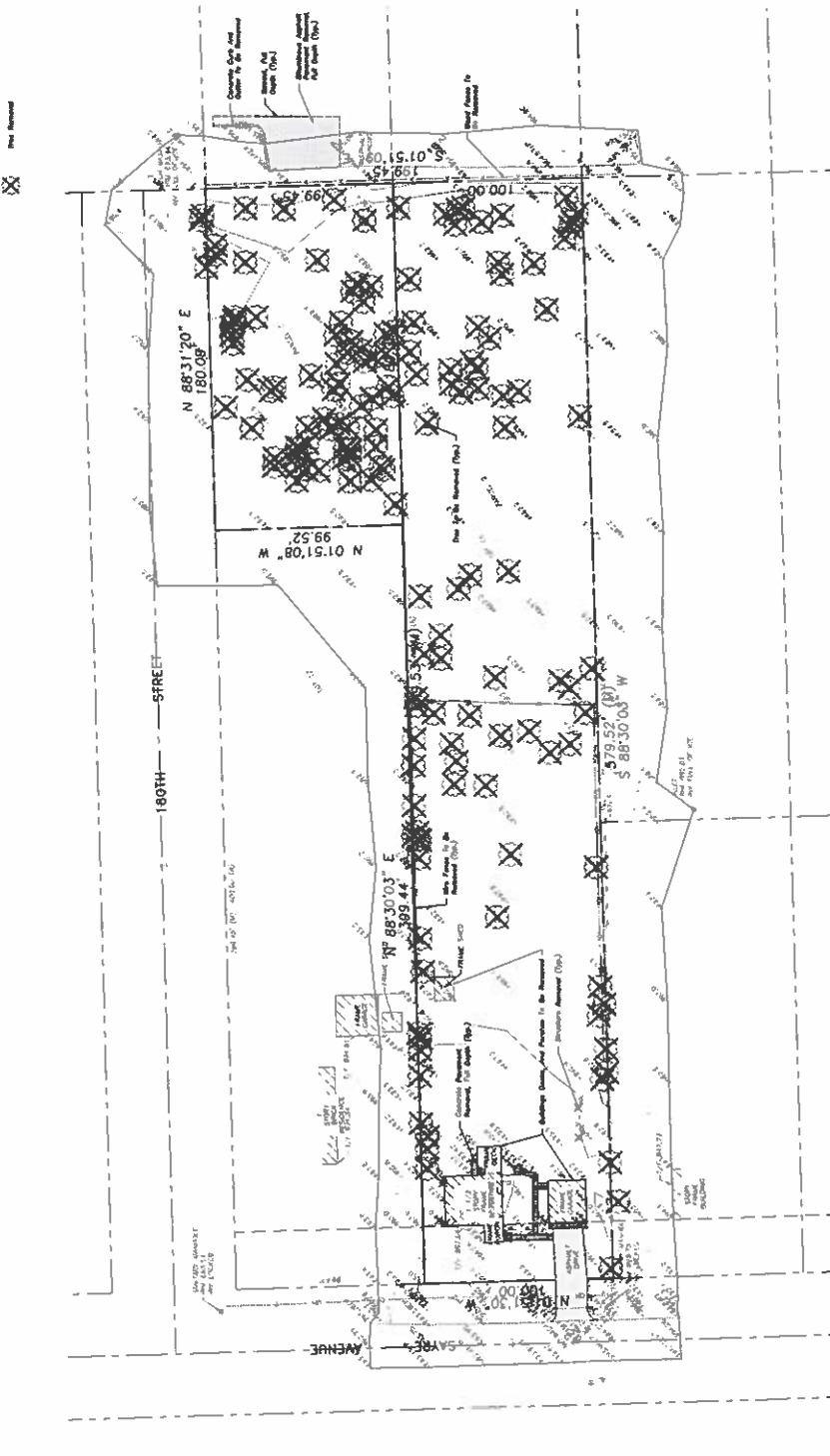


LEGEND section containing symbols for various site features like walls, doors, windows, and utility lines.

GENERAL NOTES section containing numbered instructions regarding demolition procedures, safety, and site preparation.

DEMOLITION NOTES section containing numbered instructions regarding permit requirements, utility marking, and safety protocols.

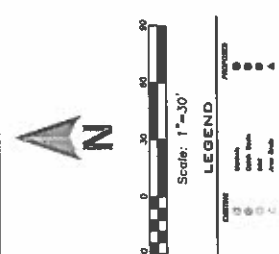
DEMOLITION LEGEND section containing symbols for different types of demolition work such as partial removal, full removal, and structural elements.





FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

Table with 2 columns: No., Description. Includes project name and date.

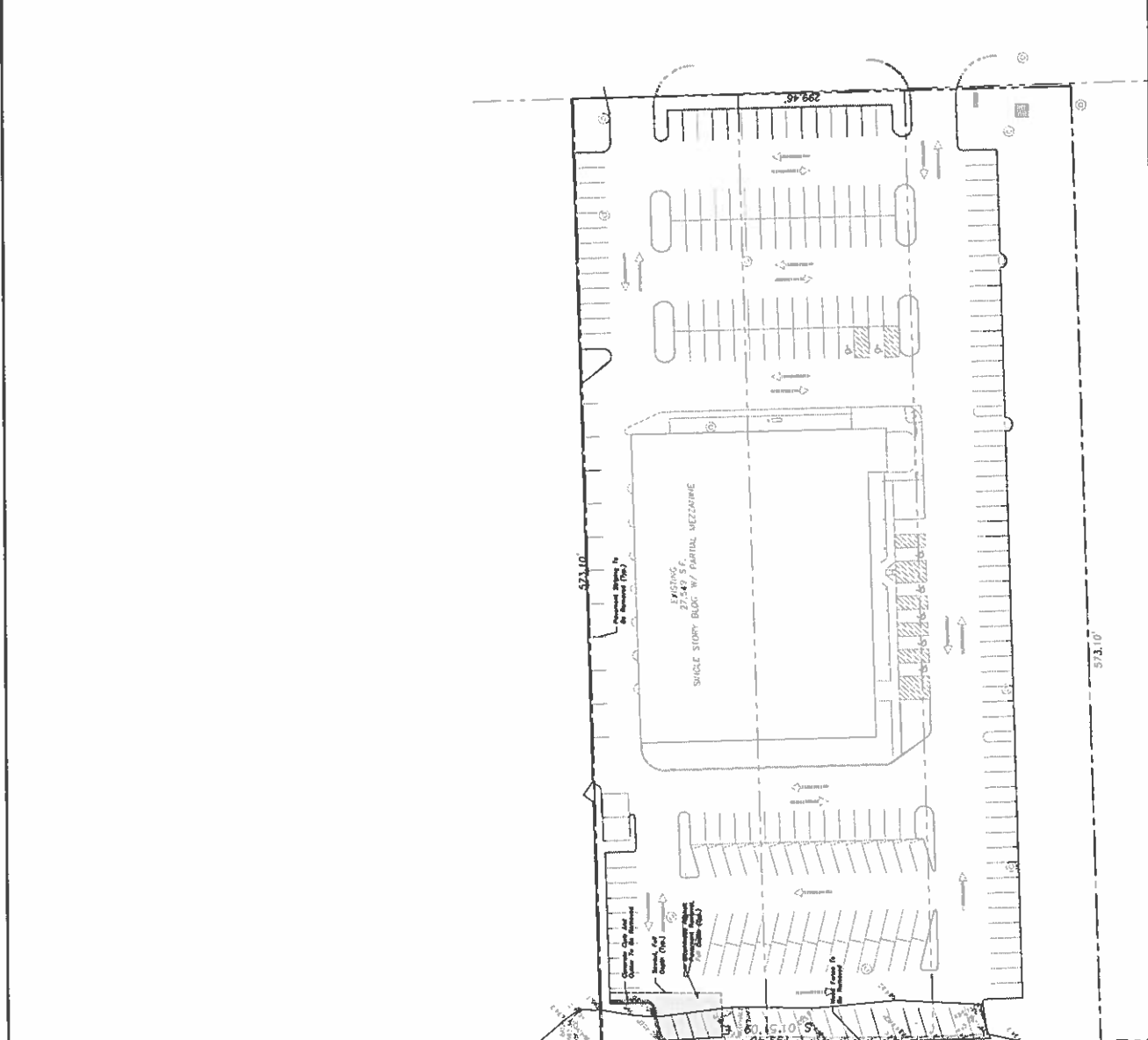


LEGEND table listing symbols for various site elements like trees, walls, and utilities.

GENERAL NOTES section containing numbered instructions for demolition and site preparation.

DEMOLITION NOTES section with numbered instructions regarding debris removal and site safety.

DEMOLITION LEGEND table defining symbols for different types of demolition work.





ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
1800 WEST WASHINGTON AVENUE
GRANDVIEW, ILLINOIS 60431
TEL: (708) 423-8800
FAX: (708) 423-8801
WWW.ERIKSSON-ENG.COM

FOX COLLEGE
SITE IMPROVEMENTS
18020 OAK PARK AVENUE
TINLEY PARK, ILLINOIS

Prepared for: Fox College

Rev.	Date	Description

DATE PLOTTED: 08/29/20
SCALE: 1"=30'

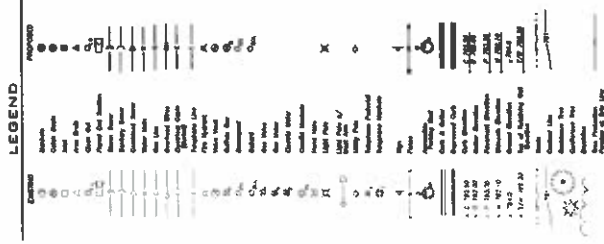
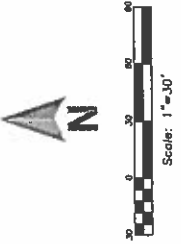
SITE GEOMETRY PLAN

C200

GEOMETRY NOTES

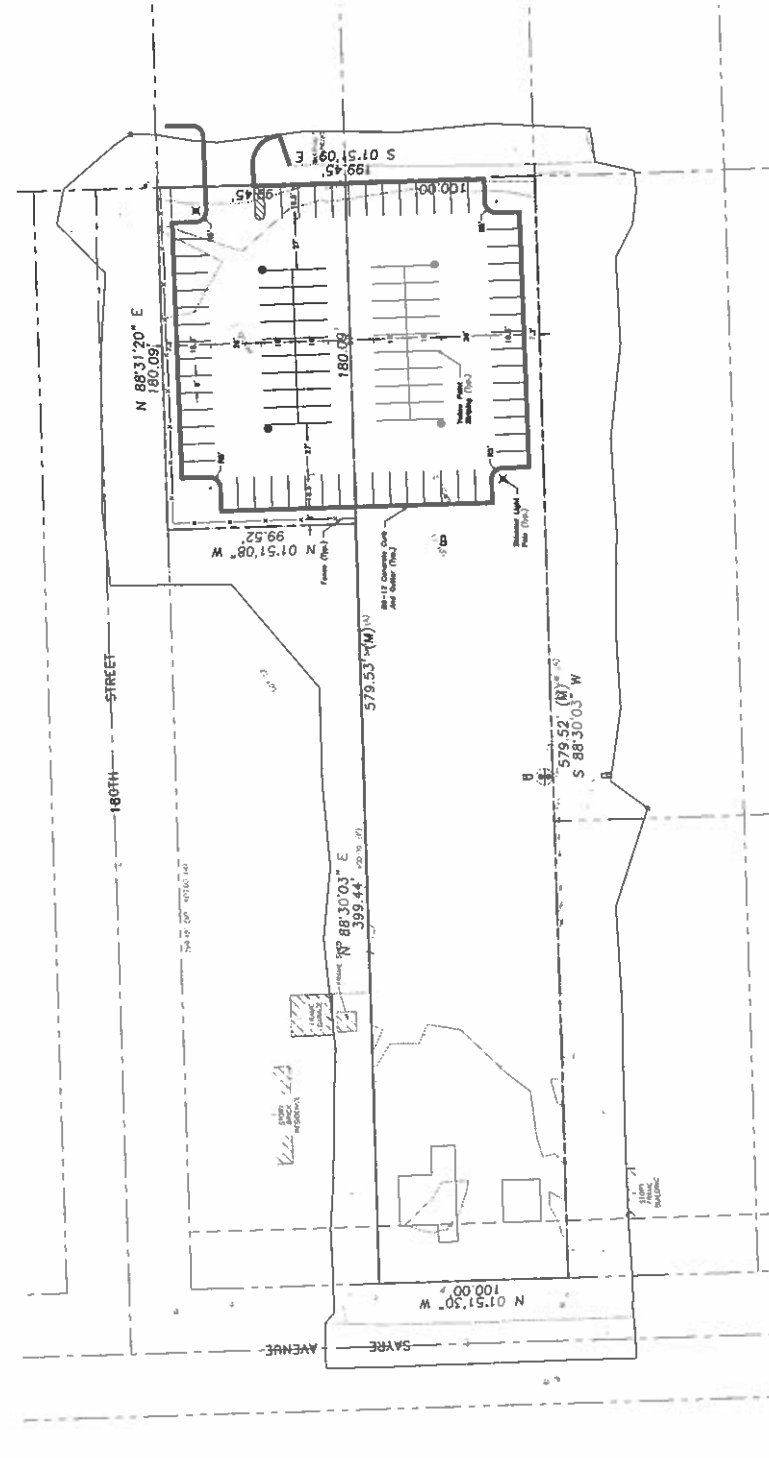
1. All dimensions shown are in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/16".
2. All dimensions are shown in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/16".
3. All dimensions are shown in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/16".
4. Center of the Station will be at the center of the Station.

Parking Space Summary		
	Existing	Proposed
Regular Spaces	242	329
ADA Spaces	7	8



GENERAL NOTES

1. All lengths of existing underground utilities shown are in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/16".
2. All dimensions are shown in feet and inches. All dimensions are rounded to the nearest 1/8" or 1/16".
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ERIKSSON ENGINEERING ASSOCIATES, LTD. 6840 W. 119TH STREET, SUITE 200, CHICAGO, IL 60648-1191

FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

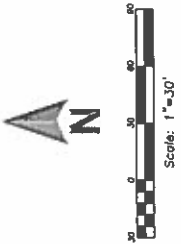
Project No. 18020

Table with 2 columns: No., Description

Table with 3 columns: Date, Month, Year

UTILITY PLAN

C300



LEGEND table listing symbols for various utility lines and structures.

GENERAL NOTES

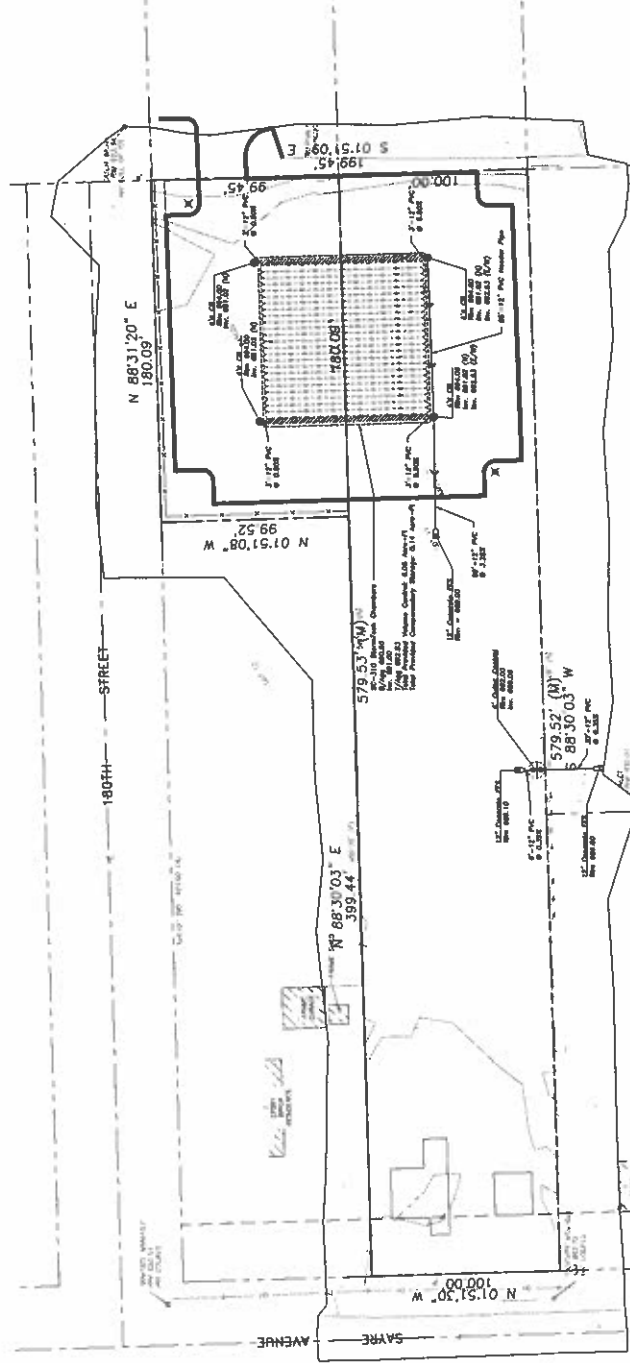
- List of general notes regarding utility installation, easements, and construction standards.

UTILITY NOTES

- List of utility notes detailing specific requirements for water, sewer, and gas lines.

STRUCTURE NOTES

- List of structure notes regarding manholes, vaults, and other underground structures.





ERIKSSON ENGINEERING ASSOCIATES, LTD. 556 COLLEGE DRIVE, SUITE 100, TOLSON, ILLINOIS 60462-1000 PHONE: (708) 333-4800 FAX: (708) 333-4801 WWW.ERIKSSON-ENG.COM LICENSE NO. 014-00000001

FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

Reserved for Seal

Table with columns: No., Date, Description, Remarks. Includes entries for 18020 OAK PARK AVENUE and 18020 OAK PARK AVENUE.

Table with columns: Date, Approved By, Date. Includes entry for 09/29/20.

GRADING AND PAVING PLAN

C400

GRADING NOTES

- 1. The Grading and Paving Plan is based on the existing ground conditions and the proposed site improvements. It is subject to change based on field conditions and the results of additional investigations.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- 1. Erosion control measures shall be installed and maintained in accordance with the following: a. Sedimentation basins shall be installed at all construction entrances and exits.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND



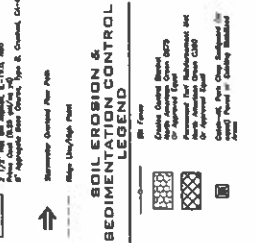
PAVING & SURFACE LEGEND



SOIL EROSION & SEDIMENTATION CONTROL LEGEND



SOIL EROSION & SEDIMENTATION CONTROL LEGEND



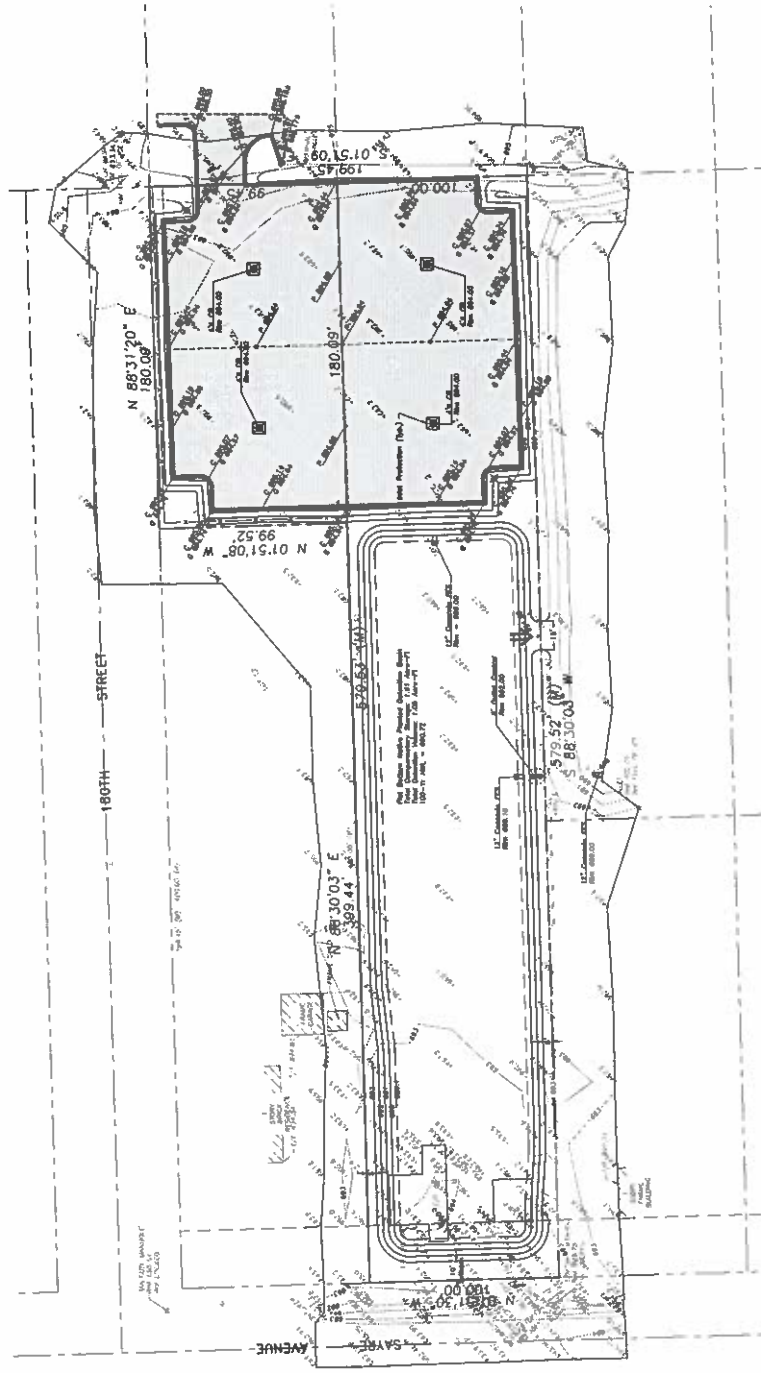
SOIL EROSION & SEDIMENTATION CONTROL LEGEND



SOIL EROSION & SEDIMENTATION CONTROL LEGEND



SOIL EROSION & SEDIMENTATION CONTROL LEGEND

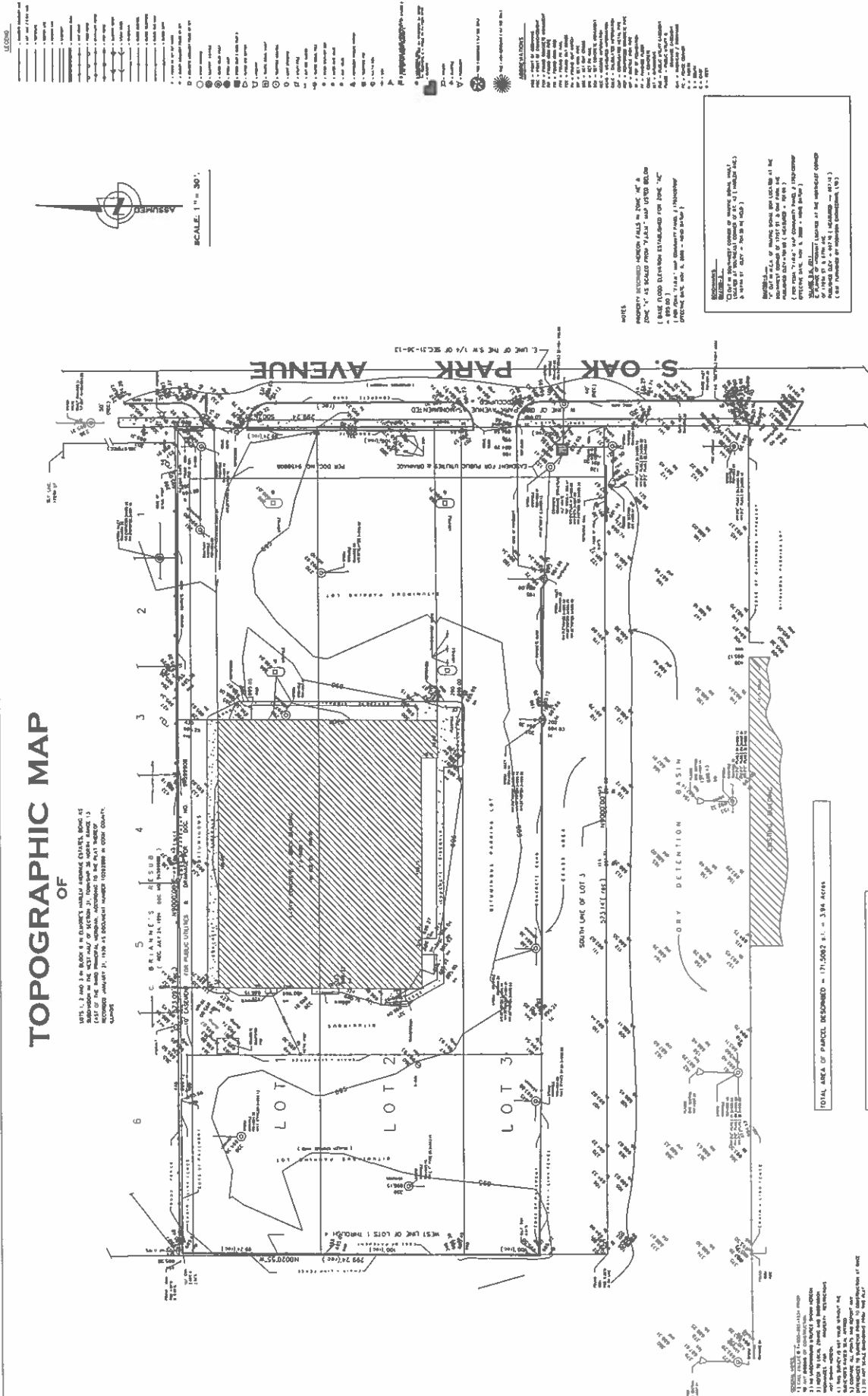


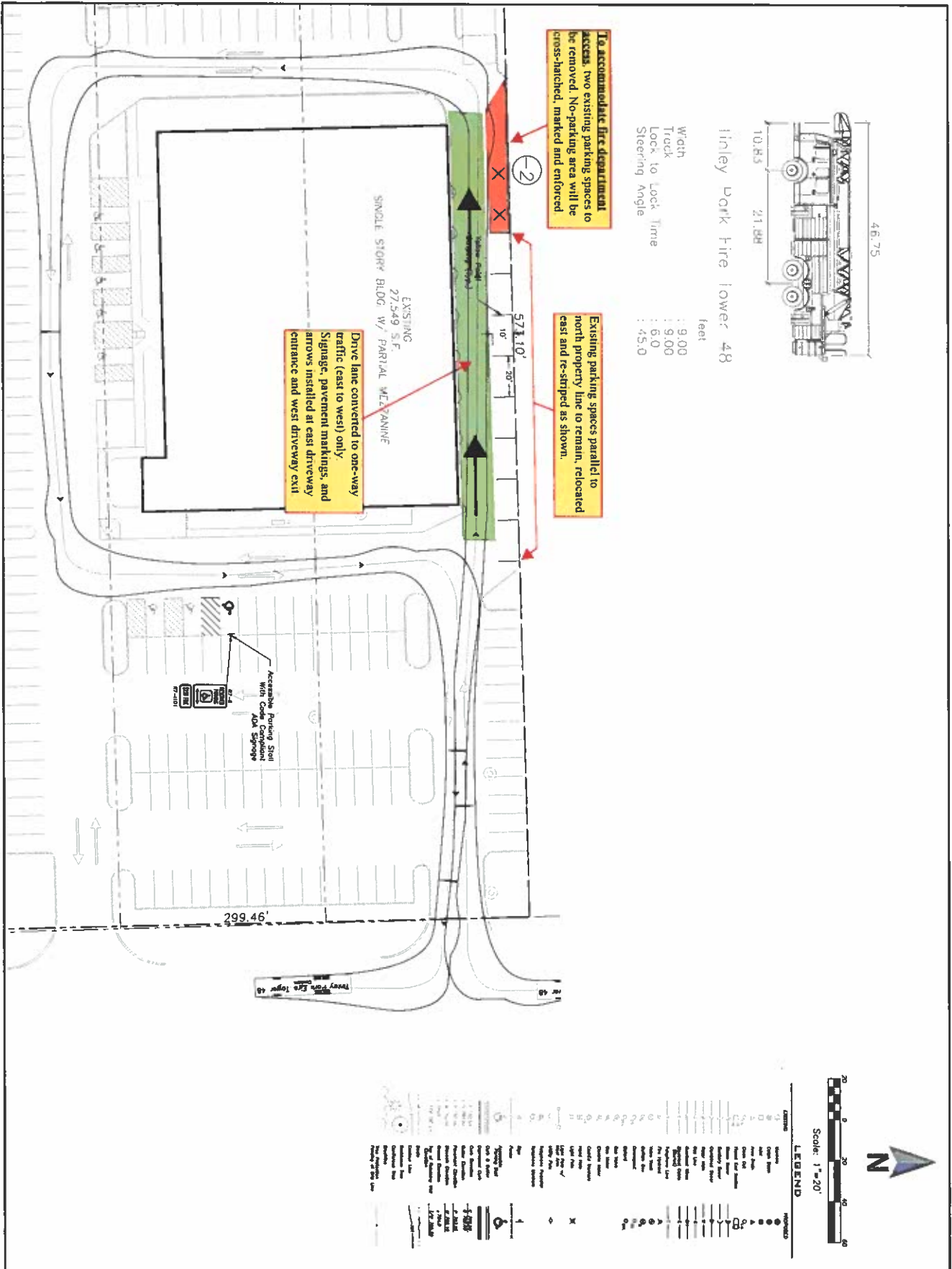
GENERAL NOTES

- 1. The Grading and Paving Plan is based on the existing ground conditions and the proposed site improvements. It is subject to change based on field conditions and the results of additional investigations.

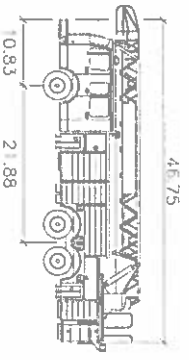
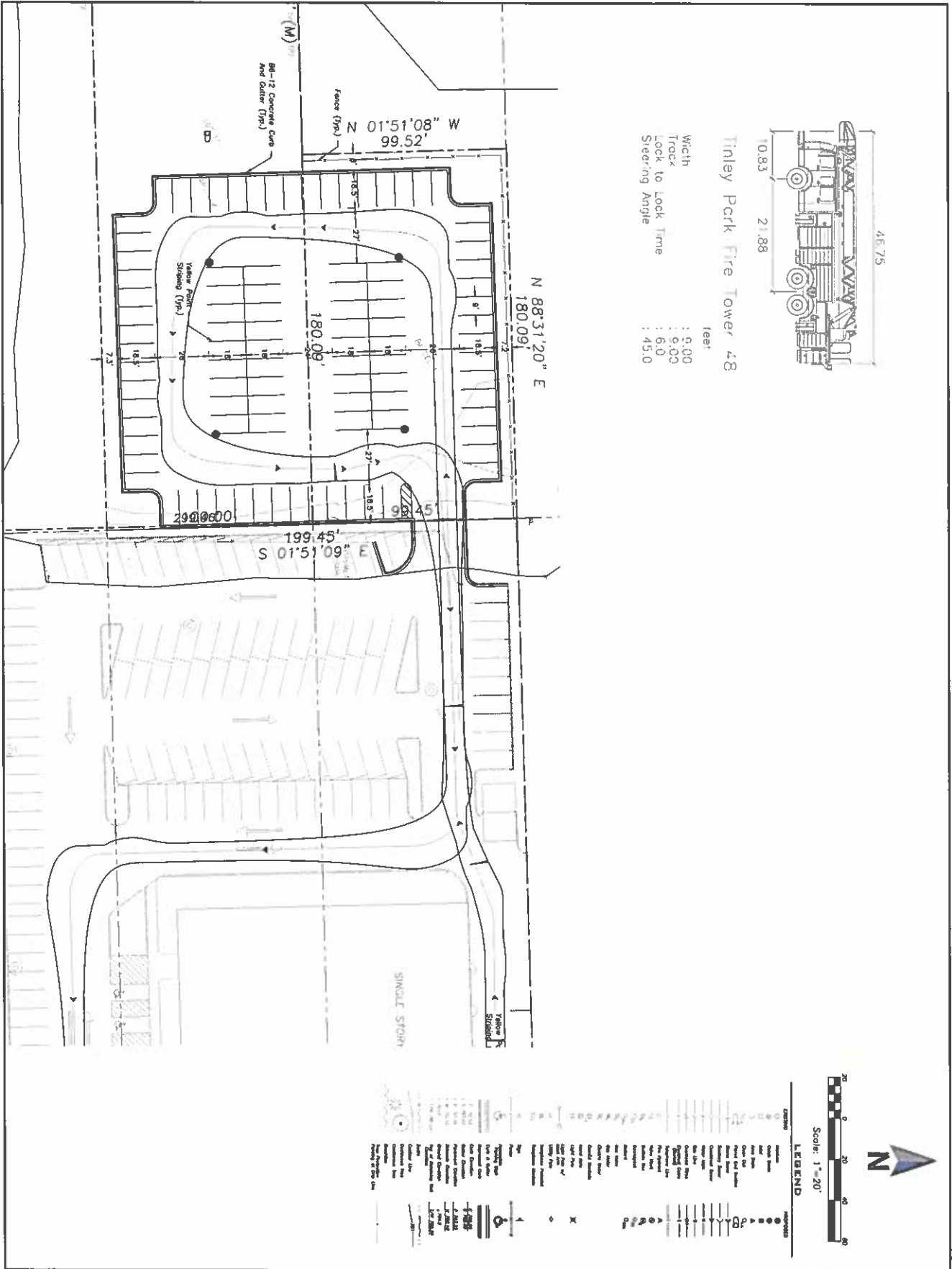
TOPOGRAPHIC MAP OF

LOTS 1 AND 3 IN BLOCK 8 IN DUNN'S HILLSY HOME DEVELOPMENT, ZONE 4C
SECTION 31, TOWNSHIP 38 NORTH, RANGE 13
WEST, COUNTY OF COOK, ILLINOIS
RECORDED JANUARY 21, 1998 AS DOCUMENT NUMBER 1007898 IN COOK COUNTY,
ILLINOIS





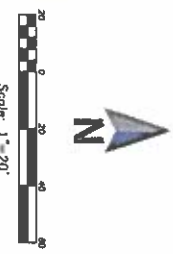
<p>ERIKSSON ENGINEERING ASSOCIATES, LTD. 48 ROSSWORTH DRIVE, SUITE 4 DANVILLE, ILLINOIS 60018 TEL: (630) 233-4848 FAX: (630) 233-4844 www.eriksson-engineering.com Project: Fox College Site Improvements License No. 06-000177</p>	<p>FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS</p>		<p>Project No. 20-001</p>
	<p>Project Name: AUTOTURN EXHIBIT - FIRE TOWER 48</p>	<p>Scale: 1"=20'</p>	<p>Date: 08/28/20</p>



Tinley Park Fire Tower 48

feet

Width : 9.00
 Track : 9.00
 Lock to Lock Time : 6.0
 Steering Angle : 45.0



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Center Line
(Symbol)	Right of Way
(Symbol)	Proposed Drive
(Symbol)	Proposed Parking
(Symbol)	Proposed Sidewalk
(Symbol)	Proposed Storm Sewer
(Symbol)	Proposed Sanitary Sewer
(Symbol)	Proposed Water Main
(Symbol)	Proposed Gas Main
(Symbol)	Proposed Electric Main
(Symbol)	Proposed Fire Main
(Symbol)	Proposed Storm Sewer Manhole
(Symbol)	Proposed Sanitary Sewer Manhole
(Symbol)	Proposed Water Main Manhole
(Symbol)	Proposed Gas Main Manhole
(Symbol)	Proposed Electric Manhole
(Symbol)	Proposed Fire Manhole
(Symbol)	Proposed Storm Sewer Catch Basin
(Symbol)	Proposed Sanitary Sewer Catch Basin
(Symbol)	Proposed Water Main Catch Basin
(Symbol)	Proposed Gas Main Catch Basin
(Symbol)	Proposed Electric Catch Basin
(Symbol)	Proposed Fire Catch Basin
(Symbol)	Proposed Storm Sewer Valve
(Symbol)	Proposed Sanitary Sewer Valve
(Symbol)	Proposed Water Main Valve
(Symbol)	Proposed Gas Main Valve
(Symbol)	Proposed Electric Valve
(Symbol)	Proposed Fire Valve
(Symbol)	Proposed Storm Sewer Manhole
(Symbol)	Proposed Sanitary Sewer Manhole
(Symbol)	Proposed Water Main Manhole
(Symbol)	Proposed Gas Main Manhole
(Symbol)	Proposed Electric Manhole
(Symbol)	Proposed Fire Manhole
(Symbol)	Proposed Storm Sewer Catch Basin
(Symbol)	Proposed Sanitary Sewer Catch Basin
(Symbol)	Proposed Water Main Catch Basin
(Symbol)	Proposed Gas Main Catch Basin
(Symbol)	Proposed Electric Catch Basin
(Symbol)	Proposed Fire Catch Basin
(Symbol)	Proposed Storm Sewer Valve
(Symbol)	Proposed Sanitary Sewer Valve
(Symbol)	Proposed Water Main Valve
(Symbol)	Proposed Gas Main Valve
(Symbol)	Proposed Electric Valve
(Symbol)	Proposed Fire Valve

<p>FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS</p>	<p>ERIKSSON ENGINEERING ASSOCIATES, LTD.</p> <p>1141 CONNORS DRIVE, SUITE 4 BARRINGTON, ILLINOIS 60015 TEL: 847.337.4844 FAX: 847.337.4844 WWW.ERIKSSON-ENGINEERING.COM PROJECT NO. 2019-001</p>	<p>Prepared by: AK</p>	<p>Scale: 1" = 20'</p>	<p>North Arrow</p>	<p>Legend</p>
<p>Sheet Title:</p> <p>AUTOTURN EXHIBIT - FIRE TOWER 48</p>	<p>Project No.:</p> <p>CX-2</p>	<p>Scale:</p> <p>1" = 20'</p>	<p>Date:</p> <p>08/29/20</p>	<p>Author:</p> <p>AK</p>	<p>Checker:</p> <p>AK</p>



ERIKSSON ENGINEERING ASSOCIATES, LTD. 650 W. LAUREL STREET, SUITE 100 CHICAGO, IL 60607-1337 TEL: (773) 337-1800 FAX: (773) 337-1801 LICENSE NO. 000-033220 LICENSE EXPIRES 12/31/2021

FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

Revised by B.M.

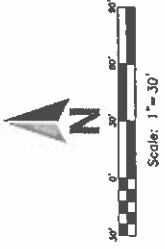
Table with columns: No., Date, Description, Author, Checked, Date

LANDSCAPE PLAN

L100

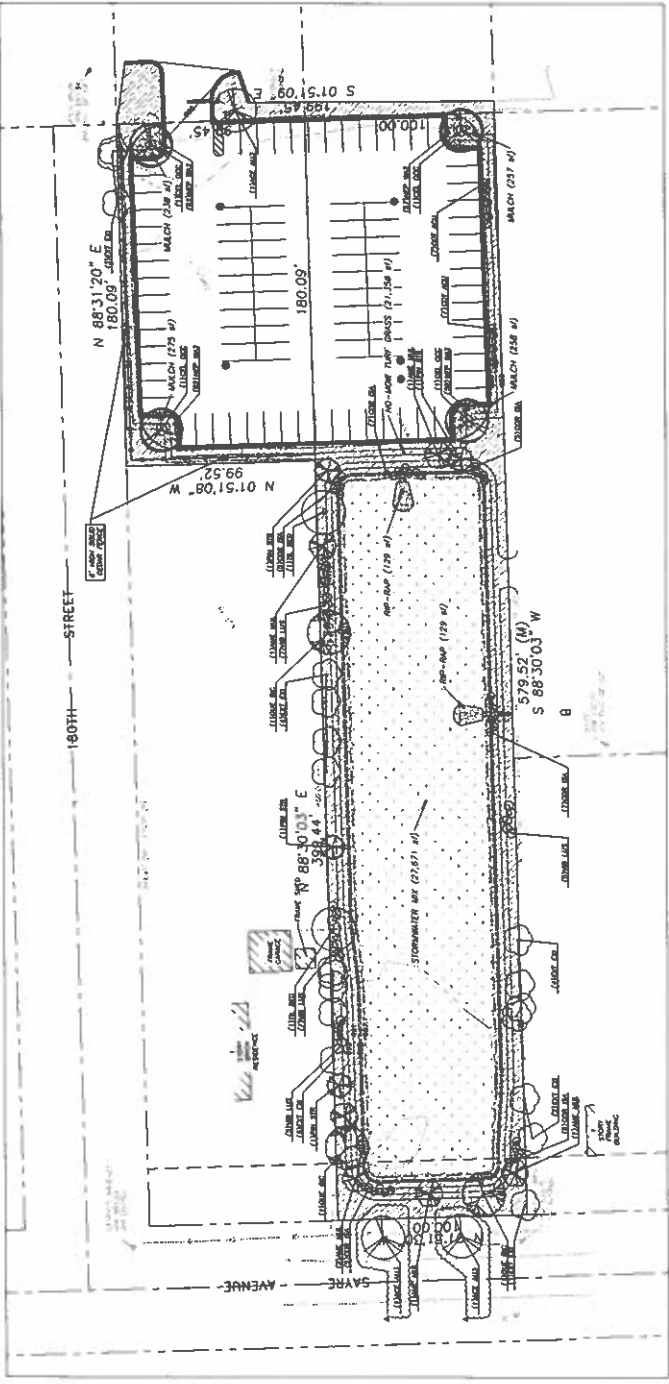
J.U.L.I.E.

Note: The Landscaping to be installed shall be installed by the Contractor per ILLCS 11-0000-00-0101.



LANDSCAPE NOTES

- 1. PLANT SPECIES SHOWN IN THE PLAN SPECIALLY ARE FOR INFORMATION ONLY... 2. ALL PLANT MATERIALS SHALL BE MAINTAINED... 3. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 4. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 5. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 6. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 7. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 8. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 9. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 10. ALL PLANT MATERIALS SHALL BE SPECIALLY MAINTAINED... 11. REFER TO PLAN FOR LOCAL DESCRIPTION... 12. REFER TO PLAN FOR LOCAL DESCRIPTION... 13. ALL PLANT MATERIALS SHALL BE MAINTAINED... 14. ALL PLANT MATERIALS SHALL BE MAINTAINED... 15. ALL PLANT MATERIALS SHALL BE MAINTAINED... 16. ALL PLANT MATERIALS SHALL BE MAINTAINED... 17. THE LANDSCAPE PLAN ASSUMES THE SITE WILL BE MAINTAINED... 18. ALL LAWN AREAS ON THE PLAN SHALL BE MAINTAINED... 19. ALL MATERIALS MUST MEET QUALITY STANDARDS... 20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNLAWFUL... 21. ALL MATERIALS SHALL BE SPECIALLY MAINTAINED... 22. LAWN AND BED AREAS SHALL BE MAINTAINED... 23. MAINTENANCE OF LAWN AND BED AREAS SHALL BE MAINTAINED...



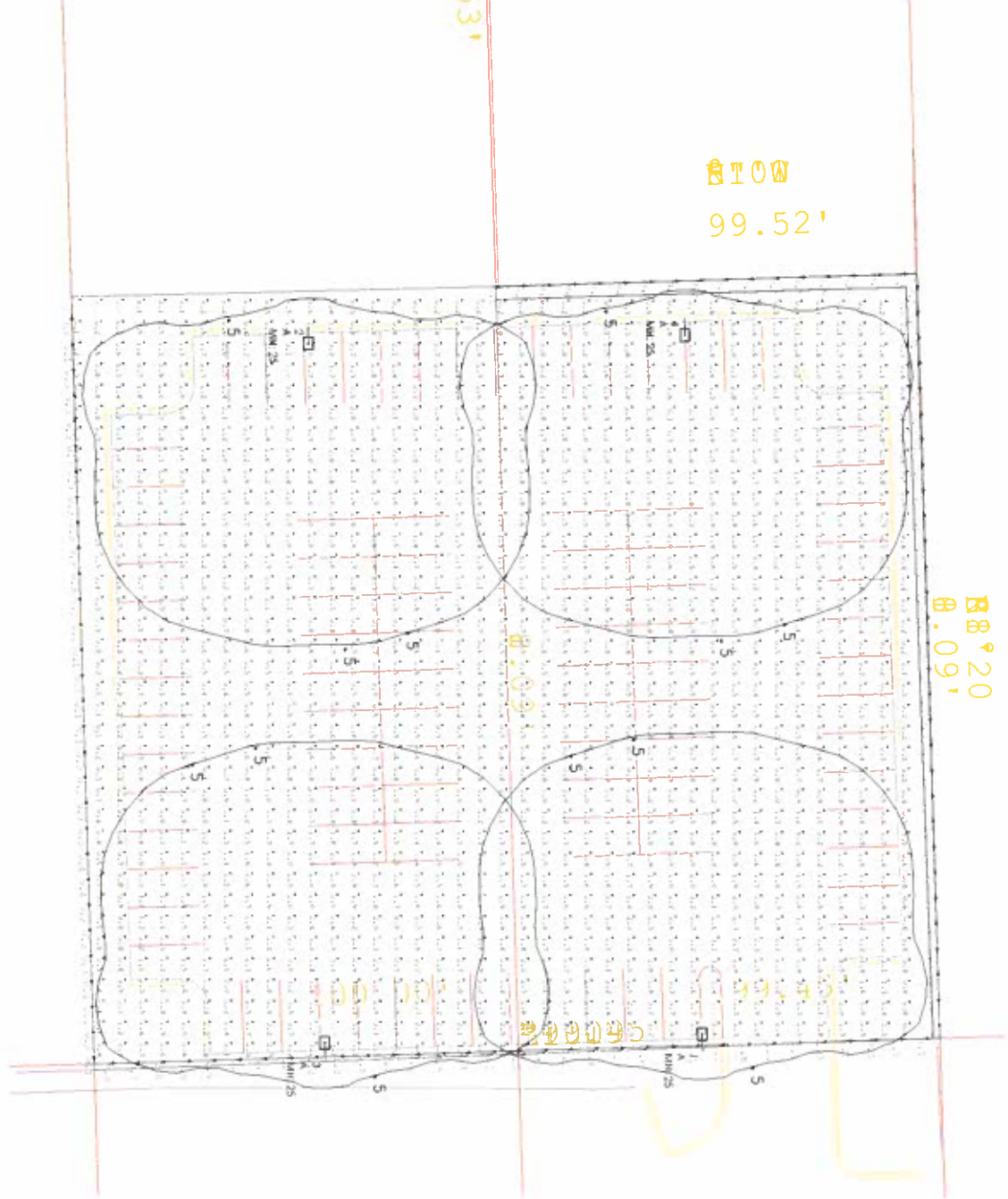
PLANT SCHEDULE table with columns: COMMON NAME, BOTANICAL NAME, SIZE, and COMMENTS.

SITE MATERIALS SCHEDULE table with columns: ITEM, QUANTITY, and COMMENTS.

STORMWATER BASIN BOTTOM SEED MIX table with columns: ITEM, QUANTITY, and COMMENTS.

Luminaire Schedule		Label	Arrangement	Az. Wght	Art. Lum.	Lumen	UF	Manufacturer	Classification
Symbol	City	Tag	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol
V17	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.
FABR	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.

Label	Code	Manufacturer	Model	Height	Beam Angle	Output	Notes
V17	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.
FABR	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.



Luminaire Label	Code	Manufacturer	Model	Height	Beam Angle	Output	Notes
V17	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.
FABR	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.	ILL.

Project Name: **FOX COLLEGE SITE**
 Location: 18020 OAK PARK AVE, TINLEY PARK, IL

Drawn By: Joeli Collins
 Drawn By: joeli.collins@pg-enlighten.com
 Date: 7/28/2020
 Scale: 1" = 12'

#	Date	Comments



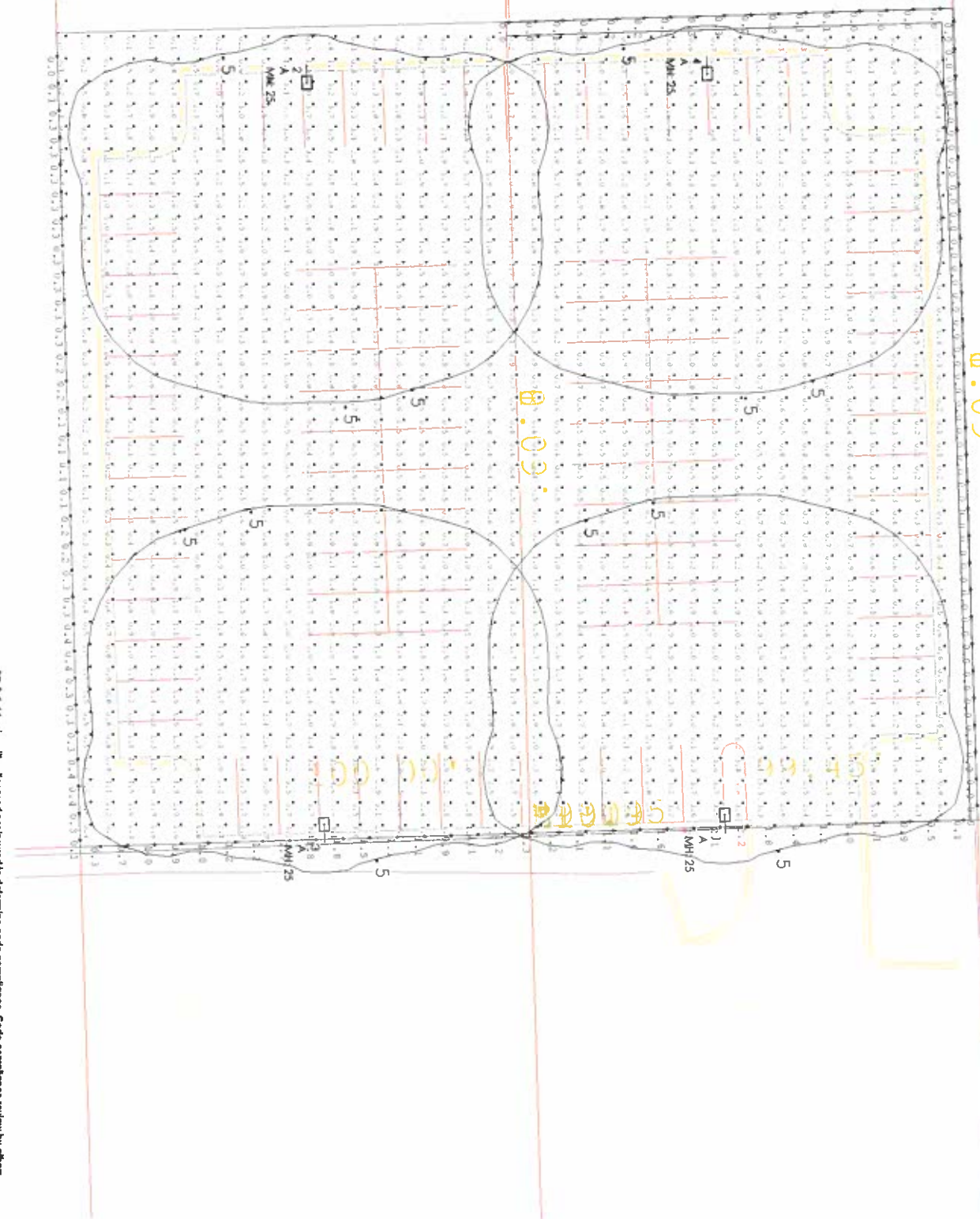
PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

810W

99.52'

860' 8"

8.00'



PG-Engineering is neither licensed nor insured to determine code compliance. Code compliance review by others.

Page 2 of 2 Project Name: FOX COLLEGE SITE Location: 18020 OAK PARK AVE, TINLEY PARK, IL	Drawn By: Joel Collins Drawn By: joel.collins@pgenlighten.com Date: 7/28/2020 Scale: 1" = 10'	<table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	Date	Comments										
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<small>PG-Engineering is neither licensed nor insured to determine code compliance. Code compliance review by others.</small>		<small>PGENLIGHTEN logo and fine print</small>													

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. 2020-R-086

**A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT FOR
THE FOX COLLEGE RESUBDIVISION**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION NO. 2020-R-086

**A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT FOR
THE FOX COLLEGE RESUBDIVISION**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has considered the Final Plat of Fox College Resubdivision (“Final Plat”) pertaining to the construction of a parking lot addition on certain property located at 18020 Oak Park Avenue and 18017 Sayre Avenue, Tinley Park, Illinois (“Subject Property”), a true and correct copy of which is attached hereto and made a part hereof as Exhibit 1; and

WHEREAS, said Plat, was referred to the Plan Commission of the Village and has been processed in accordance with the Village of Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission held a public hearing on the proposed Plat on August 20, 2020, by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted 5-0 in favor to recommend that said Plat be approved; and

WHEREAS, the Plan Commission of this Village has filed its report and findings and recommendations that the proposed Final Plat be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Final Plat; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the President and Board of Trustees of the Village of Tinley Park, hereby approved and accept said Final Plat, attached hereto as Exhibit 1, and all necessary Village Officials and staff are hereby authorized to execute said Final Plat prior to final recording, subject to review and revision as to form by the Village Attorney and Village staff.

SECTION 3: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That this Resolution shall be in full force and effect from and after its adoption and approval.

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 15th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-086, "A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT FOR THE FOX COLLEGE RESUBDIVISION," which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 15, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

VILLAGE OF TINLEY

FOX COLLEGE RESUBDIVISION
1801 180TH STREET & 18017 SAYRE AVENUE
TINLEY PARK, ILLINOIS

Morris Engineering - Consulting
Civil Engineering - Consulting
115 Westmoreland Road, Suite 100
Tinley Park, IL 60488
Phone: (815) 271-0770
Fax: (815) 271-0744
www.morris-engineering.com

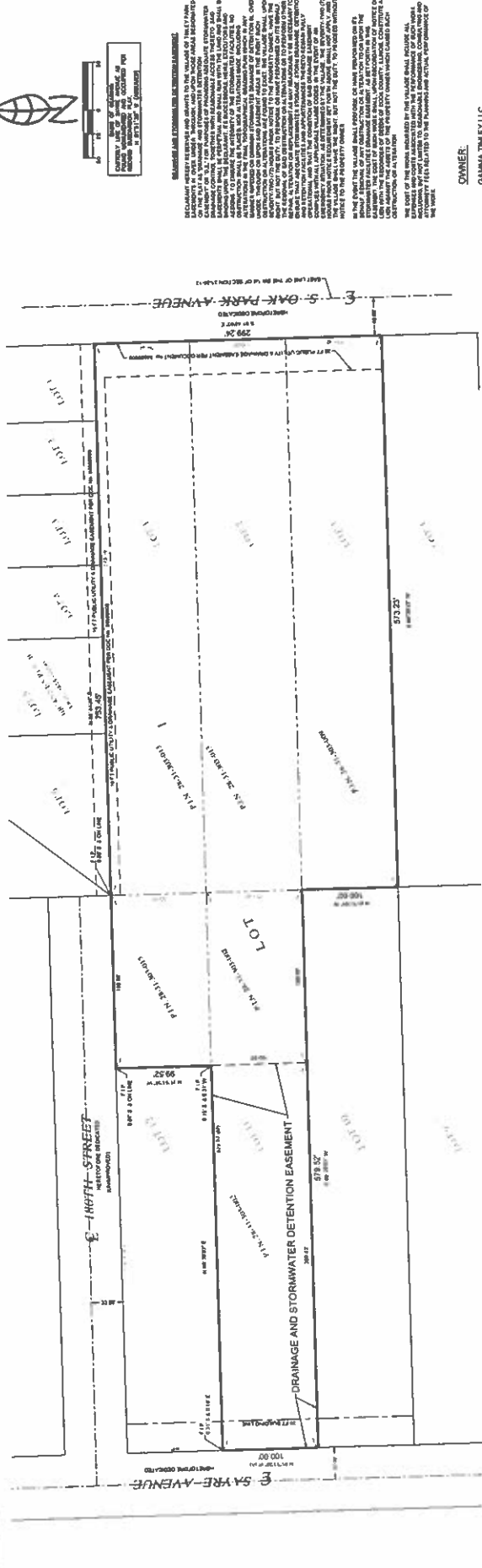


PROJ. NO. 20-000
SHEET 1
DATE: 08/27/20

FOX COLLEGE RESUBDIVISION

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- LEGEND
- PROPERTY
- ADJACENT LOT LINES
- CENTER LINE
- CURBLINE
- STREILING LINE



RESERVED FOR THE RECORDS OF COOK COUNTY

OWNER:
GAMMA TINLEY LLC
1802 OAK PARK AVENUE
TINLEY PARK, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF COOK) ss

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN RECORDED AND IS A VALID AND LEGAL INTEREST IN THE REAL ESTATE OF THE COUNTY OF COOK, ILLINOIS.

DATED THIS 27th DAY OF JULY, A.D. 2020, AT CHICAGO, ILLINOIS.

BY: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) ss

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS 27th DAY OF JULY, A.D. 2020, AT CHICAGO, ILLINOIS.

BY: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) ss

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS 27th DAY OF JULY, A.D. 2020, AT CHICAGO, ILLINOIS.

BY: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) ss

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS 27th DAY OF JULY, A.D. 2020, AT CHICAGO, ILLINOIS.

BY: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) ss

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS 27th DAY OF JULY, A.D. 2020, AT CHICAGO, ILLINOIS.

BY: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) ss

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS 27th DAY OF JULY, A.D. 2020, AT CHICAGO, ILLINOIS.

BY: [Signature]

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-053

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR LEGACY CODE
PARKING LOT LIGHTING STANDARDS AT CERTAIN PROPERTY LOCATED AT
18020 OAK PARK AVENUE AND 18017 SAYRE AVENUE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2020-O-053

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR LEGACY CODE
PARKING LOT LIGHTING STANDARDS AT CERTAIN PROPERTY LOCATED AT
18020 OAK PARK AVENUE AND 18017 SAYRE AVENUE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for granting certain variations (“Variations”) for lighting on a parking lot expansion at 18020 Oak Park Avenue and 18017 Sayre Avenue, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Variations should be granted on August 20, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission vote 5-0 and has filed its report and findings and recommendations that the proposed Variations be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variations; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Variations as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variations as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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.

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 difficulty in developing sites located entirely in the floodplain results in a need to have an economical efficiency. The proposed light poles have been designed to be economical, attractive, and to safely illuminate the rear parking lot.*
2. The plight of the owner is due to unique circumstances.
 - *The location entirely in a floodplain is unique and burdensome on the property. The lots would not typically be part of the Legacy Code requirements due to their location far from Oak Park Avenue; however, the parking lots connection to fox college requires it to be zoned similarly. The parking lot will not be easily visible or detract from the Oak Park Avenue frontage design.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The parking lot has been adequately screened with fencing and landscaping. The lights will only be minimally visible from Oak Park Avenue or adjacent properties with no off-site light or glare on residentially-used properties.*

Additionally, the following Legacy Code Approval Standards as outlined in Section XII.5.D. of the Zoning Ordinance have been found to have been met as related to a Variation request from the Legacy Code.

1. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;

2. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
3. Any improvement meets the architectural standards set forth in the Legacy Code.
4. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

SECTION 3: That the Variations as set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: LOTS 1, 2, 3, 11 AND PARCEL 1 (EAST 180.9 FEET) OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES BEING A SUBDIVISION OF THE WEST ½ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS S PER DOCUMENT NUMBER 10262889.

PARCEL IDENTIFICATION NUMBER: 28-31-303-015-0000, 28-31-303-002-0000, 28-31-303-009-0000 & 28-31-303-013-0000

COMMONLY KNOWN AS: 18017 Sayre Avenue & 18020 Oak Park Avenue, Tinley Park, Illinois

SECTION 4: That the following Variation is hereby granted to the Petitioner at the above-mentioned property to expand the parking lot on an existing heritage site utilized by Fox College and the Vet Tech Institute located in the NG (Neighborhood General) zoning district of the Legacy Code.

1. A Variation from Section XII.3.I.7. (Legacy Code - Lighting Standards) to permit a different light pole type and a light fixture to be mounted at a height of 25 feet, instead of the 20-foot maximum.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 15th day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of September, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

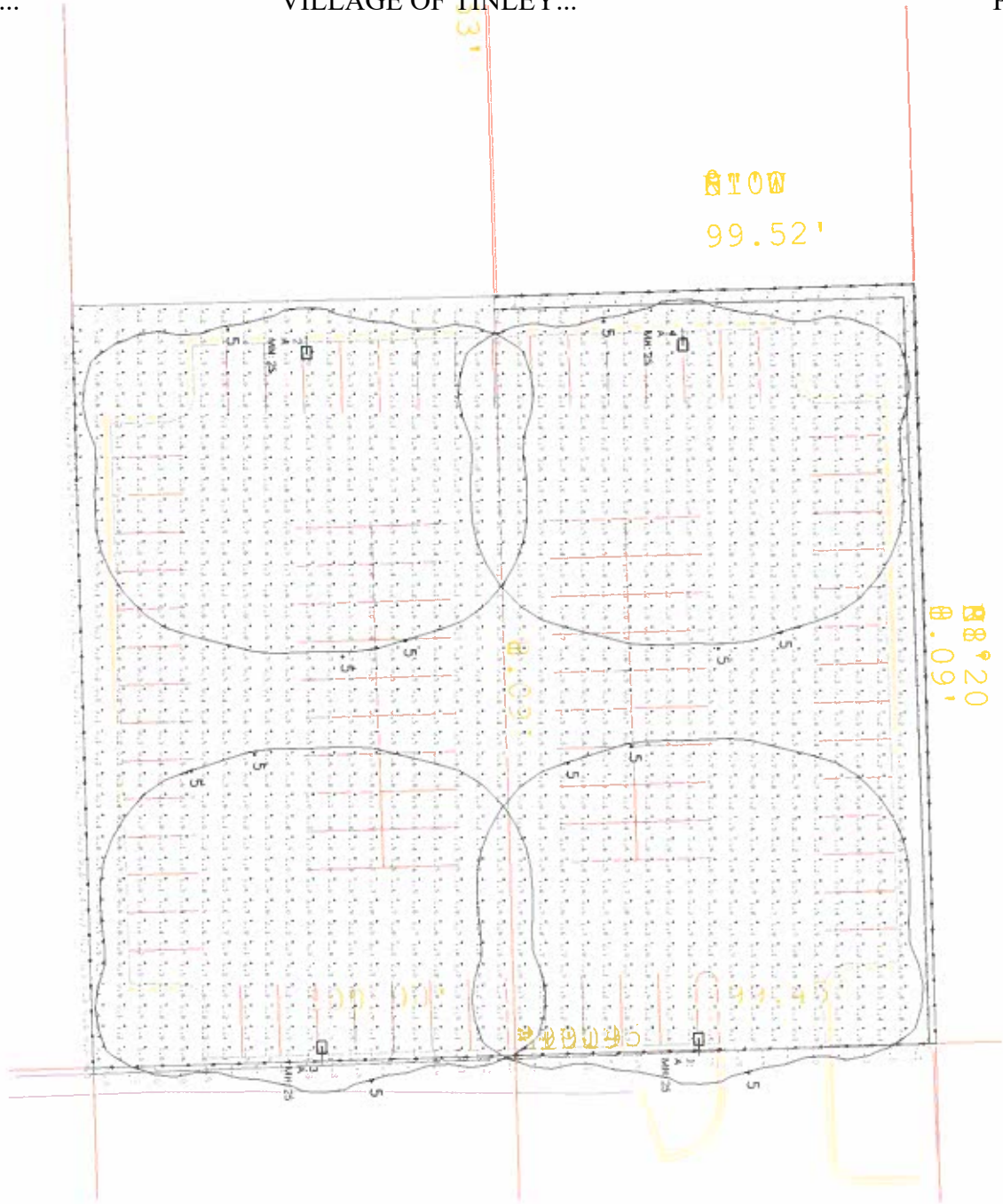
STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-053, “AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR LEGACY CODE PARKING LOT LIGHTING STANDARDS AT CERTAIN PROPERTY LOCATED AT 18020 OAK PARK AVENUE AND 18017 SAYRE AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 15, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



Symbol	Qty	Label	Arrangement	Ar. Width	Ar. Lum. Lumens	UF	Manufacturer	Description
VP-1-BQ-1-10-41-7-4-3C	1	VP-1-BQ-1-10-41-7-4-3C	SINGLE	19 1/2"	4315	0.900	Simpson Products	VP-1-BQ-1-10-41-7-4-3C

Label	Calc. Type	Min	Avg	Max	Min	Avail. Min	Max Min
VP-1-BQ-1-10-41-7-4-3C	UL-950	1.50	3.8	0.2	7.55	19.00	

Luminaire Label	X	Y	Z	Height	Beam	Beam	Beam
VP-1-BQ-1-10-41-7-4-3C	11.3881	7.9414	2.5	18.0	18.0	18.0	18.0
VP-1-BQ-1-10-41-7-4-3C	11.3881	7.9414	2.5	18.0	18.0	18.0	18.0
VP-1-BQ-1-10-41-7-4-3C	11.3881	7.9414	2.5	18.0	18.0	18.0	18.0
VP-1-BQ-1-10-41-7-4-3C	11.3881	7.9414	2.5	18.0	18.0	18.0	18.0

Project Name: **FOX COLLEGE SITE**
 Location: 18020 OAK PARK AVE, TINLEY PARK, IL

Drawn By: Jess Collins
 Drawn By: jcollins@peg-enlighten.com
 Date: 7/28/2020
 Scale: 1" = 12'

#	Date	Comments

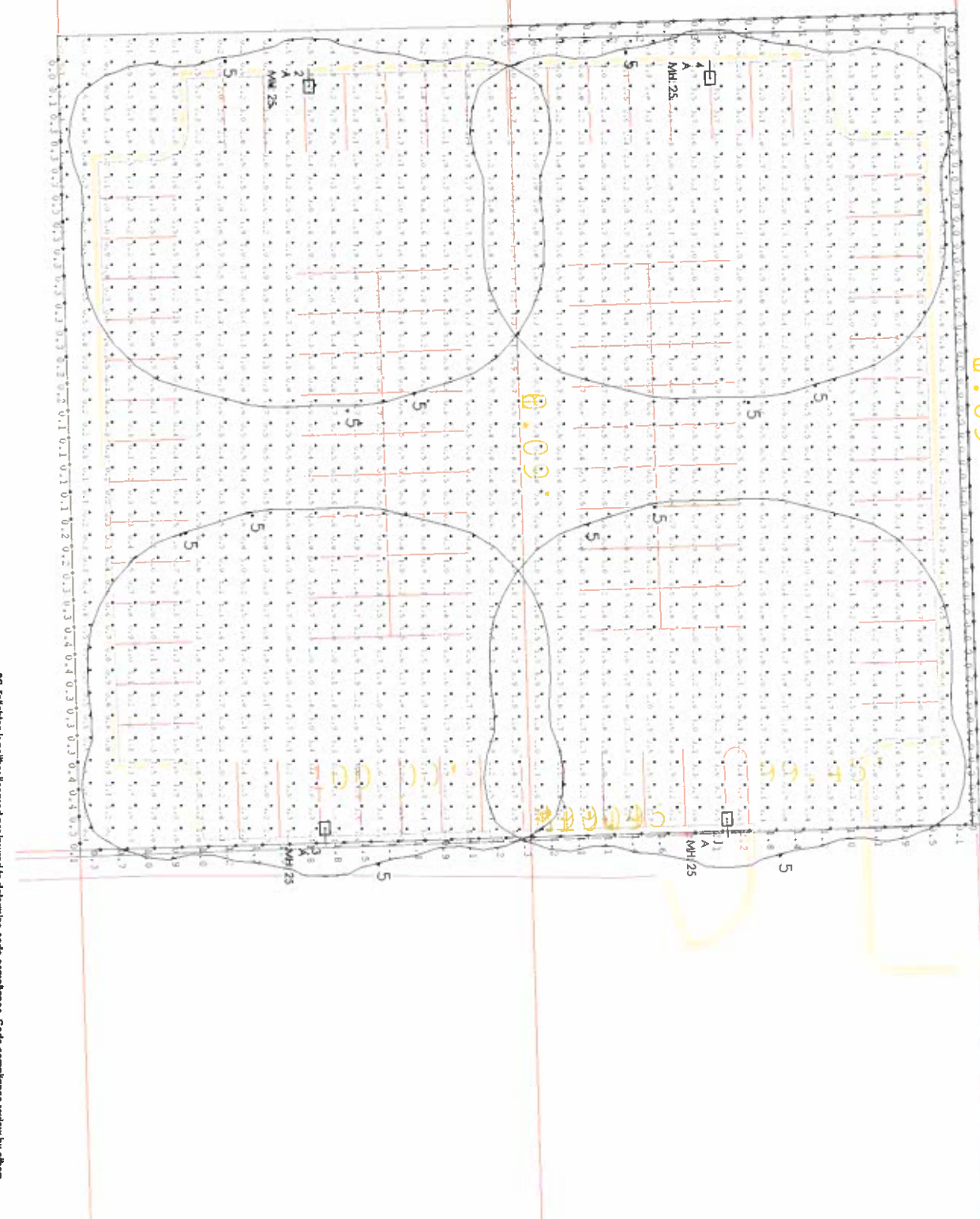


No flashlight is neither licensed nor insured to determine code compliance. Code compliance review by others.

SHOW

99.52'

60.09'



PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

Project Name:
FOX COLLEGE SITE

Location:
 18020 OAK PARK AVE, TINLEY PARK, IL

Drawn By: Joel Collins
 Drawn By: joel.collins@pg-enlighten.com
 Date: 7/28/2020
 Scale: 1" = 10'

#	Date	Comments

enlighten

PG



VIPER L

LARGE VIPER LUMINAIRE

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- Suitable for wet locations



*3000K and warmer CCTs only

CONTROL TECHNOLOGY



OPTICS STRIKE



RELATED PRODUCTS

[Viper Small](#)

SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit (see Electrical Data)

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

CONTROLS (CONTINUED)

- Available with [Energen](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	14,283–39,969
Wattage Range	64–395
Efficacy Range (LPW)	98–135
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–4.0



DATE: 7/28/2020 LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
 TYPE: PROJECT: Fox College Parking Expansion
 CATALOG #

VIPER L
 LARGE VIPER LUMINAIRE

ORDERING GUIDE

Example: VPL-96L-280-4K7-4W-UNV-A-DBT-GENI-04-BC

CATALOG #

VPL Series	LED Engine	CCT/CRI ¹	Distribution	Rotation	Voltage
VPL Viper Large	64L-135 135W LED array 80L-180 180W LED array 80L-235 235W LED array 96L-220 220W LED array 96L-280 280W LED array 96L-315 315W LED array 96L-395 395W LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	FR Type 1/Front Row 2 Type 2 3 Type 3 4F (formerly 4) Type 4 4W Type 4 Wide 5QM Type 5QM 5QN Type 5QN 5R Type 5R (rectangular) 5W Type 5W (round wide) TC Tennis Court CR Corner Right CL Corner Left	Blank No rotation L Optic rotation left ⁵ R Optic rotation right ⁵	UNV 120-277V 347 347V 480 480V

Mounting	Color	Control Options Network	Options
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm: Fitter (formerly SF2) for 2 3/4" OD horizontal arm K Knuckle (formerly PK2) limit to 30° tilt or 2 3/4" OD horizontal arm or vertical tenon WB Wall Bracket AD Universal Arm for square pole AD3 Universal Arm with adapter for 2.4"-4.1" round pole AD4 Universal Arm with adapter for 4.2"-5.3" round pole AD5 Universal Arm with adapter for 5.5"-5.9" round pole AD6 Universal Arm with adapter for 6.0"-6.5" round pole	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	NXWE NX Wireless Enabled (module + radio) NXSPW_E Nx Wireless, PIR Occ. Sensor, Daylight Harvesting ² NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ² WIR Wireless Controls, wiSCAPE Control Options 7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist-Lock [®] photo control SCP/_F Programmable Occupancy Sensor w/ daylight control ^{1,2,6} GENI-XX ENERGEN ³ SWP SiteSync Pre-Commission ^{1,4} SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}	BC Backshield (available for FR, 2, 3, 4, 4W Optics) CD Continuous Dimming F Fusing TB Terminal Block

House Side Shield Accessories

- HSS/EVP-L/90-FB/XXX 90° shield front or back
- HSS/EVP-L/90-LR/XXX 90° shield left or right
- HSS/EVP-L/270-FB/XXX 270° shield front or back
- HSS/EVP-L/270-LR/XXX 270° shield left or right
- HSS/EVP-L/360/XXX Full shield

Replace XXX with rotation for desired finish color. Refer to page 8 for shield images.

Mounting Accessories

- VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

Notes:

- 1 Not available with other wireless control or sensor options
- 2 Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- 3 Specify routine setting code (example GENI-04). See ENERGEN brochure and instructions for setting table and options. Not available with sensor or SiteSync options
- 4 Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- 5 Only available with FR, 2, 3, 4, 4W and 5R distributions
- 6 Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

- SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
- SWUSB* SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
- SWTAB* Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
- SWBRG SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
- SW7PR+ SiteSync 7-Pin on-fixture module On/Off/Dim, Daylight; Sensor 120-480VAC
- BIRD-SPIKE-4 Bird Spikes

* When ordering SiteSync at least one of these two interface options must be ordered per project.
 - Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

- NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

wiSCAPE® Lighting Control

- WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

For additional information related to these accessories please visit www.hubbell.com/controlsolutions. Options provided for use with integrated sensor please view specification sheet ordering information table for details.



DATE: 7/28/2020	LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
TYPE:	PROJECT: Fox College Parking Expansion
CATALOG #:	

VIPER L

LARGE VIPER LUMINAIRE

CONTROLS

SiteSync – Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit the [SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 800-888-8006.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/ SiteSync only
 VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/ SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.



NX Integrated Controls Reference								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
NX Networked – Wireless								
NXOFM-1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference								
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
Networked – Wireless								
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway

SiteSync

NX Design & Application Guide

NX Brochure

wiSCAPE



DATE: 7/28/2020 LOCATION: 18020 Oak Park Avenue, Tinley Park, IL

TYPE: PROJECT: Fox College Parking Expansion

CATALOG #:

VIPER L

LARGE VIPER LUMINAIRE

DELIVERED LUMENS

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)							
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G			
64	625 mA	135W	1A	18220	132	2	0	2	18783	137	2	0	2	16341	119	2	0	2			
			2	17228	125	2	0	2	17761	129	2	0	2	15452	112	2	0	2			
			3	17257	125	2	0	3	17791	129	2	0	3	15478	112	2	0	3			
			4	16864	123	1	0	4	17386	126	1	0	4	15125	110	1	0	3			
			4W	15106	112	2	0	4	15573	115	2	0	4	13237	98	2	0	3			
			5QM	17259	125	4	0	2	17792	129	4	0	2	15479	112	4	0	2			
			5QN	18023	131	4	0	0	18580	135	4	0	0	16165	117	4	0	0			
			5R	17410	127	4	0	4	17948	130	4	0	4	15615	113	4	0	4			
			5W	16498	120	4	0	2	17009	124	4	0	3	14797	108	4	0	2			
			TC	15925	110	2	1	2	16417	113	2	1	2	14283	98	1	1	2			
			CL	17350	128	3	0	3	17886	132	3	0	3	15561	114	2	0	3			
			CR	17407	128	3	0	3	17945	132	3	0	3	15612	115	2	0	3			
			80	700 mA	180W	1A	23230	128	2	0	2	23948	132	2	0	2	20835	115	2	0	2
						2	21965	121	3	0	3	22645	125	3	0	3	19701	109	2	0	3
3	22003	121				2	0	4	22683	125	3	0	4	19734	109	2	0	4			
4	21502	119				2	0	4	22167	122	2	0	4	19285	106	2	0	4			
4W	19260	107				2	0	4	19856	110	2	0	4	16877	94	2	0	4			
5QM	22005	121				4	0	2	22686	125	4	0	2	19736	109	4	0	2			
5QN	22979	127				4	0	1	23689	131	4	0	1	20610	114	4	0	0			
5R	22197	122				4	0	4	22884	126	4	0	4	19909	110	4	0	4			
5W	21035	116				5	0	3	21685	120	5	0	3	18867	104	4	0	3			
TC	19906	110				2	1	2	20522	113	2	1	2	17854	98	2	1	2			
CL	22121	123				3	0	4	22805	127	3	0	4	19840	110	3	0	4			
CR	22193	123				3	0	4	22879	127	3	0	4	19905	111	3	0	4			
80	875 mA	235W				1A	27849	121	2	0	2	28711	125	2	0	2	24978	108	2	0	2
						2	26334	114	3	0	3	27148	118	3	0	4	23619	102	3	0	3
			3	26378	114	3	0	4	27194	118	3	0	4	23659	103	3	0	4			
			4	25777	112	2	0	4	26575	115	2	0	5	23120	100	2	0	4			
			4W	23090	98	2	0	5	23805	101	2	0	5	20234	86	2	0	4			
			5QM	26381	114	4	0	2	27196	118	4	0	2	23661	103	4	0	2			
			5QN	27548	119	5	0	1	28400	123	5	0	1	24708	107	5	0	1			
			5R	26611	115	5	0	5	27434	119	5	0	5	23868	104	4	0	4			
			5W	25218	109	5	0	3	25998	113	5	0	3	22619	98	5	0	3			
			TC	23864	103	2	1	2	24602	107	2	1	2	21404	93	2	1	2			
			CL	26520	113	3	0	4	27340	116	3	0	4	23786	101	3	0	4			
			CR	26606	113	3	0	4	27429	117	3	0	4	23864	102	3	0	4			
			96	700 mA	220W	1A	27876	128	2	0	2	28738	132	2	0	2	25002	115	2	0	2
						2	26359	121	3	0	3	27174	125	3	0	4	23641	109	3	0	3
3	26403	121				3	0	4	27220	125	3	0	4	23681	109	3	0	4			
4	25802	119				2	0	4	26600	122	2	0	5	23142	106	2	0	4			
4W	23111	105				2	0	5	23826	108	2	0	5	20252	92	2	0	4			
5QM	26406	121				4	0	2	27222	125	4	0	2	23684	109	4	0	2			
5QN	27575	127				5	0	1	28427	131	5	0	1	24732	114	5	0	1			
5R	26637	122				5	0	5	27460	126	5	0	5	23891	110	4	0	4			
5W	25242	116				5	0	3	26023	120	5	0	3	22640	104	5	0	3			
TC	23887	110				2	1	2	24625	113	2	1	2	21424	98	2	1	2			
CL	26545	121				3	0	4	27366	124	3	0	4	23809	108	3	0	4			
CR	26632	121				3	0	4	27456	125	3	0	4	23886	109	3	0	4			
96	875 mA	280W				1A	33419	121	3	0	2	34453	125	3	0	2	29974	108	2	0	2
						2	31600	114	3	0	4	32577	118	3	0	4	28342	102	3	0	4
			3	31654	114	3	0	5	32633	118	3	0	5	28390	103	3	0	4			
			4	30933	112	2	0	5	31889	115	2	0	5	27744	100	2	0	5			
			4W	27708	99	3	0	5	28564	102	3	0	5	24280	87	2	0	5			
			5QM	31657	114	5	0	3	32636	118	5	0	3	28393	103	4	0	2			
			5QN	33058	119	5	0	1	34080	123	5	0	1	29650	101	5	0	1			
			5R	31933	115	5	0	5	32921	119	5	0	5	28641	104	5	0	5			
			5W	30262	109	5	0	4	3198	113	5	0	4	27142	98	5	0	3			
			TC	28642	104	2	1	3	29528	107	2	1	3	25690	93	2	1	2			
			CL	31824	106	3	0	5	32808	110	3	0	5	28543	95	3	0	4			
			CR	31928	107	3	0	5	32915	110	3	0	5	28636	96	3	0	4			
			96	1000mA	315W ²	1A	35666	113	3	0	2	36769	117	3	0	2	31989	101	2	0	2
						2	33725	107	3	0	4	34768	110	3	0	4	30248	96	3	0	4
3	33782	107				3	0	5	34827	110	3	0	5	30299	96	3	0	4			
4	33012	105				2	0	5	34033	108	2	0	5	29609	94	2	0	5			
4W	29571	94				3	0	5	30485	97	3	0	5	25913	82	2	0	5			
5QM	33785	107				5	0	3	34830	110	5	0	3	30302	96	5	0	2			
5QN	35280	112				5	0	1	36371	115	5	0	1	31643	100	5	0	1			
5R	34080	108				5	0	5	35134	111	5	0	5	30567	97	5	0	5			
5W	32302	102				5	0	4	33301	106	5	0	4	28972	92	5	0	4			
TC	30568	97				2	1	3	31513	100	3	1	3	27416	87	2	1	3			
CL	33964	107				3	0	5	35014	111	3	0	5	30462	96	3	0	5			
CR	34074	108				3	0	5	35128	111	3	0	5	30561	97	3	0	5			

96 LED continues on page 4

1 Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.
 2 315W and 395W 3000K versions are not DLC QPL listed. Reference dark gray highlighted cells in table.





DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

VIPER L

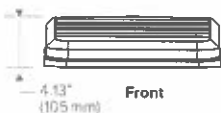
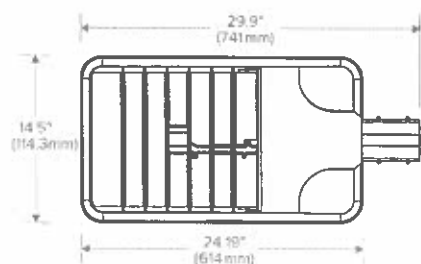
LARGE VIPER LUMINAIRE

DELIVERED LUMENS

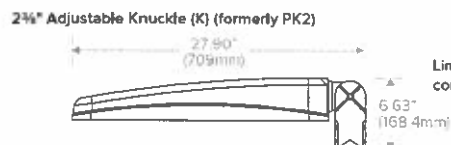
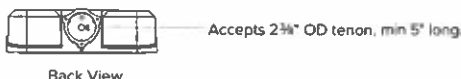
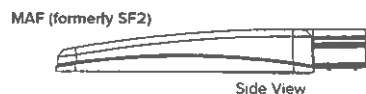
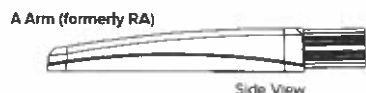
# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
96	1225mA	395W ²	1A	39569	101	3	0	4	43125	110	3	0	3	37518	96	3	0	2
			2	39569	101	3	0	4	40793	104	3	0	4	35490	91	3	0	4
			3	39619	101	3	0	5	40845	104	3	0	5	35535	91	3	0	5
			4	38723	98	3	0	5	39921	101	3	0	5	34731	88	2	0	5
			4W	34691	86	3	0	5	35764	89	3	0	5	30400	76	3	0	5
			5QM	39623	101	5	0	3	40848	104	5	0	3	35538	90	5	0	3
			5QN	41394	105	5	0	1	42675	109	5	0	1	37127	95	5	0	1
			5R	39969	102	5	0	5	41205	105	5	0	5	35848	91	5	0	5
			5W	37877	97	5	0	4	39048	100	5	0	4	33986	87	5	0	4
			TC	35850	90	3	1	3	36959	93	3	1	3	32154	81	3	1	3
			CL	39834	100	3	0	5	41066	103	4	0	5	35727	90	3	0	5
			CR	39964	101	3	0	5	41200	104	4	0	5	35844	90	3	0	5

- Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.
- 315W and 395W 3000K versions are not DLC OPL listed. Reference dark gray highlighted cells in table.

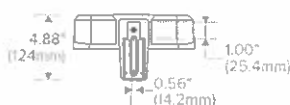
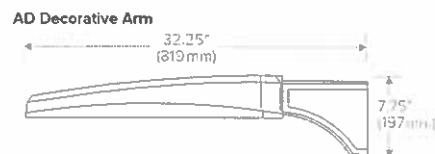
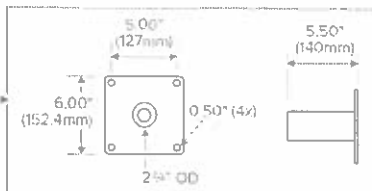
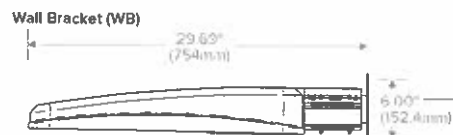
DIMENSIONS



Weight	25.0 lbs (11.3 kg)
EPA	1.2 ft ²



Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.



See page 9 for mounting details.



DATE: 7/28/2020 LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
 TYPE: PROJECT: Fox College Parking Expansion
 CATALOG #:

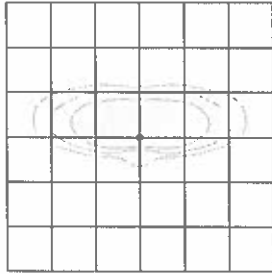
VIPER L

LARGE VIPER LUMINAIRE

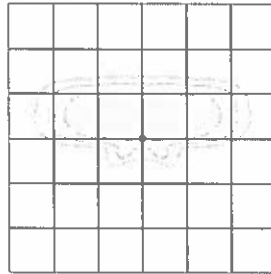
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

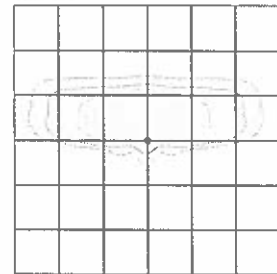
Type FR – Front Row/Auto Optic



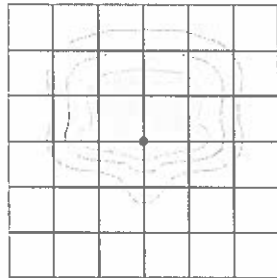
Type 2



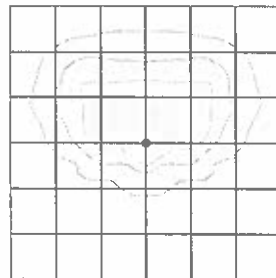
Type 3



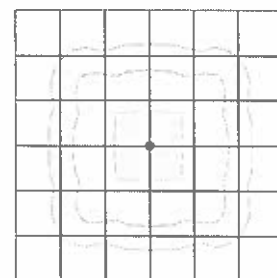
Type 4



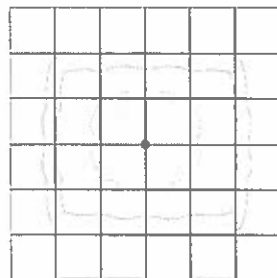
Type 4 Wide



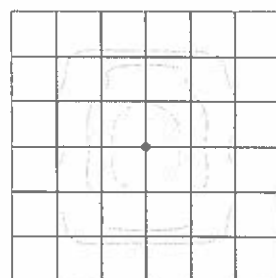
Type 5QM



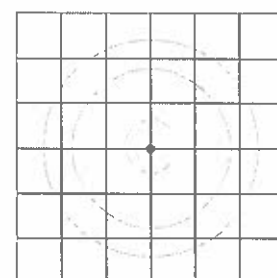
Type 5QN



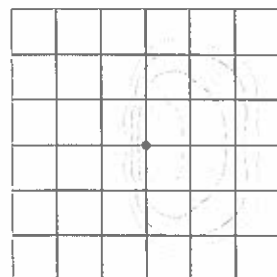
Type 5R (rectangular)



Type 5W (round wide)



Type TC





DATE: 7/28/2020 LOCATION: 18020 Oak Park Avenue, Tinley Park, IL

TYPE: PROJECT: Fox College Parking Expansion

CATALOG #

VIPER L

LARGE VIPER LUMINAIRE

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625 mA	120	135	1.4
			277		0.6
			347		0.5
			480		0.3
80	2	700 mA	120	180	1.8
			277		0.8
			347		0.6
			480		0.5
80	2	875 mA	120	235	2.4
			277		1
			347		0.8
			480		0.6
96	2	700 mA	120	220	2.2
			277		1
			347		0.8
			480		0.6
96	2	875 mA	120	280	2.8
			277		1.2
			347		1
			480		0.7
96	2	1000 mA	120	315	3.2
			277		1.4
			347		1.1
			480		0.8
96	2	1225 mA	120	395	4
			277		1.7
			347		1.4
			480		1

PROJECTED LUMEN MAINTENANCE						
Ambient Temp.	0	25,000	50,000	TM-21-11 60,000 ¹	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.98	0.97	0.97	0.96	>377,000

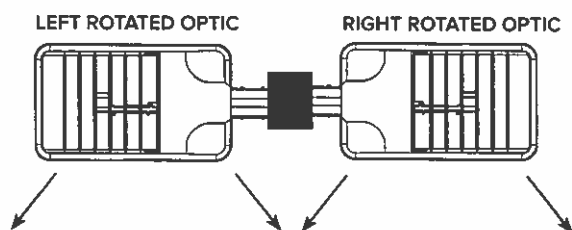
¹ Projected per IESNA TM-21-11.
Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.)

ADDITIONAL INFORMATION

ROTATION OPTIONS





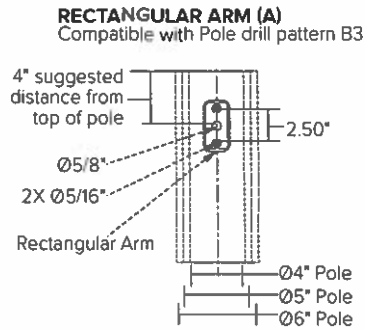
DATE: 7/28/2020 | LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
 TYPE: | PROJECT: Fox College Parking Expansion
 CATALOG #:

VIPER L

LARGE VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

DRILL PATTERN



EPA

Config.	EPA		Config.	EPA	
1	12		3 @ 120°	3.0	
2 @ 90°	19		3 @ 90°	3.1	
2 @ 180°	2.4		4 @ 90°	3.8	

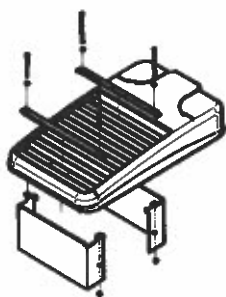
TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

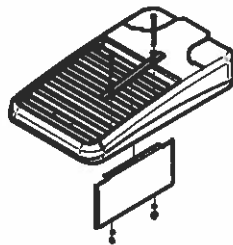
TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

- SETAVP-XX Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- RETAVP-XX Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- SETA2XX Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- RETA2XX Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only

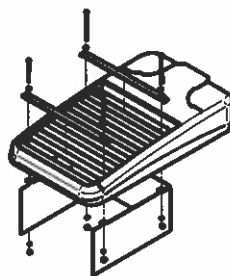
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



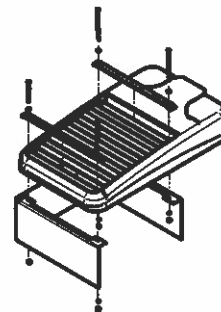
HSS/VP-L/90-FB/XXX
 90° shield front or back
 (2 shields shown)



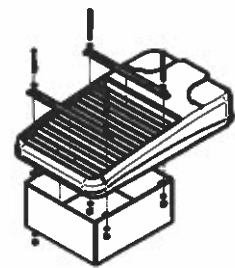
HSS/VP-L/90-LR/XXX
 90° shield left or right
 (1 shield shown in left orientation)



HSS/VP-L/270-FB/XXX
 270° shield front or back
 (1 shield shown in back orientation)



HSS/VP-L/270-LR/XXX
 270° shield left or right
 (1 shield shown in right orientation)



HSS/VP-L/360/XXX
 Full shield
 (1 shield shown)



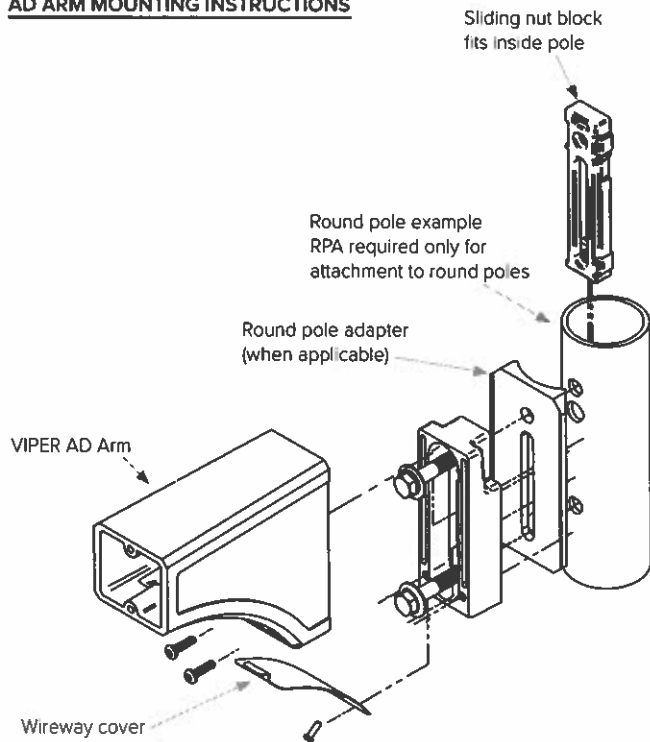
DATE: 7/28/2020	LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
TYPE:	PROJECT: Fox College Parking Expansion
CATALOG #:	

VIPER L

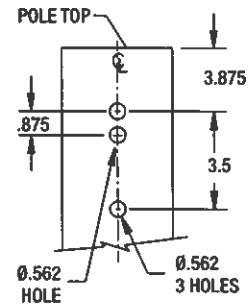
LARGE VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD) Compatible with pole drill pattern S2



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THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-054

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE
CENTER TO DREAMLAND ACADEMY INC. AT 7901 167TH STREET**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-054**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE CENTER TO DREAMLAND ACADEMY INC. AT 7901 167TH STREET**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for the granting of a Special Use Permit for a child care facility at 7901 167th Street, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by Zuzanna Gaj, on behalf of Dreamland Academy Inc. (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit should be granted on August 1, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission vote 5-0 and has filed its report and findings and recommendations that the proposed Special Use Permit be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special Use Permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit as set forth in Section X.J.5 of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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

1. 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 daycare is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility for 40 years without any known issues. The facility will be state-licensed and meet all building and fire code requirements for a child care facility.*
2. 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 daycare is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility for 40 years without any known issues. Total occupancy and parking will be managed on-site to avoid parking issues on Paxton Avenue and the neighboring residential neighborhood.*
3. 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 property was developed and has operated as a daycare for 40 years. All neighboring properties have previously been developed.*
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site was previously developed and has adequate existing utilities, access roads, and drainage.*
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The loading area for children pick-up and drop-off is existing and has functioned for 40 years without any known issues. The drop-off and pick-ups are proposed to be managed to avoid any parking issues or backups onto public streets.*

6. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The business and property will otherwise conform to zoning, building, and fire codes. The facility will be licensed and inspected by the state regularly for compliance as a child care center.*
7. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The property was designed to be a child care facility and the use will allow it to continue to operate as one. The property would be costly to convert to a residential use that would be permitted in the R-6 zoning district and would likely take longer to market and occupy as a residential use. Child care facilities provide employment themselves as well as a needed service for both residents and workers in the area.*

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: THE LOT 12 AND 13 OF BREMENTOWNE SOUTH BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 27-25-103-012-0000 & 27-25-103-013-0000

COMMONLY KNOWN AS: 7901 167th Street, Tinley Park, Illinois

SECTION 4: That a Special Use Permit to allow for operation of a child care facility at the Subject Property, is hereby granted to the Petitioner, subject to the following conditions:

1. The occupancy of the facility shall be limited to a maximum of 33 children. The total occupancy may be raised to 100 total children if an appropriate cross-parking agreement is put in place with the neighboring church property. If at any time after the parking agreement is in place, it is canceled or no longer valid, the occupancy revert to 33.
2. Any missing site landscaping or parkway trees shall be replaced prior to occupancy.
3. The Access aisle shall be striped with parking stalls and directional markings. Directional signs shall be posted at the entrance and exit. An accessible parking stall shall be striped and signed in accordance with the Illinois Accessibility Code.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 1st day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 1st day of September, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-054, “AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A CHILD CARE CENTER TO DREAMLAND ACADEMY INC. AT 7901 167TH STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 1, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

August 20, 2020 – Workshop/Public Hearing

Petitioner

Zuzanna Gaj, on behalf of
Dreamland Academy Inc.
(Contract Purchaser)

Property Location

7901 167th Street

PIN

27-25-103-012-0000 &
27-25-103-013-0000

Zoning

R-6 PD (Medium-Density
Residential,
Bremetowne South
PUD)

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner

Dreamland Academy

7901 167th Street (Former Bobbie Noonan Child Care)



EXECUTIVE SUMMARY

The Petitioner, Zuzanna Gaj, on behalf of Dreamland Academy Inc. (Contract Purchaser), is seeking approval of a Special Use Permit for a child care center at 7901 167th Street in the R-6 PD (Medium-Density Residential, Bremetowne South PUD) zoning district.

The Petitioner currently operates a state-licensed child care center at 7777 159th Street in Tinley Park. They are looking to purchase the property at 7901 167th Street and relocate their existing child care center, Dreamland Academy, to the subject property. From the site's original development in 1980 until this year, the site was owned and operated by Bobbie Noonan Child Care. The subject property is designed to look like a single-family home, similar to those in the neighboring subdivision, but was specifically constructed to meet the requirements of a child care center. Previously the site was approved to have a capacity of 109; the Petitioner is proposing to have a limit of 33 children. With the lower child total, it is expected the traffic and parking demands will be substantially less than there are under the previous operator.

- Hours of Operation: 6:00am – 6:00pm (Monday – Friday)
- Number of Full-Time Employees: 5
- Number of Children: ~33 (pending DCFS approval of new location)
- Ages of Children: 2 – 5 years old

Parking on the site is limited to parallel parking at the front entrance drop-off. The original approvals for the day care center included an informal agreement for use of up to ten parking stalls at the adjacent church for employee parking. The Petitioner has been working to contact the church for a similar agreement but believes they can actively manage the parking on the site to avoid any overflow to the street near the residences. The facility has only a few visitors, usually current or prospective parents, that typically have an appointment. Pick-ups and drop-offs times are also managed with parents to avoid large rushes or lines.

EXISTING SITE & HISTORY

The subject property consists of two lots that total approximately 17,500 sq. ft. in size. The property is located on the southwest corner of 167th Street and Paxton Avenue. The two lots were originally planned to be residential homes in the Brementowne South Subdivision. However, in 1978, the Bobbie Noonan Child Care proposed having a child care center on the property of one lot and an outdoor play area for the daycare on the second lot. The Site Plan



and Special Use Permit (Ord. #78-O-020) for a child care facility were approved in October 1979. The structure was completed and occupied in 1980. The original Special Use approval included requirements that the structure be designed to look similar in style architecturally to the homes in the adjoining neighborhoods. Additionally, the site was approved with only five parking parallel parking stalls and it was expected that a parking agreement would be put in place with the neighboring church for employees to park. Access was originally on 167th Street, where on-street parking was also available. However, access was changed prior to construction due to engineering and safety concerns.

In 1983, Bobbie Noonan Child Care received approval to construct an addition on the west side of the building. An amendment to the Special Use was not required at that time since it appears it was interpreted as one zoning lot and no expansion of the business operations. The access was converted to one-way with the site plan approval with spaces to park proposed on both sides of the drop off area. In 2007, a Variation was received for a seven-foot-high open style PVC fence to be constructed. The fence height was due to the raised elevation of the playground and was the recommendation of the Department of Child and Family Services (DCFS) to increase to that height from the existing four-foot fence at the time. There are no known issues or concerns noted about the site while Bobbie Noonan operated on the site. It is not known if Bobbie Noonan maintained the parking agreement with the church after the original approval, although, it has been noted that street parking along 167th Street was occasionally used by visitors of the business. Bobbie Noonan was approved through DCFS to have as many as 109 children at the facility.

The Petitioner has operated a DCFS state-licensed child care facility in Tinley Park since 2015, when they received a Special Use Permit (Ord. #2015-O-037) to operate a 2,200 sq. ft. child care center at 7777 159th Street. That location is leased in a multi-tenant building with medical uses. The operations of the new child care center will remain the same as they are at the current location. There have been no known issues or complaints at their current location. Prior to opening in Tinley Park, Dreamland Academy also operated a licensed home-based child care center since 2013 in Hickory Hills that remains in operation today.

ZONING & NEARBY LAND USES

The subject site is located in the R-6 PD (Medium-Density Residential, Brentowne South PUD). To the south and east of the subject property is the same Brentowne South PUD, which was designed with a mix of uses, including single-family homes, townhomes, two-family homes, and multi-family buildings. Directly to the south of the subject property, is a residential structure that functions as either single-family or two-family. To the east is a single-family home. To the west is Tinley Park Community Church located in the B-3 zoning district. To the north across 167th Street is a single-family home zoned R-4 in the Parkview Subdivision/PUD.

Child/day care facilities are a unique use because they are traditionally viewed as a commercial/business use. However, they often tend to start as home-based child cares, they do not require drive-by traffic, and there is a convenience for parents to have them located near to the residential areas in which they live. In this way, child/day cares are very similar to traditional schools. Having children in lower-density areas with parks with less traffic and noise also has advantages for the centers. Day cares also tend to have limited hours of operation with small parking demand, as they function mainly with a vehicle pick-up and drop-off system. It is likely for these reasons that they are permitted with a Special Use Permit in the residential-oriented R-6 (Medium-Density Residential) and R-7 (High-Density Residential) zoning districts. These two zoning districts are the highest residential density districts in the Village and are often near commercial areas with easy access to public streets. Child/daycare facilities also require Special Use approval in the B-1, B-2, and B-3 zoning districts. Unique concerns with the use in general include their proximity to surrounding uses that may not be compatible with children, as well as ensure pick-up operations do not cause any traffic issues on private property or public roads.



PROPOSED USE & SPECIAL USE PERMIT

The operations of Dreamland Academy on the subject property are expected to be the same as their existing child/day care center location at 7777 159th Street. Child care is provided for children ages two to five years old and the facility will be open from 6:00am - 6:00pm Monday thru Friday. The daycare is currently licensed for up to 33 children at any one time but may be limited by DCFS and Fire Department code requirements. The daycare is staffed by up to five employees at any time. All employees must follow DCFS protocols and have had background checks, have experience in child care, and have taken courses related to child care. Staff also completes CPR and First Aid courses. The site offers an existing outdoor space and playground that is enclosed by a seven-foot-tall fence. The facility will require re-inspection by the Fire Department and DCFS to make sure it is safe and compliant with all code requirements. However, since the building very recently operated as a child care facility, it is expected that few changes will need to be made with the site to comply with the requirements.

The Petitioner is proposing to keep a maximum of 33 children, which is significantly less than Bobbie Noonan's 109 maximum that was previously permitted. Due to the decrease in the number of children, both drop-off traffic and parking is expected to be decreased from the prior use. Drop-offs and pickups are typically scheduled with parents ahead of time and that gives staff the opportunity to stagger the times parents come and explain rules for parking, pick-up, and drop-off. Safety measures are utilized such as sign-in and sign-out procedures, surveillance cameras (indoor and outdoor), fire alarms/fire sprinkler systems, and burglar alarms.

Open Item #1: Discuss proposed child care use and Special Use Permit.



PARKING

The Village Zoning ordinance provides some guidance for required parking for various uses; however, there is no specific reference for a day or child care facility. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner's proposal and similar uses noted in the ordinance. Depending on the site and use being proposed, a professional parking study is sometimes utilized to better understand the site, existing uses, and the proposed use in terms of the parking supply and demand. In this case, the site has operated as a child/day care facility since 1980 without any known issues and therefore provides some history about how the site can operate.

The existing site has approximately six parallel parking stalls located along the pick-up/drop-off aisle and dumpster enclosure located adjacent to Paxton Avenue. The property also has adjacent on-street parking on 167th Street and Paxton Avenue. The drive aisle requires restriping prior to their occupancy and staff is requesting that proper traffic control signage be installed the entrance and exits indicating "One-way/Entrance" and "Do Not Enter/Exit". Additionally, parking stalls will need to be striped so that the maximum number of vehicles can be parked safely on site. One parking stall will need to be an accessible space compliant with the Illinois Accessibility Code. A recommended condition has been placed on the approval with these improvements being required along the access aisle.

While the parking on the site is rather limited, the Petitioner feels they can manage the parking and understands their need to control and limit any on-street parking around the residential area to the south and east. No formal complaints have been filed previously and there were no known issues when Bobby Noonan operated at this location. Typically, parents simply drop their kids off at the door at an agreed upon time and an employee takes them into the building. Parents or guests will typically only enter the building with an appointment. With the current pandemic, guest and parent access has been even further limited at child care centers, which is expected to remain typical for the foreseeable future. The drop-off operations and parking demand are expected to be substantially less than Bobbie Noonan Child Care had and hours of operation are limited to 6am to 6pm.

The Petitioner has been working to contact the neighboring Tinley Park Community Church to see if a mutually-beneficial arrangement can be made to utilize their parking lot on weekdays for employees, overflow, or special events. However, they have been unsuccessful thus far as the pandemic has made it hard to reach the administration. They will continue to try to contact them to work on an agreement; however, they believe they can operate without one and not create any parking issues in the neighboring residential areas.

Open Item #2: Discuss the proposed parking and pick-up/drop-off operations.

SITE CHANGES

The Petitioner does not anticipate any substantial site changes, as the site and building are currently designed to be a child care center in compliance with state standards. However, a few upgrades and corrections will be made on the site that will bring it in to code compliance prior to occupancy. These changes include landscaping modernization, signage, painting/staining the dumpster enclosure, and directional striping/signage along the drop-off aisle. A street tree is also required to be replaced along the Paxton Avenue frontage parkway. The special use has been conditioned that these code and property maintenance items will be resolved prior to occupancy.

SUMMARY OF OPEN ITEMS

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

1. Discuss proposed child care use and Special Use Permit.
2. Discuss the proposed parking and pick-up/drop-off operations.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings of Fact. These draft findings may be amended as the Plan Commission feels fit prior to supplying a recommendation to the Village Board.

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 daycare is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility for 40 years without any known issues. The facility will be state-licensed and meet all building and fire code requirements for a child care facility.***
- 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 daycare is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility for 40 years without any known issues. Total occupancy and parking will be managed on-site to avoid parking issues on Paxton Avenue and the neighboring residential neighborhood.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The property was developed and has operated as a daycare for 40 years. All neighboring properties have previously been developed.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The site was previously developed and has adequate existing utilities, access roads, and drainage.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***The loading area for children pick-up and drop-off is existing and has functioned for 40 years without any known issues. The drop-off and pick-ups are proposed to be managed to avoid any parking issues or backups onto public streets.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The business and property will otherwise conform to zoning, building, and fire codes. The facility will be licensed and inspected by the state regularly for compliance as a child care center.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- ***The property was designed to be a child care facility and the use will allow it to continue to operate as one. The property would be costly to convert to a residential use that would be permitted in the R-6 zoning district and would likely take longer to market and occupy as a residential use. Child care facilities provide employment themselves as well as a needed service for both residents and workers in the area.***

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 Variation, 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.

MOTION TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

"...make a motion to recommend that the Village Board grant the Petitioner, Zuzanna Gaj, and behalf of Dreamland Academy Inc. (Contract Purchaser), a Special Use Permit for a child care center on the property located at 7901 167th Street in the R-6 PD (Medium-Density Residential, Brentowne South PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 20, 2020 Staff Report, subject to the following conditions:

1. *The occupancy of the facility shall be limited to a maximum of 33 children. The total occupancy may be raised to 100 total children if an appropriate cross-parking agreement is put in place with the neighboring church property. If at any time after the parking agreement is in place, it is canceled or no longer valid, the occupancy revert to 33.*
2. *Any missing site landscaping or parkway trees shall be replaced prior to occupancy.*
3. *The Access aisle shall be striped with parking stalls and directional markings. Directional signs shall be posted at the entrance and exit. An accessible parking stall shall be striped and signed in accordance with the Illinois Accessibility Code.*

[any other conditions that the Commission would like to add]

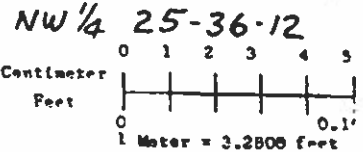
WHEREAS, the property is legally described as follows:

Lots 12 and 13 of Brentowne South, being a subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

JOSEPH A. SCHUDT & ASSOCIATES

Civil Engineers Surveyors Land Planners
3920 W. 216th ST. MATTESON, ILL. 60443

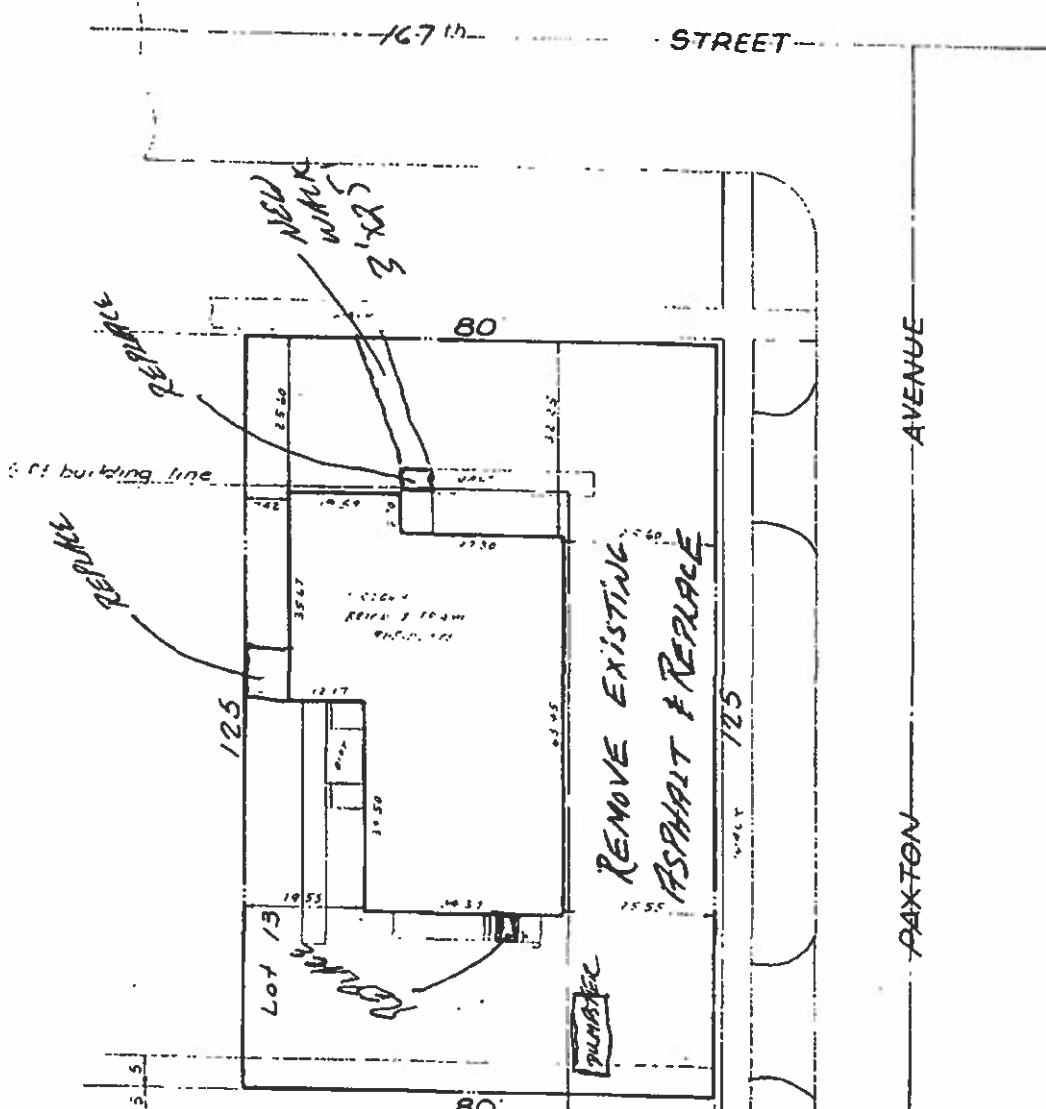
Area Code 312-PI8-1683-PU5-6162

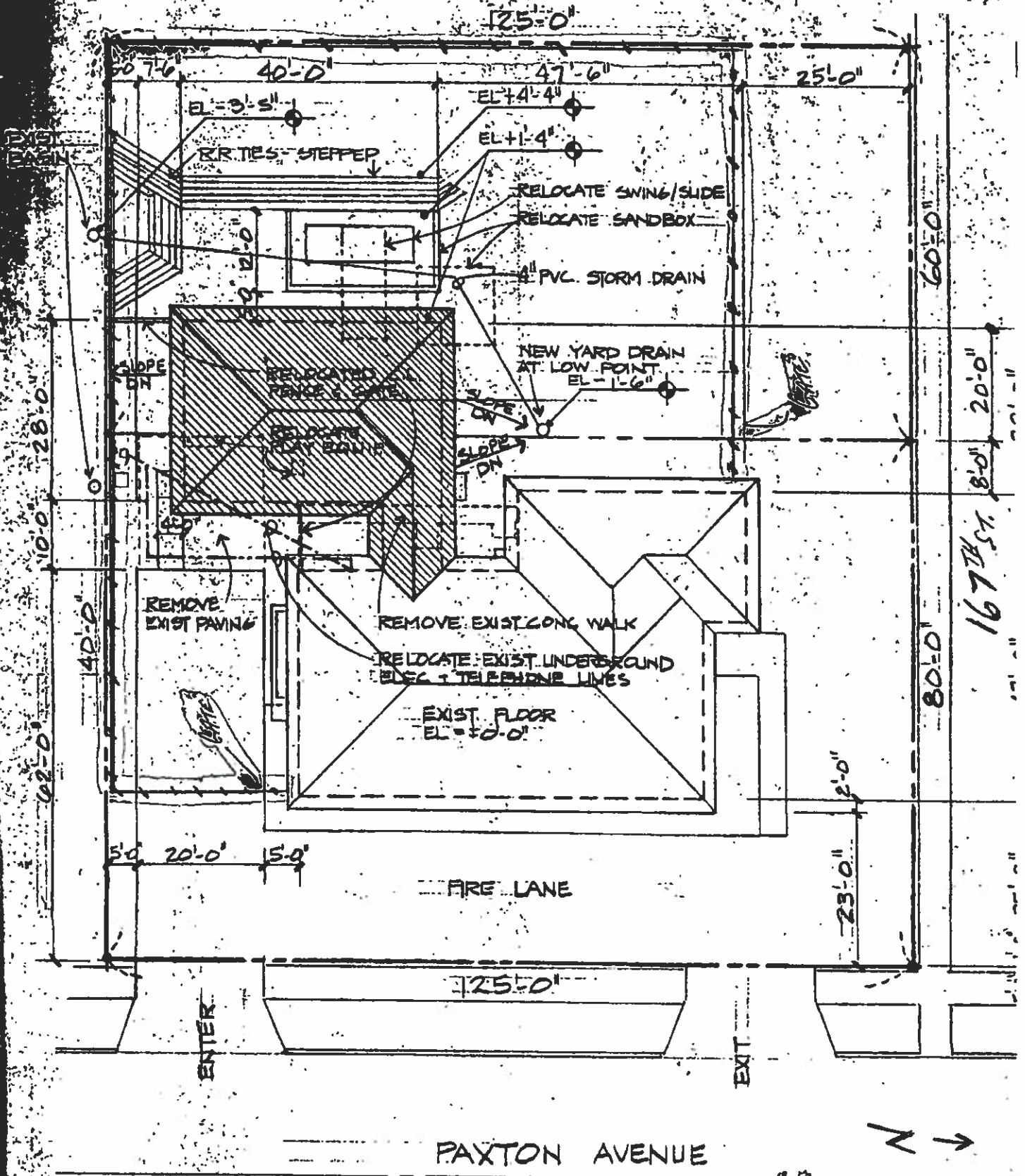


George C. Ranney

Plat of Survey

Lot 13 in Brentowne South being a subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, as recorded September 21, 1979 as Plat No. 19, 4512-57.





SITE PLAN 1" = 20'-0"

NEW FENCE





Dreamland

Academy Inc.

(708)658-6900

Tinley Park, IL 60477

dreamlandacademy2@gmail.com

Wednesday, July 29, 2020

Re: Special Use Narrative

To Whom It May Concern:

Dreamland Academy is a family owned child care program first established in 2011 in Hickory Hills, IL. We believe that all children are special and unique! With this philosophy, we have quickly grown. We opened a second location in Tinley Park in 2016, where we are licensed to serve 33 children and are open from 6:30am-6:00pm Monday through Friday. Since opening our door in Tinley Park, we have consistently had a two-year waiting list without room for growth.

Dreamland Academy's goal is to provide a safe and happy place for children where they can learn and grow physically, emotionally, intellectually and socially at their own pace. We continue to have many inquiries from parents wanting to enroll their children in our program. We would like to continue offering our services to the Tinley Park community in a building that can accommodate everyone that has been patiently waiting. The property located at 7901 167th St. is a perfect fit to grow our program, given the fact that it has been a child care facility licensed by DCFS for 109 children for many years.

Because our goal is to create a home-like environment we plan on our capacity to be limited in order to allow for more physical space for our students. Thus, we won't serve as many children as the previous center had. However, we want to serve school aged children to offset the stress many working parents are faced with, given today's public-school situation. We believe that all children deserve quality education and know Dreamland Academy can offer the community just that.

Very truly yours,

Zuzanna Gaj

Director of Dreamland Academy



BL-2020-07-00318

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: Child Care Center
- 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: Dreamland Academy

Project Description: Special Use for child care center

Project Address: 7901 167th St Property Index No. (PIN): 27251030130000 & 2725103012

Zoning District: R-6 Lot Dimensions & Area: 888 & 228 140' x 125' = 17,500 SF

Estimated Project Cost: \$ X

OWNER OF RECORD INFORMATION

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

Name of Owner: Joseph Noonan / Bobbie Noonan's Company: Bobbie Noonan's Childcare LLC
Ch. 120 Code

Street Address: 8717 W. Lincoln Hwy City, State & Zip: Flock Rest, IL 60423

E-Mail Address: _____ Phone Number: _____

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: Zuzanna Gaj Company: Dreamland Academy

Relation To Project: Director

Street Address: 8780 S. Roberts Rd. City, State & Zip: Hickory Hills, IL 60457

E-Mail Address: zgaj88@gmail.com Phone Number: 



**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.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-055

**AN ORDINANCE GRANTING A VARIATION TO PERMIT A ONE-
FOOT SETBACK FOR A STORAGE SHED AT 16701 ODELL AVENUE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2020-O-055

**AN ORDINANCE GRANTING A VARIATION TO PERMIT A ONE-FOOT SETBACK
FOR A STORAGE SHED AT 16701 ODELL AVENUE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition has been filed with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance by Daniel & Deborah Shanahan (“Petitioner”), to grant a four-foot (4’) Variation to permit the construction of a sixty-four square foot (64sq.ft.) storage shed to be located one-foot (1’) from the side and rear property lines where the existing concrete pad is located, instead of the required five-foot (5’) setback; and

WHEREAS, the Village of Tinley Park Zoning Board of Appeals (“ZBA”) held a Public Hearing on the question of whether the Variation should be granted on August 13, 2020, at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures” at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said Public Hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, after hearing testimony on the petition, the ZBA found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variation and voted 3-0 to recommend to the Village President and Board of Trustees for the approval of the Variation; and

WHEREAS, the ZBA has filed its report of findings and recommendations regarding the Variation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variation; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as finding of fact as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the ZBA are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner have provided evidence establishing that he has met the standards for granting the Variation as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variation as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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 can yield a reasonable return without the approval of the Variation and without a storage shed. However, a storage shed is existing and permitted on the property. There are limited alternative locations on the site that would comply with all applicable setbacks. Alternative options that comply with the code will limit the usefulness and attractiveness of the property.*
2. The plight of the owner is due to unique circumstances.
 - *The property is unique in that it is an older property developed prior to the current zoning codes. The lot size and width are smaller than required by modern zoning standards and thus there is limited rear yard space. Additionally, there are existing site conditions that limit alternative locations.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *A shed has been legally existing at its current location for over 50 years and will be behind an existing fence. The look is compatible with the overall single-family residential neighborhood which has smaller lots and higher density than some other single-family neighborhoods.*
4. Additionally, the Zoning Board of Appeals also considered the extent to which the following facts are favorable to the Petitioner based on the established 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.

SECTION 3: The Variation set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: LOT 28 IN BLOCK 3 IN TINLEY HEIGHTS UNIT NUMBER 3, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 27-25-204-028-0000

COMMONLY KNOWN AS: 16701 Odell Avenue, Tinley Park, Illinois

SECTION 4: The following Variation is hereby granted to the Petitioners in the R-4 (Single-Family Residential) Zoning District at the above-mentioned Property:

1. A four-foot (4') Variation from Section III.I (Accessory Structure Regulations) of the Zoning Ordinance, to permit a six-four square foot (64 sq. ft.) storage shed, to be located up to one-foot (1') from the property line instead of the required minimum of five feet (5') on an existing concrete pad.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 1st day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 1st day of September, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-055, “AN ORDINANCE GRANTING A VARIATION TO PERMIT A ONE-FOOT SETBACK FOR A STORAGE SHED AT 16701 ODELL AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 1, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



ZONING BOARD OF APPEALS STAFF REPORT

August 13, 2020 – Public Hearing

Petitioner

Daniel & Deborah
Shanahan (Owners)

Property Location

16701 Odell Avenue

PIN

27-25-204-028-0000

Zoning

R-4 (Single-Family
Residential)

Approval Sought

Variation

Storage Shed Setback, Shanahan

16701 Odell Avenue



Project Planner

Daniel Ritter, AICP
Senior Planner

EXECUTIVE SUMMARY

The Petitioners, Daniel & Deborah Shanahan, are seeking a four-foot Variation from Section III.l. of the Zoning Ordinance (Accessory Structure Regulations) to permit a shed to be located one foot from the property line instead of the required minimum of five feet, at the property located at 16701 Odell Avenue in the R-4 (Single-Family Residential) Zoning District.

This Variation would permit the Petitioner to reconstruct an existing 64 sq. ft. shed that is located approximately one foot from the rear yard lot line and four feet from the side yard lot line instead of the required minimum setback of five feet. The existing shed is deteriorating and requires replacement. The Petitioner has noted that they are replacing the shed with a new shed that is the same size and similar in style. They wish to reuse the existing concrete pad instead of removing the existing pad and pouring a new one. Additionally, there is limited space and alternative locations due to a small rear yard, existing above-ground pool, and existing patio.

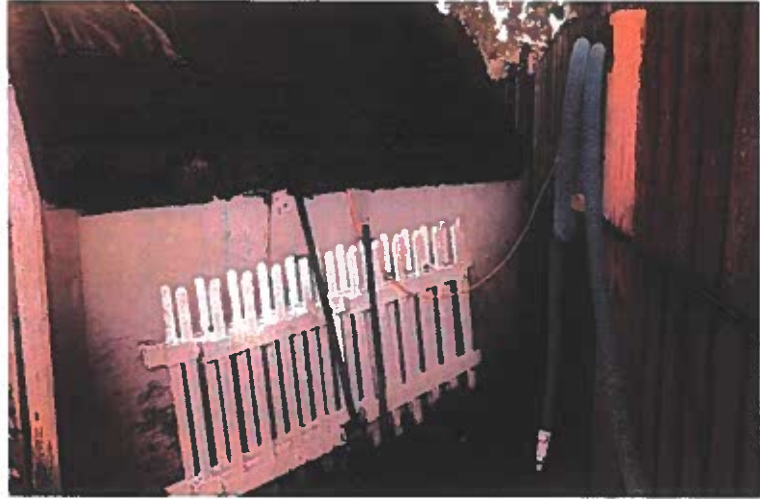
EXISTING SITE & ZONING

The subject site is a 7,739 sq. ft. corner lot located in the Tinley Heights Subdivision on the southeast corner of 167th Street and Odell Avenue. The property is in an older area of town and was developed in the early 1960's. The lot does not meet the current minimum zoning requirements for lot width (75 ft) and size (10,000 sq. ft.) of a corner lot in the R-4 zoning district. The subject lot is the same size as the interior lots in the subdivision. The rear yard is enclosed by a six-foot-high privacy fence that is in compliance with the Zoning Code requirements. In addition to the shed, the rear yard also has an existing patio, above-ground pool and walkways.

The subject property (outlined in blue in the graphic on right) is zoned R-4 (Single-Family Residential). All properties on the east, west, and south of the subject parcel are single-family home lots located in the same subdivision and zoned R-4 (Single Family Residential). The properties to the north across 167th Street are townhomes and zoned R-5 (Low-Density Residential).

The existing storage shed appears to have been last approved with a permit in 1969 at the existing location. It is unknown if it has been replaced or what work has been completed on it since that time. However, setback requirements for a shed were different at the time it was permitted, which makes the structure "legal non-conforming". Legal non-conforming structures are permitted to remain and can be maintained but upon replacement must come into compliance with current code requirements. The structure has started to deteriorate with decaying wood and requires replacement (see image below).





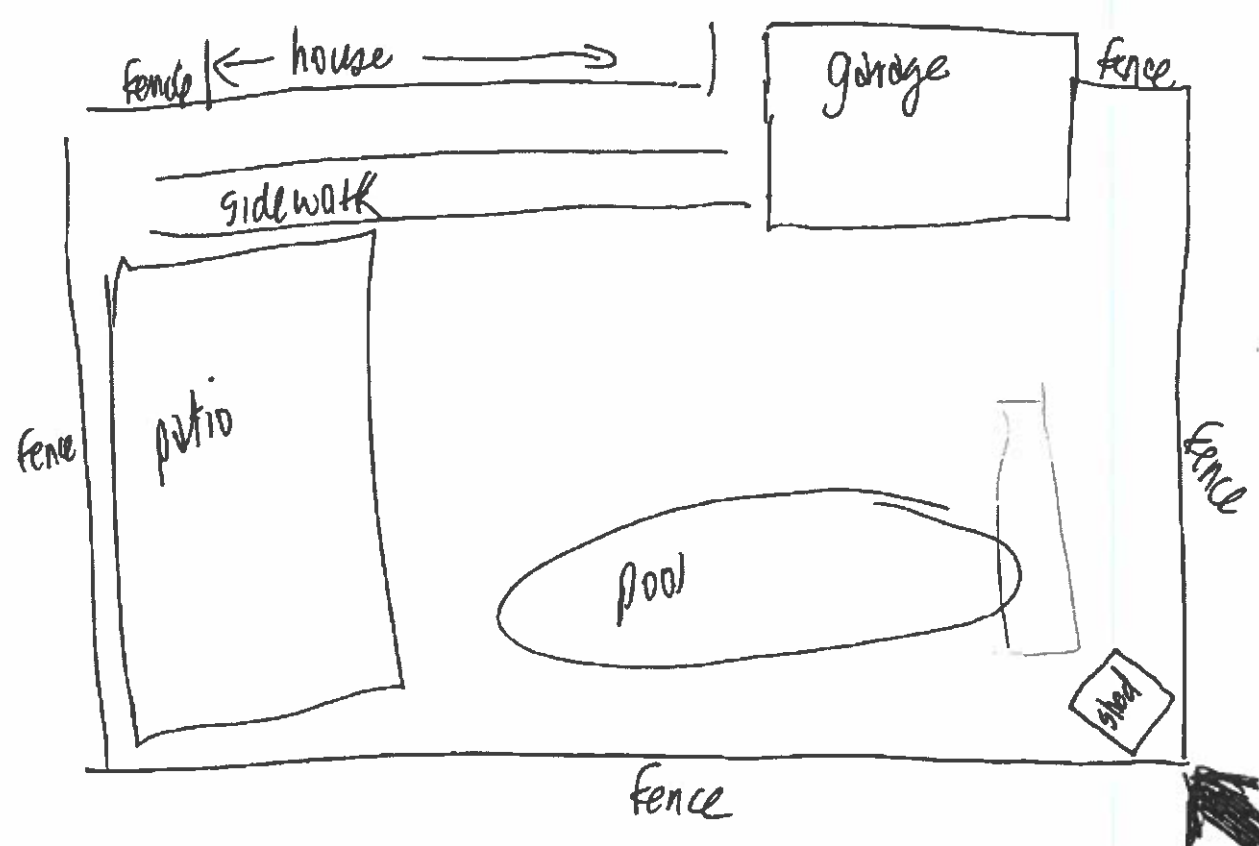
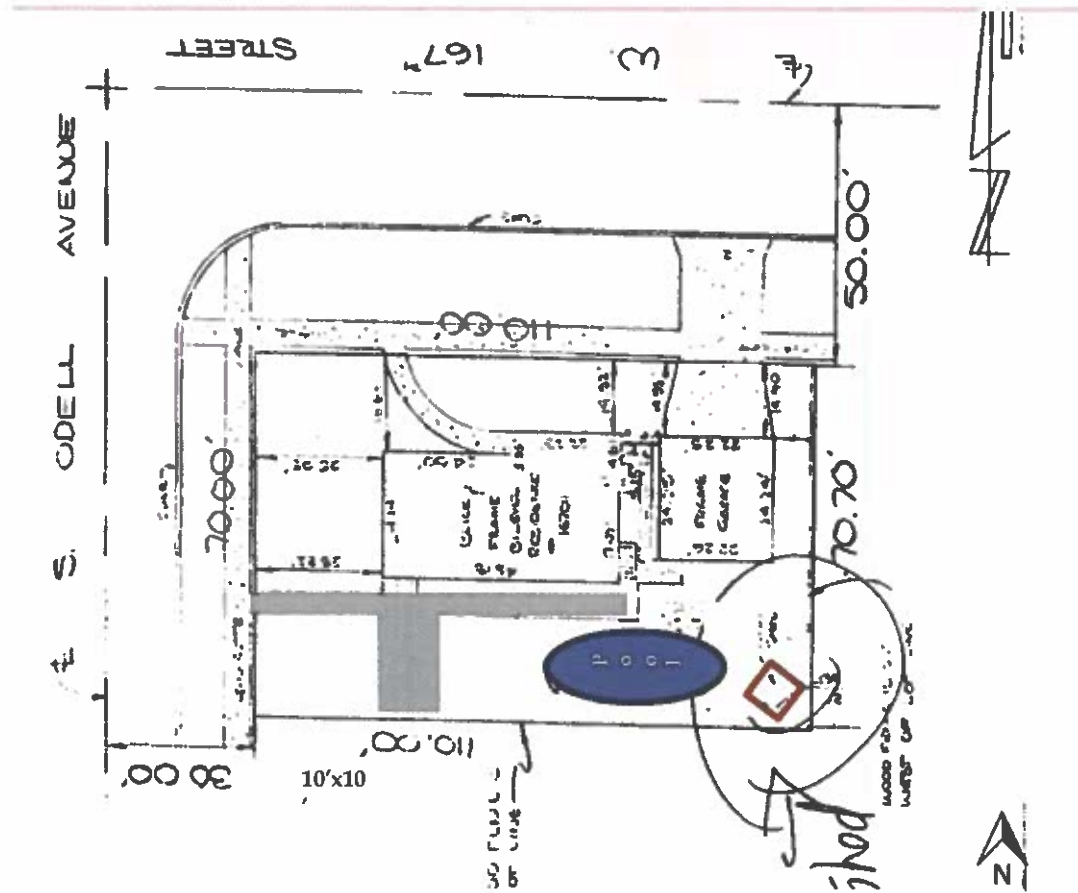
VARIATION REQUEST

Section III.I.1.e. (Accessory Structures and Uses) of the Zoning Ordinance requires that all accessory structures be located a minimum of five feet from any property line. This requirement ensures that accessory structures will not interfere with neighboring properties and that they have enough space to maintain the structure and yard around it. In this case, the Petitioner is replacing an existing shed. The shed is located approximately two feet from the east property line and three feet from the south property line according to the most recent survey. The fences appear to be located in from the property lines by about one foot. Due to the lack of a recent survey and uncertainty of the exact setbacks, staff has worded the Variation request allowing them to be as close as one foot from the property line to ensure they are covered, but would be limited to using the existing foundation location. While the corners of the shed are around one foot from the fence, it is placed on an angle in the corner of the lot, allowing three sides of the structure to be easily accessed. The rear of the structure and area at the corner of the fences is more difficult to access but the Petitioner has been able to maintain the area and prevent weed growth.

Alternative locations on the site are limited that would provide five feet of space from the property line and ten feet from the principal structure. The main location available would be in the center of the yard between the patio and pool, which is not preferred by the petitioner as it is the last remaining rear yard space and would not be appealing. Additionally, the reuse of the shed slab would be more sustainable and economical. The shed has been located at the proposed location since at least 1969 and there have been no issues or concerns.

Open Item/Discussion: Discuss the requested setback Variation for the storage shed to be replaced at the same size and location as the existing shed.





STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Zoning Board of Appeals 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 Zoning Board of Appeals must provide findings for the first three standards; the remaining standards are provided to help the Zoning Board of Appeals further analyze the request. Staff prepared draft responses for the Findings of Fact below.

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 can yield a reasonable return without the approval of the Variation and without a storage shed. However, a storage shed is existing and permitted on the property. There are limited alternative locations on the site that would comply with all applicable setbacks. Alternative options that comply with the code will limit the usefulness and attractiveness of the property.***
2. The plight of the owner is due to unique circumstances.
 - ***The property is unique in that it is an older property developed prior to the current zoning codes. The lot size and width are smaller than required by modern zoning standards and thus there is limited rear yard space. Additionally, there are existing site conditions that limit alternative locations.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***A shed has been legally existing at its current location for over 50 years and will be behind an existing fence. The look is compatible with the overall single-family residential neighborhood which has smaller lots and higher density than some other single-family neighborhoods.***
4. Additionally, the Zoning Board of Appeals 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 Zoning Board of Appeals wishes to take action, an appropriate wording of the motions would read:

"...make a motion to recommend that the Village Board grant the Petitioners, Daniel & Deborah Shanahan, a four foot Variation from Section III.I. of the Zoning Ordinance (Accessory Structure Regulations) to permit a 64 sq. ft. storage shed to be located one foot from the property lines, instead of the required five foot setback on the property located at 16701 Odell Avenue in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact, as proposed by Village Staff in the August 13, 2020 Staff Report.

[any conditions that the ZBA would like to add]

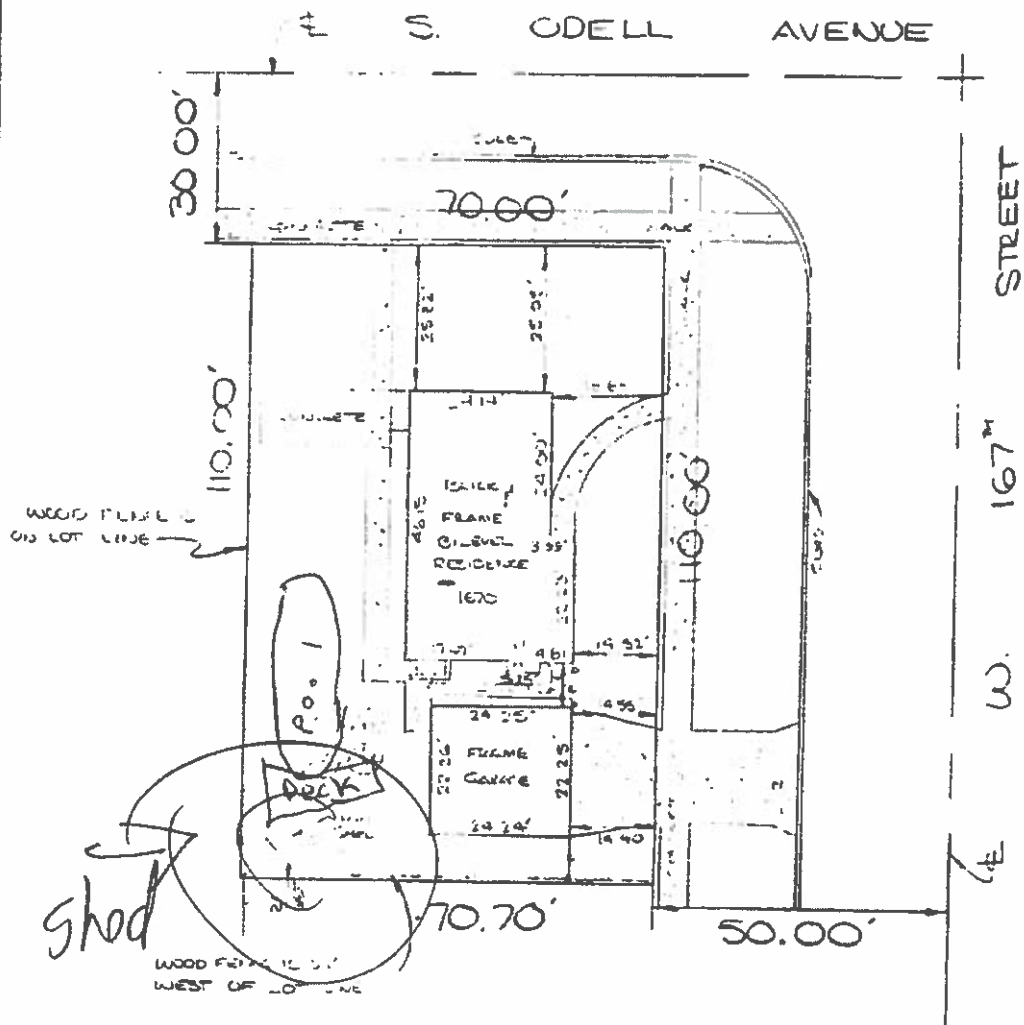
LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Marked Plat of Survey	Petitioner	n/a
Shed Example and Location Pictures	Petitioner	n/a

PLAT OF SURVEY

OF

LOT 28 IN BLOCK - IN TINLEY HEIGHTS UNIT NUMBER 3, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 22, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



QUALITY SURVEYS

QUICK SERVICE

LANDIRKS CO

7322 W 80th Street

LANDMARK ENGINEERING CORPORATION

PREPARED FOR: SINK/OKUNAMI

SCALE 20'

Shanahan 16701 S. Odell Ave

TB-600 SHED UP TO 12' WIDE x UP TO 24' LONG SUNDANCE SERIES

COLLAR TIE REQUIRED ONLY AT 12' WIDE AND ONLY IF NO LOFT JOIST IS PROVIDED.

REFER TO THE TRUSS DESIGN FOR LUMBER SIZE, PLATE SIZE, AND TRUSS SPACING

JOIST FOR OPTIONAL LOFT
- UP TO 8' WIDE = 2x8 HF #2 OR 2" x 8" 18 GA. STEEL JOISTS @ 24" O.C.
- 8'-11" TO 10' WIDE = 2x8 HF #2 OR 2" x 8" 18 GA. STEEL JOISTS @ 24" O.C.
- 10'-1" TO 12' WIDE = 2x10 HF #2 OR 2" x 8" 18 GA. STEEL JOISTS @ 24" O.C.

DOUBLE TOP PLATES
WALL FRAMING TO BE 2x4 HF STUD GRADE OR BETTER @ 16" O.C.

EARTH ANCHORS FOR THE BUILDING ARE OPTIONAL. IF REQUIRED BY YOUR LOCAL MUNICIPALITY, ANCHORS ARE AVAILABLE AT TUFF SHED. SEE SALES PERSON FOR PRICING.

TRUSS METAL PLATES ARE: EAGLE METAL PLATES (ICC ESR-1022) RAFTER MANUFACTURED BY TUFF-SHED

STEEL SHED BASE: SEE DETAIL 4

UP TO 12'-0" WIDE

NOTES:

- BUILDING CODE: 2006 IBC AND 2006 IRC
- WIND SPEED & EXPOSURE: 80C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2006 IBC AND 2006 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

WALLING:
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH 8d NAILS @ 6" O.C. AT EDGES 8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/4" SMARTSIDE TO WALL FRAMING WITH: 8d NAILS @ 6" O.C. AT EDGES 8d NAILS @ 12" O.C. IN FIELD

HEADERS:
ATTACH HEADER TO STUD WITH: 4-8d TOPNAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

DOUBLE TOP PLATES
CRUMPLED STUDS
KING STUDS
TRUSSER STUD

HEADERS FOR CRUMPLED STUDS UP TO 8'-0" WIDE (2) 2x4 HF #2 USE (2) 2x4 HF #2

1 BUILDING SECTION

DOUBLE TOP PLATE
1/2" PLYWOOD SPACER
HEADERS FOR OPENINGS UP TO 3'-0" WIDE (2) 2x4 HF #2
2x4 WINDOW SILL
TRIMMERS
FLOOR DECKING
BASE PLATE
KING STUD
FOR WINDOW OPENINGS UP TO 3'-0" ON SUNDANCE SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS

2B DOOR HEADER DETAIL FOR NON-LOAD BEARING WALLS

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS

4 SHED BASE DETAIL

8d x 3" FLAT HEAD SELF-TAPPING SCREWS SPACED @ 24" O.C.
3/4" APA OR TRCO RATED TAG FLOOR DECKING
2" x 6" STEEL JOISTS @ 24" O.C. (600T125-064)
8/16" x 3/4" PAN HEAD SELF-TAPPING SCREWS (2 PER TAG)
VENT HOLES @ 24" O.C.
OPTIONAL LEVELING BLOCKS
2" x 6" STEEL TRACK EACH END (600T125-064)

1. STEEL SHED FOUNDATION:
2" x 6"-18 GAUGE STEEL TRACKS @ 140 ZINC COATED
2" x 6"-18 GAUGE STEEL JOISTS @ 140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDIO JOIST; 6006137-064 / TRACK: 600T125-064) ICC ESR-4943P.

2. 3/4" APA OR TRCO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.

3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING 8d x 1-1/2" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES 8d NAIL ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.

4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH (6) 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.

5. ALLOWABLE FLOOR LIVE LOAD: 70 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 80 PSF FOR JOISTS ON BLOCKS AS SHOWN.

6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING.

SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 6" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 6" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4" O.C. MAXIMUM.

**IN HOUSE DRAFTING DEPARTMENT
1777 S. HARBOR STREET
DENVER, COLORADO 80210
(303) 733-TUFF
TUFF SHEDS, INC. HAS ALL RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING. SEE THE SPECIFICATIONS FOR THE SHED MODEL.**

**DRAWING BY:
TUFF SHED, INC.**

**BUILDING NO.
TB600-01**

**TITLE
BUILDING SECTIONS
SHED BASE DETAILS**

**REV. LEVEL 01
SHEET 1**

**NOTES - 2006 IBC & IRC - 90C
PAGE 1 OF 1**

8

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order # _____
Customer: _____
Date: 01/03/11
Checked By: _____
Date: _____
Scale: N.T.S.

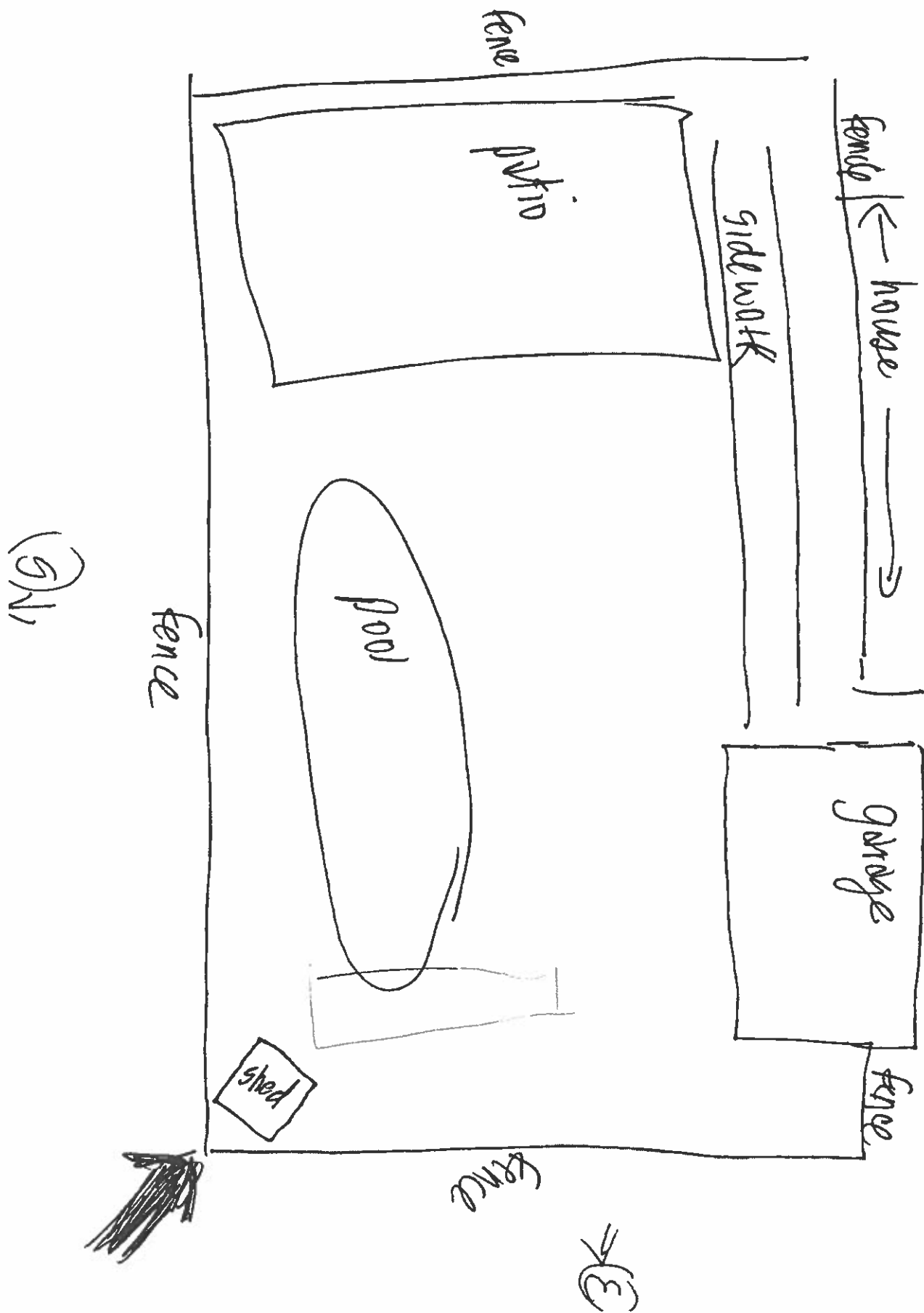
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A SINGLE SHED ONLY AND ARE NOT TO BE APPLIED TO ANY OTHER TYPE OF SHED. NO ALIEN RIGHTS OR PATENTS ARE CLAIMED.

P.O. # _____
Drawn By: SJ
Date: 01/03/11
Checked By: _____
Date: _____
Scale: N.T.S.

Shannon
16701 S. Odell Ave

(B)

(N) ↑

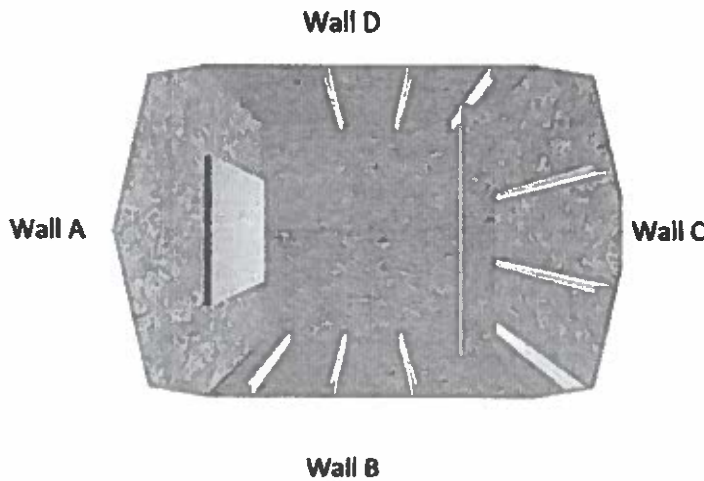




Sharon 167019. Odell Ave

16701 Odell
Tinley Park IL 60477
Q1720938-1716715

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Base Details

- Building Size & Style**
Garden Barn - 8' wide by 8' long
- Door**
4' x 6'2" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap
- Paint Selection**
Base: Dover Gray, Trim: Delicate White, Accent (Doors): Delicate White
Customer to apply 2nd coat
- Roof Selection**
Charcoal 3 Tab
- Drip Edge**
White

Options Details

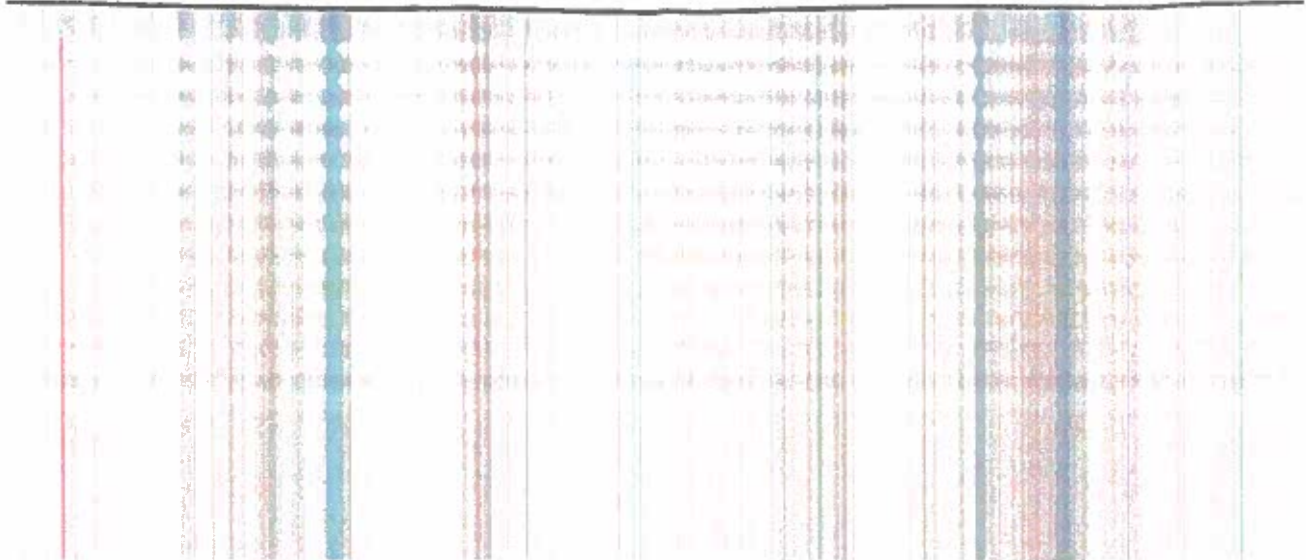
- Roof**
8 Lin Ft Ridge Vent
- Floor and Foundation**
4 Ea Shed Anchor to Concrete - A24 & Wedge Anchor
- Interior**
8 Lin Ft Shelving - 12" deep
32 Sq Ft Overhead Loft
- Vents**
16"x28" Wall Vent - White
12"x12" Gable End Vent, White
- Shelving Locations**
Shelving on Side C at 39".
- Loft**
Wall C - Straight Loft, 4' Deep Wall C

Jobsite/Installer Details

- Do you plan to insulate this building after Tuff Shed installs it?
No
- Is there a power outlet within 100 feet of installation location?
Yes
- The building location must be level to properly install the building. How level is the install location?
Within 4" of level
- Will there be 24" of unobstructed workspace around the perimeter of all four walls?
Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
- Substrate Shed will be installed on?
Anchored to Concrete with Shed Floor

Customer Signature: _____ Date: _____







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 replace a shed
- Annexation
- Rezoning (Map Amendment) From _____ to _____
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Shed Replacement

Project Description: _____

Project Address: 16701 Odell Ave TP. Property Index No. (PIN): 27-25-204-028-000

Zoning District: _____ Lot Dimensions & Area: _____


Estimated Project Cost: \$ 2500

OWNER OF RECORD INFORMATION

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

Name of Owner: Daniel & Deborah Shamahon Company: _____

Street Address: 16701 Odell Ave TP City, State & Zip: TP, IL 60477

E-Mail Address: ddeb2@gmail.com Phone Number: 

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: _____



Date Received _____
Case Number _____

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 shed replacement
- Annexation
- Rezoning (Map Amendment) From _____ to _____
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Shed Replacement

Project Description: " "

Project Address: 16701 Odell Ave Property Index No. (PIN): _____
Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ 2500

OWNER OF RECORD INFORMATION

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

Name of Owner: Company: Daniel & Deborah Shanahan
Street Address: City, State & Zip: 16701 Odell Ave Tinley Park, Ill 60467

E-Mail Address: ddebms@gmail.com Phone Number:

APPLICANT INFORMATION

Same as Owner of Record

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

Name of Applicant: _____ Company: _____
 Relation To Project: _____
 Street Address: _____ City, State & Zip: _____
 E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and



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 register 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 - \$150
Commercial Variation Hearing Fee - \$200**



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

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VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize _____ (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):

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 _____ knowledge.

Property Owner Signature:

Property Owner Name (Print):

Daniel & Deborah Shanahan

Applicant Signature:
(if other than Owner)

Applicant's Name (Print):

Date:

7/13/2020

Shanahan Variance:**16701 S. Odell ave****Written Narrative summary:**

Property owner would like to replace a deteriorated shed with same structure, to use in the same matter as the last 33 ½ years. Property owners use the shed for storage. The shed had electricity to provide light, as it is dark inside. The new shed would continue to have same source of electricity.

Property owner stores larger yard and lawn equipment in the shed. The shed also stores pool supplies, and equipment, pool toys, various yard tools, and outdoor furniture and bikes during the winter months.

The previous owner dug electricity underground to bring it to the shed. That would not change.

Property owners purchased property in 1986. The shed was in place, same place at time of purchase. It is listed on the plat of survey. The previous owner installed it. The Property owners would like to keep shed in same place, on the cement foundation with no change to placement.

The current shed is on a cement foundation that is 8 feet by 8 feet. The current shed is deteriorating and is currently a nuisance. We as home owners have replaced most of the wood through the years, but not the roof. The replaced wood is deteriorating also.

Property owners seek to replace the shed with a structure that is the same size and design. The shed will only be used for the same use as the last 34 years.

The original shed was placed on an angle at the back southeast side of the property. The corners of the shed are near the property line. The 2 rear corners of the shed are 10 inches or so away from the fence, which is on the property line. However, the rear panel or backside of the shed is 5 feet from the corner of the fence property line. There is no underground utility at the corner location. There is overhead utility above the shed on utility pole at corner of property line. If needed we would agree to remove the shed if utility needed access. However, there are 3 other lots that could give access to the pole in the 3 neighbors' yards. The shed is located 20 feet south of the rear SE corner of garage. The shed is located 15 feet away from the pool.

There is no drain or water source or drainage for sewer located at the space or near the space where the shed is located. There is no drainage issue in the area.

Property owner is seeking to maintain our property, by replacing the shed. Property owner has owned the home for almost 34 years with the shed in place. As property owners maintaining our property is important to our neighbors and our neighborhood.

If denied the shed would have to be taken down. The property would then have an 8 x 8 slab of cement to jack hammer, which is more disturbance than then replacement of the shed.

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Shanahan

16701 S Odell ave.

Standards and Criteria for a variance

- A. We cannot place a shed on our property within the village ordinances due to the layout of our yard. We have a corner lot with limited space in our yard. Our garage cuts into a big chunk of our rear yard space. The placement of our pool also restricts us from using other parts of the lot for storage. The shed as it is placed is out of sight from the front yard. The shed is behind the pool and not seen by anyone on the street sides of our corner lot. The back side of the shed would be seen the same as it is not, but new structure, not one falling apart.**
- B. The shed as is it a detriment to our property to sell. It would decrease our value as it is. It is would be an undue hardship to jackhammer and remover the cement pad that the shed sits on.**
- C. The shed is needed to store equipment and outdoor furniture during winter to protect it. Elimination of the shed would cause undue hardship, as there is no other space for storage. Our outdoor furniture, equipment and supplies and tools would need to be left outside to ruin, as well as an eyesore to neighbors. This is noticeable by our neighbor on the east side of our property. They store a large RV in their back yard, which is falling apart and in full view from the street. It is awful, but we live with it. The elimination of our shed would not affect anyone, except us.**
- D. The variance makes it impossible to replace the shed. We could not move it to another spot in the yard. The ordinance would affect any space in our yard. We have limited space with the way our house is situated on our lot. It is long way on the lot, leaving a narrow or not existence rear yard. So we are forced to use the side lot.**
- E. No financial gain would come from our shed replacement. It is to maintain the integrity of current property. The allowing of the variance will maintain the property value, not increase. However, if we did not get the variance, that would decrease our property value with no storage for outside pool and yard items.**
- F. The variance request will not be detrimental to public welfare. It will maintain the property value.**
- G. Granting the variance would merely allow the property owner to maintain the property that was purchased in 1986. We do not want to change anything that is on our plat of survey. It would cause no change, as it has existed for 33 + years without any issue.**
- H.**
 - 1. Granting the variance will not cause any change to current supply of light or air.**
 - 2. Granting the variance will not have any change on public streets as it is on the rear corner of our lot behind a fence.**
 - 3. Granting the variance will not increase danger of fire.**
 - 4. Granting variance will not create any drainage problems on adjacent property. There is not drainage in the corner of the lot on our property. The current shed had no effect on any drainage.**
 - 5. Granting the variance will not cause any public safety issues. The variance request is for use on private property not accessible by public, as it is on fenced yard.**
 - 6. Granting the variance will not diminish our property or neighboring property value. It is not seen by public.**

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?**

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

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

- 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.**

- 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.**

- 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.**

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS
SUBJECT: MINUTES OF THE AUGUST 13, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Item #2 PUBLIC HEARING: DANIEL & DEBORAH SHANAHAN, 16701 ODELL AVE. - SHED SETBACK VARIATION

Consider recommending that the Village Board grant Daniel and Deborah Shanahan a Variation from Section III.I. of the Zoning Code (Accessory Structure Regulations) at the property located at 16701 Odell Avenue in the R-4 (Single-Family Residential) Zoning District. This Variation would permit the Petitioner to reconstruct an existing 64 sq. ft. shed that is located approximately one foot from the rear yard lot line and four feet from the side yard lot line instead of the required minimum setback of five feet.

Board Members: Steven Sepessy, Chairman
 Robert Paszczyk (Participated Electronically)
 Donald Bettenhausen (Participated Electronically)

Absent Zoning Board Members: Jennifer Vargas

Village Officials and Staff: Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guests: Deborah Shanahan, Petitioner (Participated Electronically)

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER PASZCZYK, to open the Public Hearing for Daniel and Deborah Shanahan a Variation from Section III.I. of the Zoning Code (Accessory Structure Regulations). The Motion was approved by voice call.

CHAIRMAN SEPESSY declared the Motion approved.

CHAIRMAN SEPESSY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village policy.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner, Daniel and Shanahan at 16701 Odell Avenue are requesting a shed replacement. This Variation would permit the Petitioner to reconstruct an existing 64 sq. ft. shed that is located approximately one foot from the rear yard lot line and four feet from the side yard lot line instead of the required minimum setback of five feet. The existing shed is deteriorating and requires replacement. The Petitioner has noted that they are replacing the shed with a new shed that is the same size and similar in style. They wish to reuse the existing concrete pad instead of removing the existing pad and pouring a new one. Additionally, there is limited space and alternative locations due to a small rear yard, existing above-ground pool, and existing patio.

The subject site is a 7,739 sq. ft. corner lot located in the Tinley Heights Subdivision on the southeast corner of 167th Street and Odell Avenue. The property is in an older area of town and was developed in the early 1960's. The lot does not meet the current minimum zoning requirements for lot width (75 ft) and size (10,000 sq. ft.) of a corner lot in the R-4 zoning district. The subject lot is the same size as the interior lots

in the subdivision. The rear yard is enclosed by a six-foot-high privacy fence that is in compliance with the Zoning Code requirements. In addition to the shed, the rear yard also has an existing patio, above-ground pool and walkways.

The subject property is zoned R-4 (Single-Family Residential). All properties on the east, west, and south of the subject parcel are single-family home lots located in the same subdivision and zoned R-4 (Single Family Residential). The properties to the north across 167th Street are townhomes and zoned R-5 (Low-Density Residential).

The existing storage shed appears to have been last approved with a permit in 1969 at the existing location. It is unknown if it has been replaced or what work has been completed on it since that time. However, setback requirements for a shed were different at the time it was permitted, which makes the structure "legal non-conforming". Legal non-conforming structures are permitted to remain and can be maintained but upon replacement must come into compliance with current code requirements. The structure has started to deteriorate with decaying wood and requires replacement.

Section III.I.1.e. (Accessory Structures and Uses) of the Zoning Ordinance requires that all accessory structures be located a minimum of five feet from any property line. This requirement ensures that accessory structures will not interfere with neighboring properties and that they have enough space to maintain the structure and yard around it. In this case, the Petitioner is replacing an existing shed. The shed is located approximately two feet from the east property line and three feet from the south property line according to the most recent survey. The fences appear to be located in from the property lines by about one foot. Due to the lack of a recent survey and uncertainty of the exact setbacks, staff has worded the Variation request allowing them to be as close as one foot from the property line to ensure they are covered, but would be limited to using the existing foundation location. While the corners of the shed are around one foot from the fence, it is placed on an angle in the corner of the lot, allowing three sides of the structure to be easily accessed. The rear of the structure and area at the corner of the fences is more difficult to access but the Petitioner has been able to maintain the area and prevent weed growth.

Alternative locations on the site are limited that would provide five feet of space from the property line and ten feet from the principal structure. The main location available would be in the center of the yard between the patio and pool, which is not preferred by the petitioner as it is the last remaining rear yard space and would not be appealing. Additionally, the reuse of the shed slab would be more sustainable and economical. The shed has been located at the proposed location since at least 1969 and there have been no issues or concerns.

CHAIRMAN SEPESSY asked for comments from the Commissioners.

COMMISSIONER PASZCZYK inquired what material could be used other than wood, due to fire concerns and it being close proximity to the garages in that area.

Mr. Ritter replied that they could do a metal or PVC shed. They wanted to keep something close to what was there. There is a requirement for distance from a principal structure, but not between accessory structures because no one is living or sleeping in them. If there was any additional requirements they will be addressed at the permit stage and meet the building code.

COMMISSIONER BETTENHAUSEN asked for the height of the shed. Is there any concern about this being in an easement? This shed is strictly a replacement and it will look better, so he does not have a problem with it.

Mr. Ritter replied that it is 12'6" to the peak of the roof. This meets the code which is 18' maximum. Mr. Ritter also noted that there is not an easement indicated on the plat of survey that was submitted or prior permits.

CHAIRMAN SEPESSY asked for comments from the Petitioner. CHAIRMAN SEPESSY swore in the Petitioner.

Mrs. Shanahan noted they have lived in this home for 34 years. She noted they have done a lot of maintenance and replacement of boards, but it is time for a replacement of the shed. They are looking to use a material that is stronger and more durable than typical wood called Tough Shed, which has a protective coating over the wood to help prevent decay or rotting.

Mr. Ritter noted the drafted Standards for Variation:

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 can yield a reasonable return without the approval of the Variation and without a storage shed. However, a storage shed is existing and permitted on the property. There are limited alternative locations on the site that would comply with all applicable setbacks. Alternative options that comply with the code will limit the usefulness and attractiveness of the property.***
2. The plight of the owner is due to unique circumstances.
 - ***The property is unique in that it is an older property developed prior to the current zoning codes. The lot size and width are smaller than required by modern zoning standards and thus there is limited rear yard space. Additionally, there are existing site conditions that limit alternative locations.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***A shed has been legally existing at its current location for over 50 years and will be behind an existing fence. The look is compatible with the overall single-family residential neighborhood which has smaller lots and higher density than some other single-family neighborhoods.***

A Motion was made by COMMISSIONER PASZCZYK, seconded by COMMISSIONER BETTENHAUSEN, to close the Public Hearing for Daniel and Deborah Shanahan a Variation from Section III.I. of the Zoning Code (Accessory Structure Regulations). The Motion was approved by voice call.

PUBLIC COMMENT:

None

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER PASZCZYK to recommend that the Village Board grant the Petitioners, Daniel & Deborah Shanahan, a Variation from Section III.I. of the Zoning Code (Accessory Structure Regulations) at the property located at 16701 Odell Avenue in the R-4 (Single-Family Residential) Zoning District. This Variation would permit the Petitioner to reconstruct an existing 64 sq. ft. shed that is located approximately one foot from the rear yard lot line and four feet from the side yard lot line instead of the required minimum setback of five feet, utilizing the concrete base of the existing shed, consistent with the List of Submitted Plans as attached herein and adopt recommended Findings of Fact as proposed by Village Staff as listed in the August 13, 2020 Staff Report.”

AYES: COMMISSIONERS BETTENHAUSEN, PASZCZYK & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Motion carried by roll call.

This item will be heard at the Village Board on September 1, 2020

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-056

**AN ORDINANCE GRANTING A VARIATION TO PERMIT A SIX-
FOOT-TALL PRIVACY FENCE IN A SECONDARY FRONT YARD AT
6342 ARCADIA DRIVE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2020-O-056
AN ORDINANCE GRANTING A VARIATION TO PERMIT A SIX-FOOT-TALL
PRIVACY FENCE IN A SECONDARY FRONT YARD AT 6342 ARCADIA DRIVE

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition has been filed with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance by Michael Kahr (“Petitioner”), to grant a ten-foot (10’) Variation to permit the construction of a six-foot (6’) tall privacy fence to be located fifteen feet (15’) from the secondary front yard property line instead of the required twenty-five foot (25’) front yard setback; and

WHEREAS, the Village of Tinley Park Zoning Board of Appeals (“ZBA”) held a Public Hearing on the question of whether the Variation should be granted on August 13, 2020, at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures” at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said Public Hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said Public Hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, after hearing testimony on the petition, the ZBA found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variation and voted 3-0 to recommend to the Village President and Board of Trustees for the approval of the Variation; and

WHEREAS, the ZBA has filed its report of findings and recommendations regarding the Variation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variation; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as finding of fact as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the ZBA are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner have provided evidence establishing that he has met the standards for granting the Variation as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variation as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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 can yield a reasonable return if they were to construct a fence to meet the zoning code; however, the Variation creates a more useful and attractive property that is similar in style and location of the neighbors*
2. The plight of the owner is due to unique circumstances.
 - *The reasons stated by the applicant for the Variation are the traffic on Ridgeland Avenue, existing fence locations along Ridgeland Avenue, and for additional privacy. These reasons are not physical hardships on the property and existed since its development. There is a property directly north that has the same lot configuration and has an existing fence that complies with the zoning code. The Petitioner has no immediately adjacent primary front yards or driveways or visibility impacts at the intersection. The wider than usual Ridgeland Avenue right-of-way also helps to buffer visual impacts of a fence.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The fence will be similar to other properties in the area. Along Ridgeland Avenue is a long fence line along the west side of the road and a large right-of-way width on both sides of the road that helps to buffer the visual impacts of the fences.*
4. Additionally, the Zoning Board of Appeals also considered the extent to which the following facts are favorable to the Petitioner based on the established 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.

SECTION 3: The Variation set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: LOT 11 IN BLOCK 2 IN LANCASTER HIGHLANDS NUMBER 1, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-29-104-011-0000

COMMONLY KNOWN AS: 6342 Arcadia Drive, Tinley Park, Illinois

SECTION 4: The following Variation is hereby granted to the Petitioners in the R-4 (Single-Family Residential) Zoning District at the above-mentioned Property:

1. A ten-foot (10') Variation from Section III.J (Fence Regulations) of the Zoning Ordinance, to permit a six-foot (6') high privacy fence constructed in a wood shadow box style or of PVC, to extend twelve feet (10') into the required twenty-five foot (25') secondary front yard where a fence encroachment is not permitted. The result will be a fence setback fifteen feet (15') from the secondary front yard property line.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 1st day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 1st day of September, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-056, “AN ORDINANCE GRANTING A VARIATION TO PERMIT A SIX-FOOT-TALL PRIVACY FENCE IN A SECONDARY FRONT YARD AT 6342 ARCADIA DRIVE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 1, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



ZONING BOARD OF APPEALS STAFF REPORT

August 13, 2020 – Public Hearing

Petitioner

Michael Kahr (Owner)

Property Location

6342 Arcadia Drive

PIN

28-29-104-011-0000

Zoning

R-4 (Single-Family
Residential)

Approval Sought

Variation

Corner Fence Variation – 6342 Arcadia Drive, Kahr



EXECUTIVE SUMMARY

The Petitioner, Michael Kahr, is requesting a 12-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a six-foot-high privacy fence to encroach 12 feet into the required 25-foot secondary front yard setback (13 feet from the property line) on the property located at 6342 Arcadia Drive in the R-4 (Single-family Residential) zoning district.

The Petitioner has requested the Variation to increase privacy and backyard space at their property that is located along a busier collector road (Ridgeland Avenue). They also noted that there are existing deck beams and a pine tree that is in the way of running a fence straight on the setback line. The proposed privacy fence is proposed at 6 feet in height and to be constructed of cedar.

They noted the neighboring property across the street at 6343 Arcadia Drive received a prior Variation approval in 2013 (Ord. #2013-O-026). To the south of that lot, another property at 6342 Carlsbad Drive recently received approval to match the neighbor's fence location and design. Traditionally, the Zoning Board of Appeals and Village Board have limited variations for corner fence encroachments of privacy fences to a maximum of 10 feet. While the neighbor to the south received a prior Variation approval for 12 feet, the Findings of Fact for that approval noted the 2 additional feet being allowed were due to the existence of deck stairs that needed to be reconfigured and a large/old tree. The subject site does not have the same hindrances of placing a fence at the ten-foot encroachment. Staff recommends that only a 10-foot encroachment be permitted (15 feet from the property line), instead of the requested 12 feet, to maintain the precedence that has been set for a maximum extension of a fence into the secondary front yard.

Project Planner

Daniel Ritter, AICP
Senior Planner

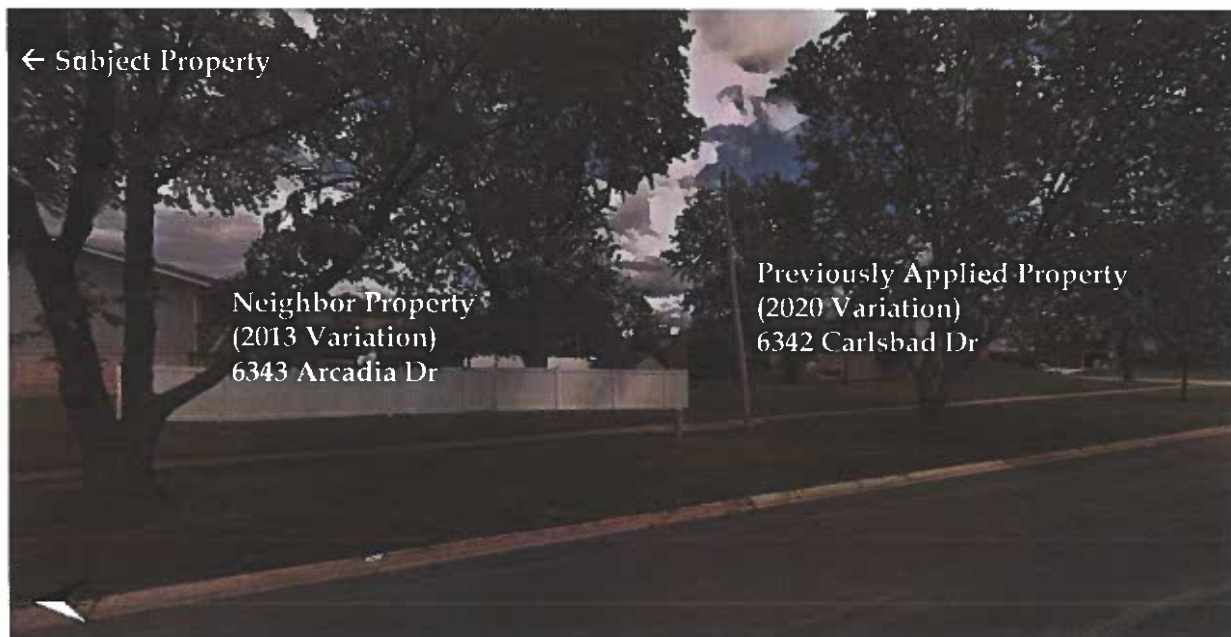
EXISTING SITE & HISTORY

The subject site is approximately a 9,890 sq. ft. size and 86 ft. wide lot and located in the Lancaster Highlands Subdivision on the northeast corner of Ridgeland Avenue and Arcadia Drive. The lot meets the minimum zoning requirements for lot width and size of a corner lot in the zoning district. The house has an existing elevated deck in the rear with a patio located under the deck.

The subject site has a neighbor to the south (6343 Arcadia Dr.) that received a corner fence variation in 2013 (Ord. #2013-O-026) to extend the fence 12 feet from the allowable setback for a 6-foot-high privacy fence. The ZBA noted at the time that 10 feet was their typical maximum allowance, but that two additional feet was acceptable here due to an existing large tree and the location of deck stairs. At the public hearing, it was also noted PVC was preferred material for corner fence variations due to maintenance and issues with wood and was required on the request.



The immediately adjacent neighbor to that property (6342 Carlsbad Drive) recently had a public hearing and received a Variation to place a fence matching the adjacent neighbor’s fence. The Findings of Fact noted that the ZBA was comfortable matching the neighbor’s fence location at a 12-foot encroachment. The fence is also the same style, color (white), and material (PVC) as the neighbor’s fence. The alternative of only granting 10 feet would have created a 2-foot jog in the fence line if they only allowed the typical 10-foot encroachment, which is not as visually appealing.



Above: Previously approved variations to the south of the subject property.

ZONING & NEARBY LAND USES

The subject property (outlined in purple in the graphic to the right) is a corner lot located within the Lancaster Highlands Subdivision and zoned R-4 (Single-Family Residential). All properties surrounding the subject parcel are single-family home lots also zoned R-4. The subject parcel meets the minimum lot size and width required for a corner lot in the zoning district. Most corner lots in the Village are subdivided with additional lot size and lot width to accommodate the secondary front yard setback requirements. This avoids the situation where a corner lot has less backyard space than the neighboring interior lots.

In January 2018, the fence regulations were amended regarding fences within a required secondary front yard. This was a departure from the previous code which was not uniformly enforced, created aesthetic issues in streetscapes, and resulted in many non-conforming fences. It was known that the new requirements caused some non-conforming situations, but the zoning code amendment has since limited new unattractive and unsafe fences to be installed. The amendments allow for some additional corner lot fence flexibility if there is no neighboring front yard. However, only a 10-foot encroachment is permitted and the fence must be a maximum of 5-foot-high and a 50% open design (permeable to light and air) fence.

The majority of fences in the subdivision follow the Zoning Code's fence ordinance and are set back to the building line or in compliance with the 50% open design and five-foot height maximums. Ridgeland Avenue is unique in that most of the west side of the road in this area are rear yards and there is a rear yard fence line running most of the block from Honey Ln to Willow Lane Dr. The property immediately to the south (6343 Arcadia Dr) was approved for a Variation (Ord. 2013-O-026) due to the development pattern on Ridgeland Avenue with many fences, traffic, an existing deck, and an existing tree. The neighbor to the south of that property (6342 Carlsbad Dr) received approval on August 4, 2020 for a similar Variation that matches the immediately adjacent neighbor's fence in location, style, and color.

It is important to note that if any amount of a corner fence Variation is approved, the portion of the lot in the enclosed fence is still considered a secondary front yard and accessory structures such as a shed, deck, patio, and pool will not be permitted in that space unless additional Variations are granted.



VARIATION REQUEST

The Petitioner is requesting a Variation from the Zoning Code to construct a new six-foot-high, solid privacy style fence that will extend 12-feet out to the property line along Ridgeland Avenue (orange line on the plan below). The fence will be constructed of cedar. The Petitioner has requested the Variation due to their location along a more heavily traveled street, existing fence locations along Ridgeland Avenue, and for additional privacy. There are few primary front yard or driveways on this section of Ridgeland Avenue and none adjacent to the subject site. The Ridgeland Avenue parkway is significantly wider at this location than most residential streets that help to soften the effects of corner fences. There is approximately 22 feet between the street and the sidewalk along Ridgeland Avenue and most residential parkways are approximately 8 feet.

Hardships for a Variation must be related to the physical characteristics of the property and cannot be created by the owner (or previous owners) of the property. The Petitioner has a few code-compliant options that are possible, including, receiving administrative approval for a five-foot-high open-style fence extending up to ten feet into the secondary front yard (blue line on the plan below). Alternatively, a privacy fence is permitted at the 25 feet house setback line (purple line on the plan below). If there are no concerning visual appearance or safety issues, the ZBA has considered allowing the 10-foot encroachment to be a 6-foot privacy fence instead of the permitted 50% open style and maximum 5-foot height in the past. Unlike the property at 6343 Arcadia Drive, there is no unique situation that requires a need for a 12-foot encroachment instead of the typical 10-foot. Staff has concerns about the precedence being set with no unique situation on the subject property for the additional 2 feet. If determined that there are no negative visual impacts related to the proposed fence encroachment, staff recommends the Board maintain the 10-foot maximum encroachment into the required front yard setback (blue line below). The Board can also consider the long-term visual aspects of wood compared to PVC, which is considered more durable and have less maintenance.

Open Item/Discussion: Discuss the 12-foot encroachment Variation requested compared to maintaining the standard maximum of 10 feet for fence Variations.

Open Item/Discussion: Discuss the use of wood on a corner fence that extends into the required secondary front yard, compared to the use of PVC.

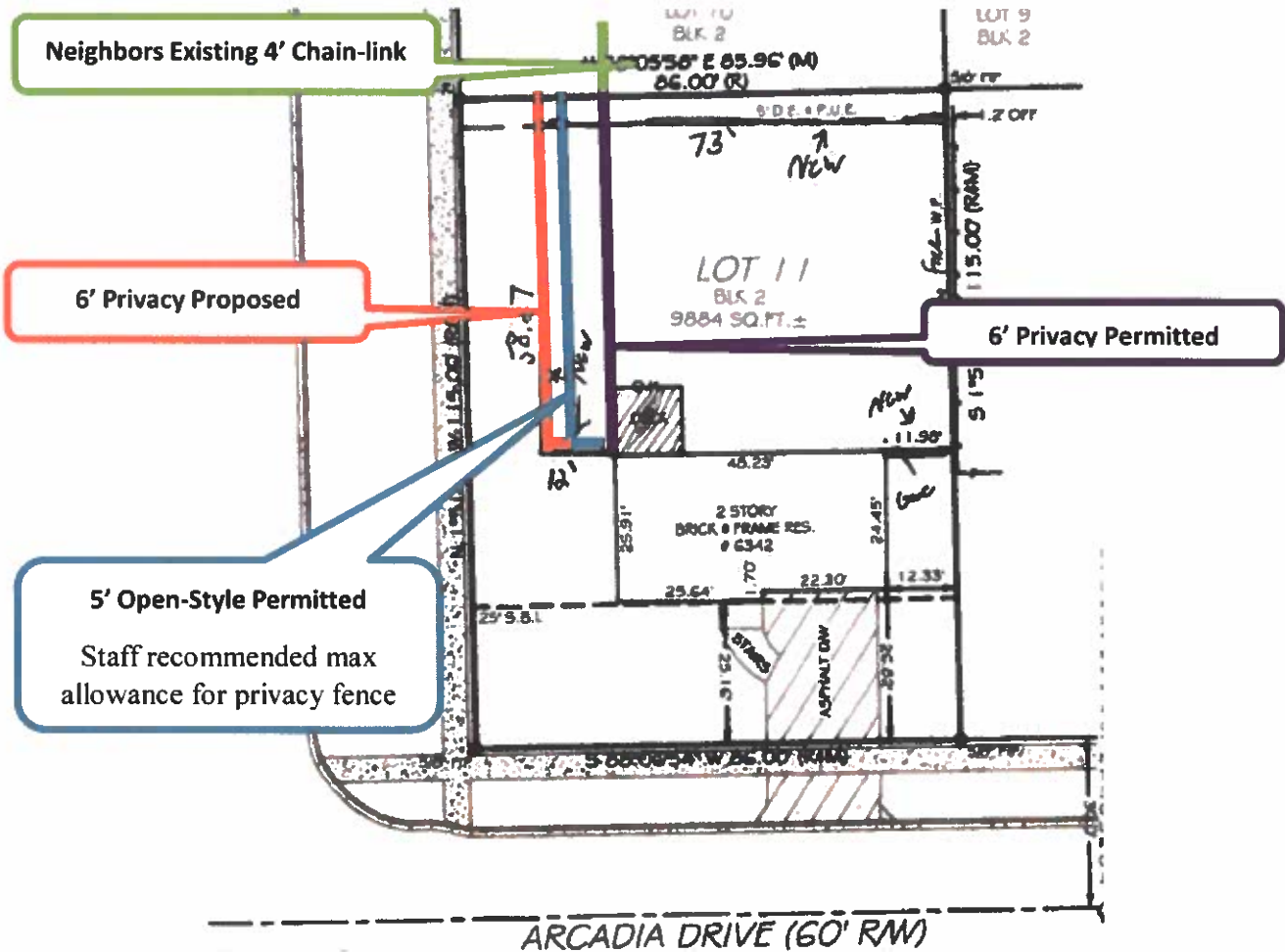
It should be noted that the subject property's neighbor (6343 Honey Ln) to the north currently complies with the fence requirements and has an open-style chain-link fence. It is likely that due to the back-to-back alignment of the lots, they will also apply for a Variation in the future to match the subject property's alignment and style and will refer to whatever decision is made for the subject property as precedence.



Above: Subject site with raised deck and patio below.



Above: Subject site with raised deck and patio below.



Above: Location and types of fences proposed and permitted. Purple is located at 25' setback line. Blue is a 10' encroachment (15' from property line). Orange is a 12' encroachment (13' from property line).

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Zoning Board of Appeals 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 Zoning Board of Appeals must provide findings for the first three standards; the remaining standards are provided to help the Zoning Board of Appeals further analyze the request. Staff prepared draft responses for the Findings of Fact below based on the recommendation of allowing only a 10-foot encroachment instead of the requested 12 feet.

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 can yield a reasonable return if they were to construct a fence to meet the zoning code; however, the Variation creates a more useful and attractive property that is similar in style and location of the neighbors.***
2. The plight of the owner is due to unique circumstances.
 - ***The reasons stated by the applicant for the Variation are the traffic on Ridgeland Avenue, existing fence locations along Ridgeland Avenue, and for additional privacy. These reasons are not physical hardships on the property and existed since its development. There is a property directly north that has the same lot configuration and has an existing fence that complies with the zoning code. The Petitioner has no immediately adjacent primary front yards or driveways or visibility impacts at the intersection. The wider than usual Ridgeland Avenue right-of-way also helps to buffer visual impacts of a fence.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The fence will be similar to other properties in the area. Along Ridgeland Avenue is a long fence line along the west side of the road and a large right-of-way width on both sides of the road that helps to buffer the visual impacts of the fences.***
4. Additionally, the Zoning Board of Appeals 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 Zoning Board of Appeals wishes to take action, an appropriate wording of the motions would read as follows below. Please note that the following is a draft motion recommending the 10-foot encroachment, compared to the Petitioners requested 12-feet. Any Board member may amend this recommended motion.

"...make a motion to recommend that the Village Board grant a 10-foot Variation to the Petitioner, Daiva Puriene, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a 6-foot high privacy fence to extend 10 feet into the required secondary front yard where a fence encroachment is not permitted at 6342 Arcadia Drive in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt recommended Findings of Fact as proposed by Village Staff as listed in the August 13, 2020 Staff Report."

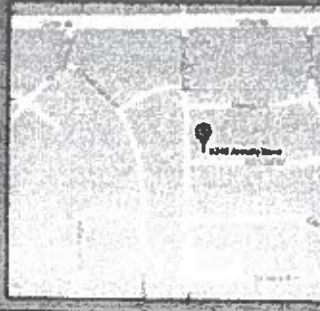
...with the following conditions:

[any conditions that the ZBA would like to add]

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Plat of Survey (Marked)	Petitioner/Exacta Illinois Surveyors, Inc.	11.19.2017 (Orig.)
	Variation Standards/Findings of Fact	Petitioner	7.7.2020

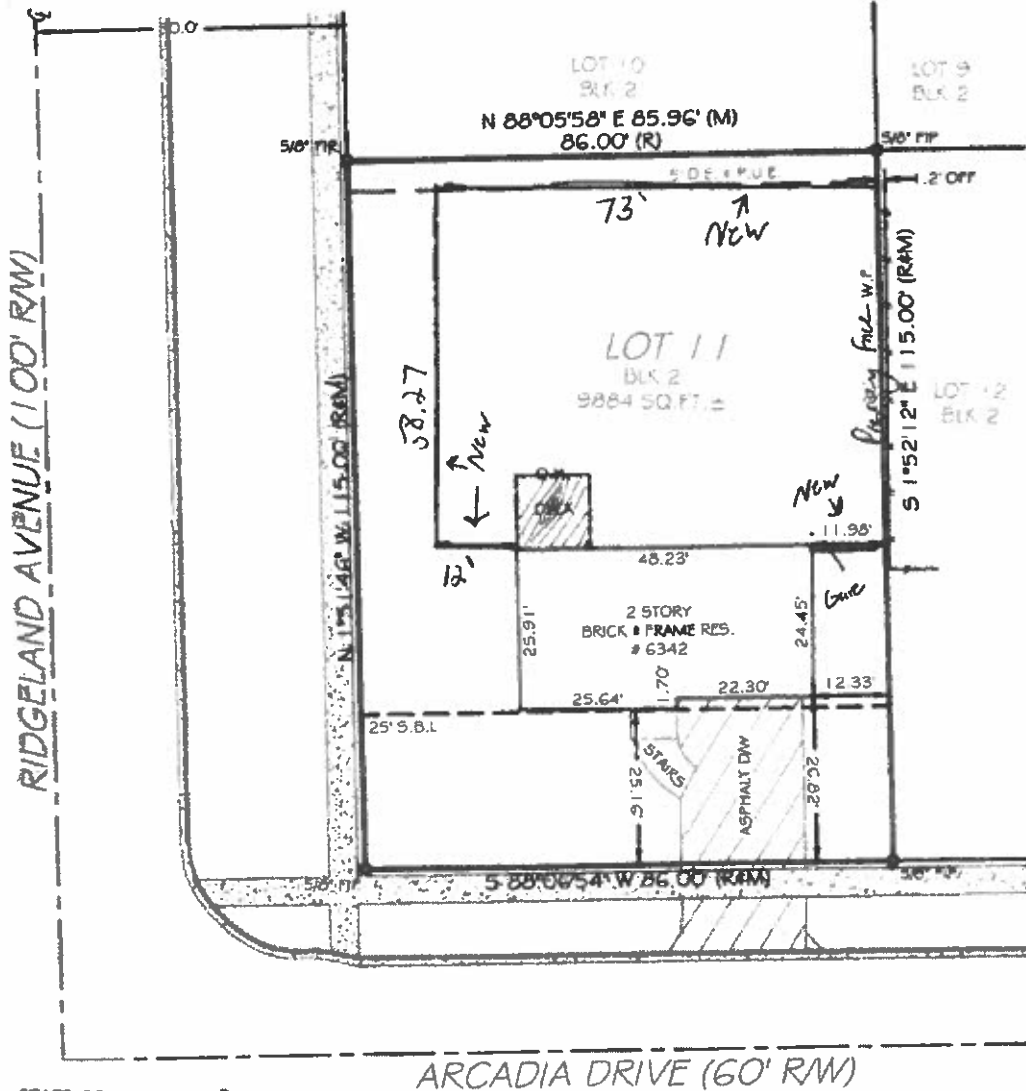
EXACTA
ILLINOIS SURVEYORS, INC



PROPERTY ADDRESS: 6342 ARCADIA DRIVE, TINLEY PARK, ILLINOIS 60477

SURVEY NUMBER: IL1711.1849

FIELD WORK DATE: 11/15/2017 REVISION DATE(S): (REV.1 11/19/2017)



17111849
BOUNDARY SURVEY
COOK COUNTY

LOT 11 IN BLOCK 2 IN LANCASTER HIGHLANDS UNIT NUMBER 1, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 49'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 495.00 FEET TO THE EAST LINE OF THE WEST 1/5 ACRES OF THE NORTH 80 RODS OF SAID NORTHWEST 1/4 THE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST DESCRIBED COURSE 290.0 FEET; THENCE SOUTH 0 DEGREES 10'20" EAST 329.54 FEET; THENCE SOUTH 11 DEGREES 47'15" EAST 59.95 FEET; THENCE SOUTH 17 DEGREES 53'29" EAST 59.7 FEET; THENCE SOUTH 25 DEGREES 57'19" EAST 59.7 FEET; THENCE SOUTH 31 DEGREES 54'39" EAST 59.96 FEET; THENCE SOUTH 43 DEGREES 53'01" EAST 133.42 FEET; THENCE SOUTH 46 DEGREES 06'59" WEST 115.00 FEET; THENCE SOUTH 45 DEGREES 38'27" WEST 60.00 FEET; THENCE SOUTH 46 DEGREES 06'59" WEST 40.00 FEET; THENCE SOUTH 66 DEGREES 12'43" WEST 43.74 FEET; THENCE SOUTH 89 DEGREES 59'51" WEST 700.22 FEET MORE OR LESS, TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 0 DEGREES 00'09" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 570.85 FEET TO THE SOUTH LINE OF THE NORTH 300 FEET OF THE WEST 1/5 ACRES OF THE NORTH 80 RODS OF SAID NORTHWEST 1/4; THENCE 89 DEGREES 49'40" EAST 495.00 FEET TO THE EAST LINE OF THE WEST 1/5 ACRES OF THE NORTH 80 RODS OF SAID NORTHWEST 1/4; THENCE NORTH 0 DEGREES 00'09" EAST 300.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ACCORDING TO PLAT OF SAID LANCASTER HIGHLANDS UNIT NUMBER REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 7, 1967, AS DOCUMENT 2333908

STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF NOVEMBER, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.





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 Fence
Annexation
Rezoning (Map Amendment) From to
Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
Site Plan
Landscape Change Approval
Other:

PROJECT & PROPERTY INFORMATION

Project Name: Kahr - Fence Installation
Project Description: Installation of Privacy Fence encroaching 12' into required secondary front yard
Project Address: 6342 Arcadia Drive
Property Index No. (PIN): 28-29-104-011-0000
Zoning District: Lancaster Highlands
Lot Dimensions & Area: 86' X 115'
Estimated Project Cost: \$ 4,500
9,890 sq ft

OWNER OF RECORD INFORMATION

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

Name of Owner: Michael J. Kahr
Company: Home owner
Street Address: 6342 Arcadia Drive
City, State & Zip: Tinley Park, IL, 60477
E-Mail Address: Carpenter AP 2005@aol.com
Phone Number: [Redacted]

APPLICANT INFORMATION

Same as Owner of Record

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

Name of Applicant:
Company:
Relation To Project:
Street Address:
City, State & Zip:
E-Mail Address:
Phone Number:



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize _____ (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): _____

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: [Redacted Signature]

Property Owner Name (Print): Michael J. Kahr

Applicant Signature: (If other than Owner) ||

Applicant's Name (Print): ||



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

Date:

7/7/2020

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 current ordinance (Section 111J) is hard/impossible to follow due to a preexisting upper deck (concrete) that are in the way of installing my fence along with multiple trees + tree roots that would have to be removed to install the proposed fence according to the current code.

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

I am not able to utilize all of my property due to the 25' set back for corner lots.

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

Preexisting owners plus 100 year old trees.

- 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.**

There are multiple trees on this property in which is not continuous to the rest of the zoning district.

- 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 fence is to protect my family + give some privacy to them since we are a corner lot. This land is already owned by me, I am not gaining anything financially.

- 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.**

It's a fence. It will not hurt anybody. There are other fences in the neighborhood that are built at the same set back. It will improve the neighborhood by not having to see me.

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

There are already fences built to these dimensions whether a variance was given or it was done without a permit. It will match with the rest of the neighborhood.

H. Describe how the requested Variance will not:**1. Impair an adequate supply of light and air to adjacent properties.**

I have no neighbors to the west, its a fence that is still set back from the public walkway.

2. Substantially increase the congestion of the public streets.

Traffic will no longer slow on Ridgeland because my family or dog are visible to traffic.

3. Increase the danger of fire.

There is no electrical, or fire pit close to the fence.

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

I am not changing any elevations, Draining will remain the same.

5. Endanger the public safety.

Fences pose no danger to public safety. If anything my family will be safer.

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

Having a beautiful new fence installed in the neighborhood will only increase curb appeal and property values.

Project Narrative

The variation would permit the petitioner (Michael Kahr) to install a 6' high privacy fence to encroach 12' into the required secondary front yard at 6342 Arcadia Drive on the west elevation due to obstructions (trees, preexisting deck from previous owners). Current zoning code from section III J. states that a 25' set back must remain. This is why a variation is being requested.



**MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

August 13, 2020

The meeting of the Zoning Board of Appeals, 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 13, 2020.

At this time, CHAIRMAN SEPESSY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN SEPESSY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN SEPESSY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

ROLL CALL

Zoning Board Members: Steven Sepessy, Chairman
Robert Paszczyk (Participated Electronically)
Donald Bettenhausen (Participated Electronically)

Absent Zoning Board Members: Jennifer Vargas

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

ZONING BOARD OF APPEALS CHAIRMAN, STEVEN SEPESSY called to order the Regular Meeting of the ZONING BOARD OF APPEALS on August 13, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the July 23, 2020 ZONING BOARD OF APPEALS Meeting was presented for approval. A Motion was made by ZONING BOARD MEMBER PASZCZYK, seconded by ZONING BOARD MEMBER BETTENHAUSEN, to approve the Minutes as presented.

CHAIRMAN SEPESSY declared the Minute approved by voice call.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS
SUBJECT: MINUTES OF THE AUGUST 13, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Item #1 PUBLIC HEARING: MICHAEL KAHR, 6342 ARCADIA DR. – CORNER FENCE VARIATION

Consider recommending that the Village Board grant Michael Kahr a Variation from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 6342 Arcadia Drive in the R-4 (Single-Family Residential) Zoning District. This Variation would permit the Petitioner to install a six foot (6') high privacy fence to encroach twelve feet (12') into the required secondary front yard.

Board Members: Steven Sepessy, Chairman
 Robert Paszczyk (Participated Electronically)
 Donald Bettenhausen (Participated Electronically)

Absent Zoning Board Members: Jennifer Vargas

Village Officials and Staff: Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guests: Michael Kahr, Petitioner (Participated Electronically)

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER PASZCZYK, to open the Public Hearing for Michael Kahr a Variation from Section III.J. of the Zoning Code (Fence Regulations). The Motion was approved by voice call.

CHAIRMAN SEPESSY declared the Motion approved.

CHAIRMAN SEPESSY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village policy.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner, Michael Kahr is requesting a 12-foot Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a six-foot-high privacy fence to encroach 12 feet into the required 25-foot secondary front yard setback (13 feet from the property line) on the property located at 6342 Arcadia Drive in the R-4 (Single-family Residential) zoning district.

The Petitioner has requested the Variation to increase privacy and backyard space at their property that is located along a busier collector road (Ridgeland Avenue). They also noted that there are existing deck beams and a pine tree that is in the way of running a fence straight on the setback line. The proposed privacy fence is proposed at 6 feet in height and to be constructed of cedar.

The Petitioner also noted the neighboring property across the street at 6343 Arcadia Drive received a prior Variation approval in 2013 (Ord. #2013-O-026). To the south of that lot, another property at 6342 Carlsbad Drive recently received approval to match the neighbor's fence location and design. Traditionally, the Zoning Board of Appeals and Village Board have limited variations for corner fence encroachments of privacy fences to a maximum of 10 feet. While the neighbor to the south received a prior Variation approval for 12 feet, the Findings of Fact for that approval noted the 2 additional feet being allowed were due to the existence of deck stairs that needed to be reconfigured and a large/old tree. The subject site does not have the same hindrances of placing a fence at the ten-foot encroachment. Staff recommends that only a 10-foot encroachment be permitted (15 feet from the property line), instead of the requested 12 feet, to maintain the precedence that has been set for a maximum extension of a fence into the secondary front yard.

The subject site is approximately a 9,890 sq. ft. size and 86 ft. wide lot and located in the Lancaster Highlands Subdivision on the northeast corner of Ridgeland Avenue and Arcadia Drive. The lot meets the minimum zoning requirements for lot width and size of a corner lot in the zoning district. The house has an existing elevated deck in the rear with a patio located under the deck.

The subject site has a neighbor to the south (6343 Arcadia Dr.) that received a corner fence variation in 2013 (Ord. #2013-O-026) to extend the fence 12 feet from the allowable setback for a 6-foot-high privacy fence. The ZBA noted at the time that 10 feet was their typical maximum allowance, but that two additional feet was acceptable here due to an existing large tree and the location of deck stairs. At the public hearing, it was also noted PVC was preferred material for corner fence variations due to maintenance and issues with wood and was required on the request.

The immediately adjacent neighbor to that property (6342 Carlsbad Drive) recently had a public hearing and received a Variation to place a fence matching the adjacent neighbor's fence. The Findings of Fact noted that the ZBA was comfortable matching the neighbor's fence location at a 12-foot encroachment. The fence is also the same style, color (white), and material (PVC) as the neighbor's fence. The alternative of only granting 10 feet would have created a 2-foot jog in the fence line if they only allowed the typical 10-foot encroachment, which is not as visually appealing.

The subject property is a corner lot located within the Lancaster Highlands Subdivision and zoned R-4 (Single-Family Residential). All properties surrounding the subject parcel are single-family home lots also zoned R-4. The subject parcel meets the minimum lot size and width required for a corner lot in the zoning district. Most corner lots in the Village are subdivided with additional lot size and lot width to accommodate the secondary front yard setback requirements. This avoids the situation where a corner lot has less backyard space than the neighboring interior lots.

In January 2018, the fence regulations were amended regarding fences within a required secondary front yard. This was a departure from the previous code which was not uniformly enforced, created aesthetic issues in streetscapes, and resulted in many non-conforming fences. It was known that the new requirements caused some non-conforming situations, but the zoning code amendment has since limited new unattractive and unsafe fences to be installed. The amendments allow for some additional corner lot fence flexibility if there is no neighboring front yard. However, only a 10-foot encroachment is permitted and the fence must be a maximum of 5-foot-high and a 50% open design (permeable to light and air) fence.

The majority of fences in the subdivision follow the Zoning Code's fence ordinance and are set back to the building line or in compliance with the 50% open design and five-foot height maximums. Ridgeland Avenue is unique in that most of the west side of the road in this area are rear yards and there is a rear yard fence line running most of the block from Honey Ln. to Willow Lane Dr. The property immediately to the south (6343 Arcadia Dr) was approved for a Variation (Ord. 2013-O-026) due to the development pattern on Ridgeland Avenue with many fences, traffic, an existing deck, and an existing tree. The neighbor to the

south of that property (6342 Carlsbad Dr) received approval on August 4, 2020 for a similar Variation that matches the immediately adjacent neighbor's fence in location, style, and color.

It is important to note that if any amount of a corner fence Variation is approved, the portion of the lot in the enclosed fence is still considered a secondary front yard and accessory structures such as a shed, deck, patio, and pool will not be permitted in that space unless additional Variations are granted.

Mr. Ritter completed and overview the general corner fence code background, request history, code reasoning, code requirements, standards, hardships, corner lot setups, and concerns with precedence with any variation request.

The Petitioner is requesting a Variation from the Zoning Code to construct a new six-foot-high, solid privacy style fence that will extend 12-feet out to the property line along Ridgeland Avenue. The fence will be constructed of cedar. The Petitioner has requested the Variation due to their location along a more heavily traveled street, existing fence locations along Ridgeland Avenue, and for additional privacy. There are few primary front yard or driveways on this section of Ridgeland Avenue and none adjacent to the subject site. The Ridgeland Avenue parkway is significantly wider at this location than most residential streets that help to soften the effects of corner fences. There is approximately 22 feet between the street and the sidewalk along Ridgeland Avenue and most residential parkways are approximately 8 feet.

Hardships for a Variation must be related to the physical characteristics of the property and cannot be created by the owner (or previous owners) of the property. The Petitioner has a few code-compliant options that are possible, including, receiving administrative approval for a five-foot-high open-style fence extending up to ten feet into the secondary front yard. Alternatively, a privacy fence is permitted at the 25 feet house setback line. If there are no concerning visual appearance or safety issues, the ZBA has considered allowing the 10-foot encroachment to be a 6-foot privacy fence instead of the permitted 50% open style and maximum 5-foot height in the past. Unlike the property at 6343 Arcadia Drive, there is no unique situation that requires a need for a 12-foot encroachment instead of the typical 10-foot. Staff has concerns about the precedence being set with no unique situation on the subject property for the additional 2 feet. If determined that there are no negative visual impacts related to the proposed fence encroachment, staff recommends the Board maintain the 10-foot maximum encroachment into the required front yard setback. The Board can also consider the long-term visual aspects of wood compared to PVC, which is considered more durable and have less maintenance.

It should be noted that the subject property's neighbor (6343 Honey Ln) to the north currently complies with the fence requirements and has an open-style chain-link fence. It is likely that due to the back-to-back alignment of the lots, they will also apply for a Variation in the future to match the subject property's alignment and style and will refer to whatever decision is made for the subject property as precedence.

Mr. Ritter noted the current open items for discussion by the ZBA:

1. Discuss the 12-foot encroachment Variation requested compared to maintaining the standard maximum of 10 feet for fence Variations.
2. Discuss the use of wood on a corner fence that extends into the required secondary front yard, compared to the use of PVC.

CHAIRMAN SEPESSY asked for comments from the Commissioners.

COMMISSIONER PASZCZYK noted there are full grown trees on the property and will the fence affect the roots or kill the tree.

Mr. Ritter replied putting a post or two in the root area is a small disturbance that would not typically kill a healthy tree.

COMMISSIONER PASZCZYK asked the Petitioner why he has asked for a wood fence rather than a vinyl fence, which is his preference due to maintenance.

Mr. Kahr replied that the vinyl fence would cost quite a bit more than the wood fencing and the wood fence would match the neighbors fence to the east of his house. That is what they plan to fence their whole yard in and would like it to match.

COMMISSISONER PASZCZYK noted staff is recommending 10' and why is the Petitioner asking for a 12' setback.

Mr. Kahr replied that the 12' setback would be located on the outside of his landscaping. With 10' he would have to pull up all his bushes and flowers coming off the back of his house. He would be willing to do 10' if required to get approval, but would prefer the 12' setback for that reason.

CHAIRMAN SEPESSY inquired what staff's opinion is on semi private rather than full privacy.

Mr. Ritter replied that in this situation it comes down to aesthetics, not visual safety of vehicles or pedestrians. So, some of it is just visual preference. Staff's preference would be for a 50% open style fence with some landscaping to meet the code requirement. Anything closer to the code is better though. Corner lots are very visible and the more open it is the less domineering the fences will be along the street.

CHAIRMAN SEPESSY asked Mr. Kahr to address the Commission. CHAIRMAN SEPESSY swore in the Petitioner.

Mr. Kahr replied that using PVC would completely close off the yard. He is looking for a 6' solid wood fence for privacy and security. He has dogs and kids and would prefer that people cannot see into his yard at all. PVC fencing costs quite a bit more. There is no other way to put in posts by his deck unless he bumps out the fence. He does not understand the need for the aesthetics and if he was able to go off the back of his house, he could use a solid wood privacy fence. Now because of the Variance and the fact that it is only a couple feet difference it would be more difficult. The parkway is 22' off Ridgeland Avenue and anywhere else it is an 8' setback for the parkways. Ridgeland is a relatively busy street as well. This should be considered that the privacy fence is setback that far.

COMMISSIONER PASZCZYK noted that since the house rests on Ridgeland Avenue he sees no problem with the privacy fence request. He does care about material and location though.

COMMISSIONER BETTENHAUSEN noted he could support a privacy fence with a 10' or 12' setback if the 6' high fence was PVC. This will be consistent with other fences on Ridgeland Avenue. He is not a big fan of privacy fences from a police perspective. With a privacy fence you cannot see in the yard if the police are looking for someone. Gives people more places to hide.

Mr. Ritter asked for discussion and clarification by the ZBA on the location, type, and size of the fence before the ZBA proceeded to a motion being made.

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER PASZCZYK, to close the Public Hearing for Michael Kahr a Variation from Section III.J. of the Zoning Code (Fence Regulations). The Motion was approved by voice call.

CHAIRMAN SEPESSY declared the Motion approved.

Mr. Ritter noted the drafted Standards for Variation.

PUBLIC COMMENT:

None

CHAIRMAN SEPESSY noted he understands the cost factor of the PVC fencing. It is possible to get wood fencing that is not 100% privacy. His preference was for something similar to a shadow box style.

A Motion was made by COMMISSIONER BETTENHAUSEN, seconded by COMMISSIONER PASZCZYK to recommend that the Village Board grant a 12-foot Variation to the Petitioner, Michael Kahr, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a 6-foot high privacy fence to extend 12 feet into the required secondary front yard where a fence encroachment is not permitted at 6342 Arcadia Drive in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt recommended Findings of Fact as proposed by Village Staff as listed in the August 13, 2020 Staff Report.”

Mr. Kahr inquired if he did not need the Variance and he went off the back of his house he could have a 6’ solid wood privacy fence.

Mr. Ritter replied this is correct that he could have a privacy wood fence if it was setback to the house.

Mr. Kahr noted that somewhat negates concerns about police visibility because they could have a privacy fence there anyways. He said he was flexible about location but really preferred a wood fence with as much privacy as possible

COMMISSIONER BETTENHAUSEN seconded by COMMISSIONER PASZCZYK, **AMENDED** the motion to reflect a 6’ wood shadow-box style, semi-private wood fence to extend 10 feet into the required secondary front yard where a fence encroachment is not permitted at 6342 Arcadia Drive in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt recommended Findings of Fact as proposed by Village Staff as listed in the August 13, 2020 Staff Report.”

AYES: COMMISSIONERS BETTENHAUSEN, PASZCZYK & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Motion carried by roll call.

This item will be heard at the Village Board on September 1, 2020

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-057

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL
DEVIATION FROM THE MERCURY BUSINESS CENTRE PUD WITH EXCEPTIONS
FROM THE ZONING ORDINANCE FOR HAILSTORM BREWING COMPANY
LOCATED AT 8060 186TH STREET**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-057**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MERCURY BUSINESS CENTRE PUD WITH EXCEPTIONS FROM THE ZONING ORDINANCE FOR HAILSTORM BREWING COMPANY LOCATED AT 8060 186TH STREET**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for the granting of a Special Use Permit for a Substantial Deviation from the Mercury Business Centre Planned Unit Development with Exceptions from the Zoning Ordinance to construct a permanent outdoor patio are at 8060 186th Street, Tinley Park, Illinois 60487 ("Subject Property") has been filed by Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co. ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit for a Substantial Deviation should be granted on August 20, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the "Village of Tinley Park Temporary Public Participation Rules & Procedures", at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission vote 5-0 and has filed its report and findings and recommendations that the proposed Special Use Permit be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special Use Permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit as set forth in Section X.J.5 of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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

1. 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 proposed PUD exceptions will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the maximum occupancy is not proposed to increase with the addition of a patio. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site and protect customers within the new patio area. The proposed plans also include improvements to the landscaping at the site to make it more attractive and an inviting space for customers to eat and drink.*
2. 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 PUD exceptions will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because the property has been operating with the same occupancy for over 5 years. On-street parking primarily occurs on weekend evenings when other businesses in the area are not in operation. If any future issues with truck access in the area arises, the petitioner is required to adequately correct the situation.*
3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed PUD exceptions will not impede the normal and orderly development and improvement of surrounding property because the use is just expanding to have outdoor seating on an existing property. The surrounding properties are already developed without significant changes expected in the near future.*

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *Adequate utilities, access roads, drainage, etc. have already been provided to the overall site. The overall grading of the patio will change slightly to the current use as a parking lot, but all changes will be reviewed and approved by the Village Engineer to ensure adequate drainage is maintained.*
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposal makes changes to ensure the parking and drive aisles are maintained and safe for vehicles and for customers sitting on the patio. The fencing is setback from the street, a maximum of four feet in height, and is a 75% open design to ensure adequate visibility at the intersection.*
6. 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.
 - *Other than the exceptions to the zoning code, the site and use will otherwise with all Village ordinances, including applicable engineering standards and all building codes.*
7. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The use contributes directly and indirectly to the economic development of the community because it allows for the existing business to add additional outdoor space for customers and events. A permanent outdoor patio space is safer and more attractive long-term option than temporary patios setup for the COVID-19 pandemic. The patio will create a more active space in an area with little activity during the evenings and benefit the overall industrial park.*

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: LOT 8 IN MERCURY BUSINESS CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1994 AS DOCUMENT NO. R94-82441, IN WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 19-09-02-203-002-0000

COMMONLY KNOWN AS: 8060 186th Street, Tinley Park, Illinois

SECTION 4: That a Special Use Permit for a Substantial Deviation with Exceptions to allow for the construction of a permanent outdoor patio area at the Subject Property where an Brewery taproom and restaurant is located, is hereby granted to the Petitioner, subject to the following condition:

1. The occupancy limit shall not be increased from the current limit of 90. If a private parking agreement with a neighboring property is put in place, the occupancy limit may also be correspondingly increased, subject to building code and fire department review and requirements.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 1st day of September, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 1st day of September, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-057, “AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MERCURY BUSINESS CENTRE PUD WITH EXCEPTIONS FROM THE ZONING ORDINANCE FOR HAILSTORM BREWING COMPANY LOCATED AT 8060 186TH STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 1, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of September, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

August 20, 2020 – Public Hearing

Petitioner

Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co.

Property Location

8060 186th Street

PIN

19-09-02-203-002-0000

Zoning

M-1 PD (General Manufacturing, Mercury Business Centre PUD)

Approvals Sought

Site Plan Approval
Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner

Hailstorm Brewing – Taproom Outdoor Patio

8060 186th Street



EXECUTIVE SUMMARY

The Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., is requesting Site Plan Approval and a Special Use Permit to amend the Planned Unit Development (PUD) to allow for Exceptions to the Zoning Ordinance for permitted fence locations and minimum parking requirements. The requests would allow for the installation of a permanent outdoor patio where there are currently parking stalls at the Hailstorm Brewing taproom located at 8060 186th Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district.

Hailstorm Brewery has operated the taproom at the subject site since 2014 and in December 2019 finished renovations to expand the seating area and add a full kitchen on the site. The brewery has been successful and does host events (private and public) throughout the year on the site. The Petitioner has been exploring installing the outdoor patio for a couple of years; however, the COVID-19 pandemic had provided a push to create the outdoor space faster. It also allowed an opportunity to test a temporary patio that was set up in May and has received positive feedback by customers.

Outdoor patio areas require Site Plan Approval when added to existing spaces to ensure they are well designed, safely located, and do not cause any unintended issues on the site or to surrounding properties. Based on the proposal, the Petitioner requires an exception to the fence requirements due to the patio's location in the front yard of the property and need to enclose the area for a liquor license. Additionally, an exception to the parking minimum is required due to the reduction of parking and increase in seating capacity. The site was originally designed for industrial and office parking demands, which are typically lower than that of commercial properties that the public visits. The Petitioner owns the building and business and has other industrial tenants in the building. However, most are only open and operating during the day and have little activity during weekends and nights when Hailstorm is busiest.

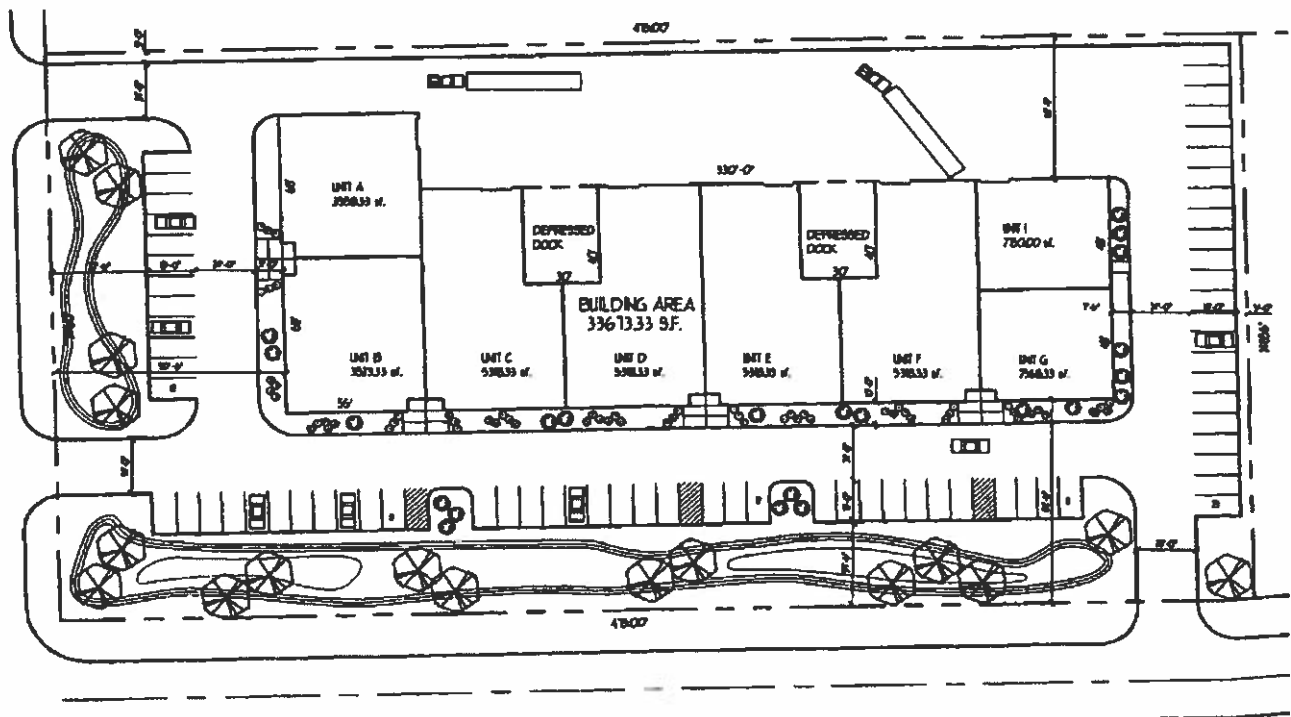
Changes to the August 4, 2020 Staff Report are indicated in RED.

EXISTING SITE & HISTORY

The subject site was approved in 1995 and opened in 1997 as part of the Mercury Business Centre Planned Unit Development (PUD). The multi-tenant building has an address range of 8050-8064 186th Street and originally had eight different tenant spaces. The site is 117,000 sq. ft. in size with an approximately 34,000 sq. ft. building. The building was designed as a multi-tenant industrial flex-space building that could function as office, manufacturing, or warehousing space. The structure was designed with a professional office building appearance on the front facades but allowed for docks and overhead doors in the rear. A 10-foot landscape buffer was installed surrounding the site.



The petitioner opened their brewery and taproom at the subject property in 2014 occupying Unit C & D. It started as only a taproom with beer served and they had food trucks during the weekends and special events. The brewery has had success at its taproom location and growing distribution in the Chicagoland area. In 2019 an expansion of the brewery and taproom was completed that added additional brewery space, seating, and a full kitchen that offers a rotating menu. Hailstorm Brewery now occupies Unit A-D. Other tenants currently include Region Construction, Metridea Inc, and Xtreme Fire Protection.



Above: 1995 Originally Approved Site Plan for "Mars Building"

ZONING & NEARBY LAND USES

The subject site is zoned M-1 PD (General Manufacturing, Mercury Business Centre PUD). The surrounding sites on all sides of the property are also located in the same zoning district and PUD. All properties are similar light industrial and office buildings with a variety of uses.

A brewery, brewpub, and restaurants are a fairly unique use to have in an industrial area. However, breweries often prefer these industrial locations due to a large amount of open floor space, high ceilings, docks, and other aspects of the space that make it beneficial for beer production equipment and distribution. The taprooms and restaurants associated with breweries usually start as a limited accessory use, but can become a popular destination themselves.

While these brewpub and restaurant uses haven't traditionally been associated with industrial uses, the Village allowed for breweries and the associated restaurant and brewpub aspects, to be permitted by right in ORI and M-1 districts to help promote their location within the Village. The sites usually have less visibility but often function as a destination with customers headed there before they leave their house. The Village currently has three breweries located in the Village (Hailstorm, 350, Soundgrowler) with a fourth under construction currently (Banging Gavel).



Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation which has a larger context to requirements that effects the entire Village.

PUD EXCEPTIONS

The Exceptions being requested are listed below. Each exception is further explained in the following sections below.

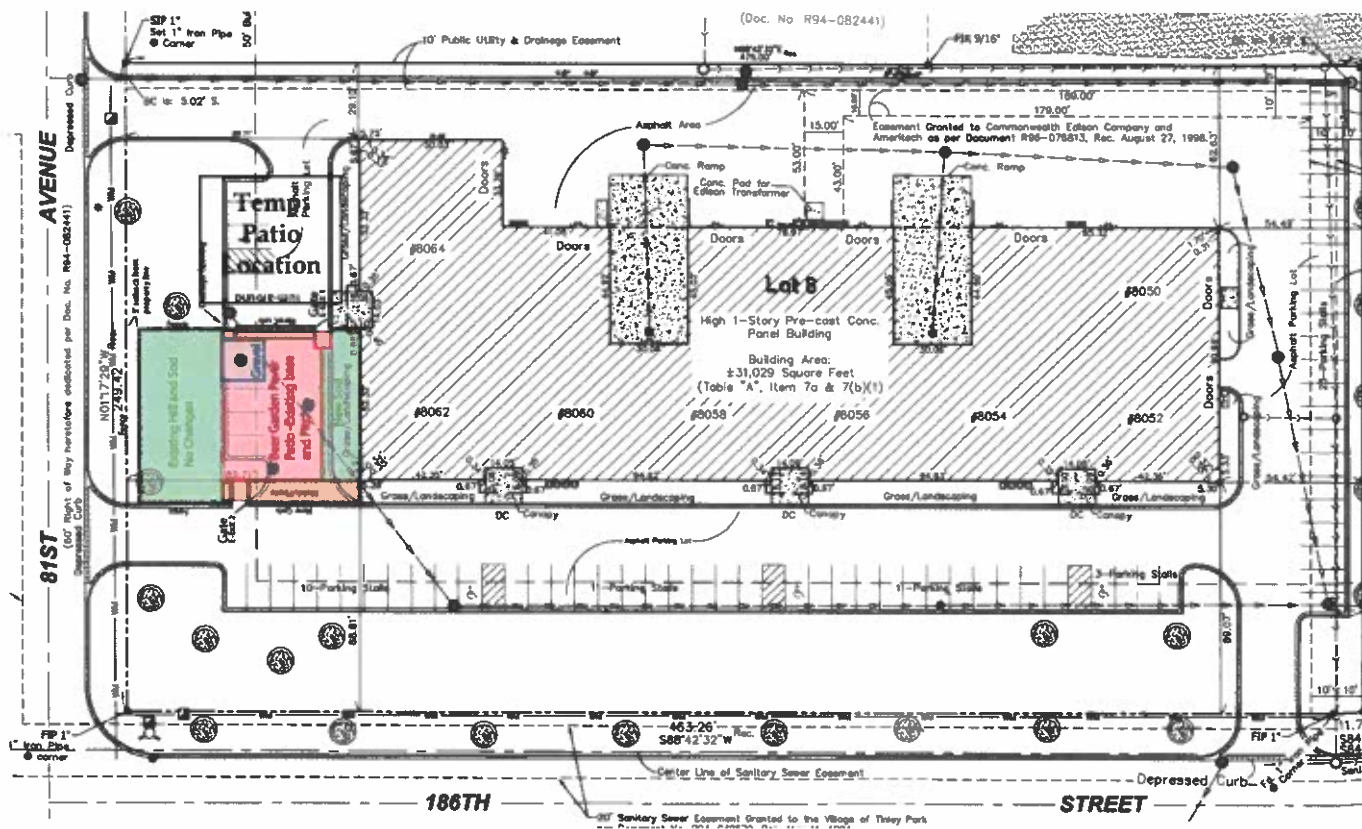
1. Exception from Section III.J. (Fence Regulations) to permit a fence to be located in the primary front yard of a lot where one is not permitted. The fence is proposed and must remain a 75% open design aluminum fence that is wrought-iron style and a maximum of five feet in height.
2. Exception from Section VIII.A.10 (Required Parking Spaces) to permit a site with parking under the required minimum for the existing and proposed uses. The brewery, taproom, and restaurant use are limited to a capacity of 90 people unless additional parking is provided with a cross-parking agreement.

PROPOSED SITE PLAN, LANDSCAPING, & DESIGN

The Petitioner is requesting the addition of a permanent outdoor patio at their existing brewpub location. The Petitioner has been exploring the addition of an outdoor patio for some time. However, the COVID-19 pandemic had provided a push to create outdoor dining space faster. It also allowed an opportunity to test a temporary patio that was setup in May and has received positive feedback from customers.

The patio area is proposed to be directly west of the taproom seating. This location allows for the easiest access for customers and direct visibility of employees to the patio at all times. The visibility is important from a liquor control perspective and unique because service is typically given at the bar and then customers find a seat; there are not typically employees in the seating area except for occasional cleanup. The patio location also allows the potential to add windows or doors that open along the western frontage in the future to create open seating and a view of the stage on the interior of the space.

The area to the north, where the current temporary patio is located, was considered since it would be better for the parking layout. However, that space is not directly adjacent to the interior seating area, is a longer walk for customers, and would be more difficult for employees to monitor.



The patio area is utilizing the existing paved parking lot that has 5 existing parking stalls and a grass bufferyard area. The patio will require removal of existing asphalt, minor grading/base changes, and installation of new paver bricks. The bufferyard area will remain grass and there is no existing landscaping. A grass area nearest to the building would replace foundational bushes and provide a place for bags and other outdoor games to be set up.

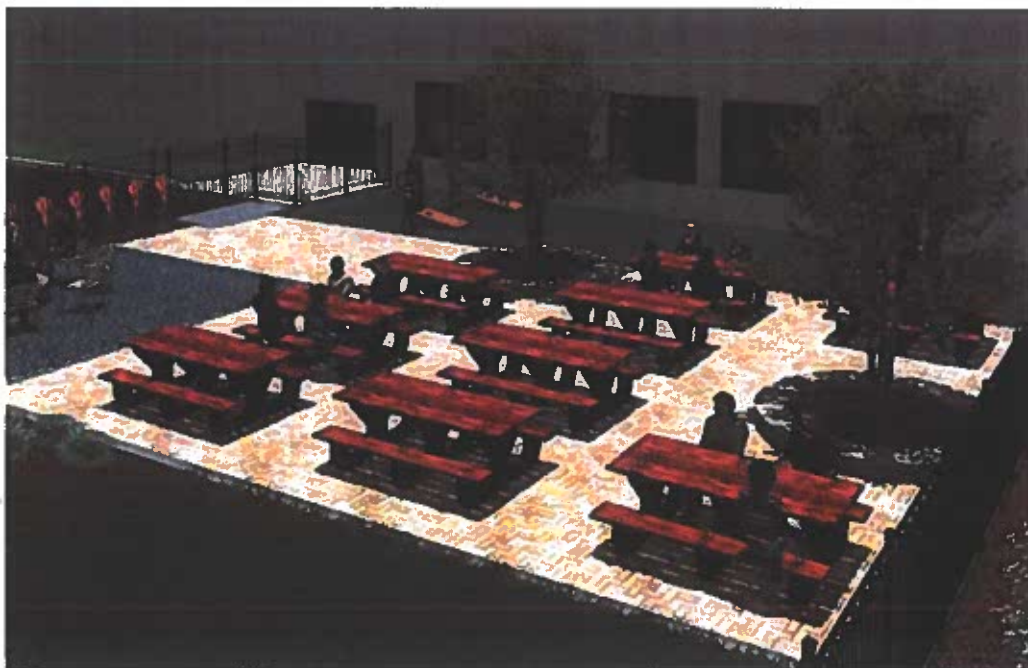
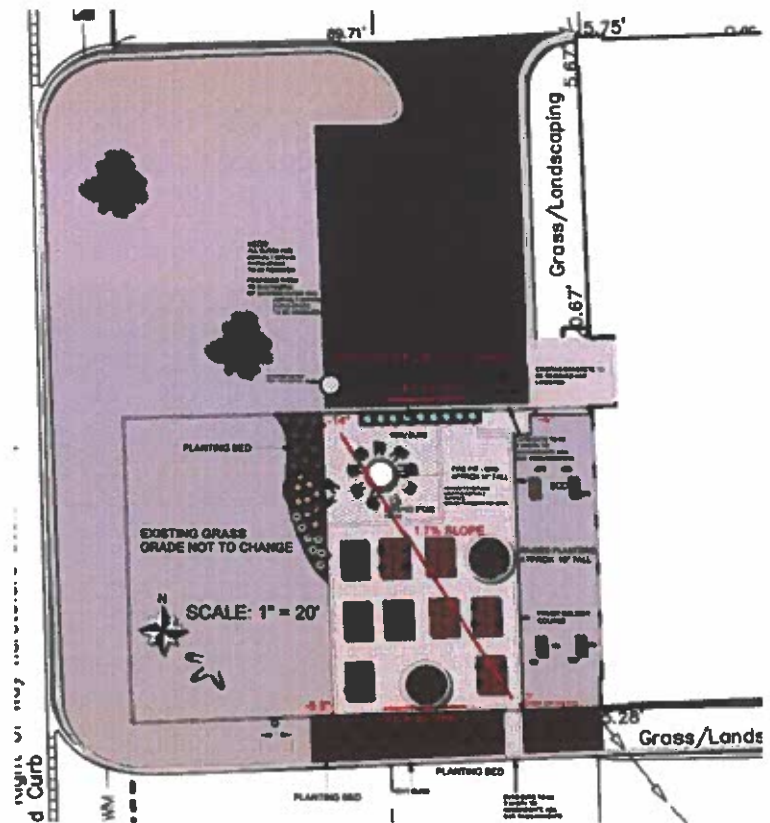
Landscaping is being added to the bufferyard and along the north and south sides of the patio where new curbing is being installed. The landscaping will be shrubs and flowers to help soften the patio area and make it an inviting space to sit. Two trees are also proposed in the patio area to provide shade.

The patio is expected to have a four or five-foot-high fence installed around the perimeter and would only be entered by entering the building. The fence would be a black aluminum fence in the wrought iron style. Fencing is not allowed in a primary front yard on any lot, with the exception of an allowance for patios in the Legacy District. While patios are not typical in industrial areas, it will add an attractive and activated entrance to the business. The fence has a goal of delineating the space where alcohol can be consumed on-premise and helps to protect customers. The proposed fencing will be a 75% open design fence that does not present any visibility or safety issues from the street or driveways.

Open Item #1: Discuss the requested Exception to the fence regulations to permit a fence to be located in a primary front yard.

Wood picnic-style tables are expected to be used and there will also be a fire pit seating area. No changes to the site lighting or signage are proposed. Any new signage must comply with the Zoning Code requirements. Engineering has reviewed the initially proposed grades of the patio and believes it will be acceptable. However, the final engineering/grading plans will require approval to ensure positive stormwater flow is maintained and the patio is ADA compliant. A condition is recommended that the final approval is subject to final engineering approval by the Village Engineer.

Open Item #2: Staff recommends a condition be added that the approvals are subject to final engineering plan approval by the Village Engineer.



Above: View of patio looking east towards the building.



Above: View of patio looking south.

PARKING & TRAFFIC

Commercial Uses in Industrial Locations

Uses like breweries, brewpubs, and taprooms have traditionally located in industrial areas. These are appealing because the equipment for brewing is often very large and requires a lot of space. Additionally, it requires truck deliveries to and from the site. Breweries have grown rapidly in popularity recently and also typically function as a destination, meaning customers know they are going there before they leave their house. They do not often require high visibility or extensive signage for this reason. However, as breweries grow, they provide some unique challenges for areas designed for industrial/office uses. These industrial/office buildings are often not designed with customers or the general public in mind. They often lack sidewalks, crosswalks, signage, or other amenities that make locating and navigating them easier. Additionally, there is often heavy truck traffic due to the traditional uses of the space that can require additional roadway space to make turns. Parking also can become an issue because the warehouse spaces were not anticipated to have large occupancies when much of the interior space is designed for product production and storage. Parking for these is usually only designed for employees with a few for visitor stalls.

Current Site Parking

Currently, there are approximately 95 parking stalls on the site. The patio proposal includes the removal of five parking stalls resulting in a parking total of 90. The brewery currently has a capacity limit of 90 persons. However, that brewery space itself has a larger building capacity for more people but is limited due to parking limits. This proposal would increase the total seating capacity of the space by approximately 50 seats. While there are still 90 stalls, some of these are used by the businesses to store related vehicles overnight and others are used by employees of Hailstorm Brewing.

The Zoning Code regulates “Eating or drinking place, bar, cocktail lounge, or indoor entertainment” by requiring one space for each seat and one space for each employee. As has been mentioned in the past, these regulations are dated and can be difficult to apply for a one size fits all approach. This is particularly an issue for businesses in this category when there is movable seating, private events, and entertainment that may expand capacity, without more tables. Due to the uniqueness of these spaces, it has been difficult to find exactly what the parking requirements are at the building. It would also require calculating parking for the other industrial tenant spaces that require one space for every two employees and one space for each vehicle used in the conduct of the business.

The brewery has peak hours of operation (Friday and Saturday evenings) that are opposite of the other tenants in the multi-tenant building, as well as the neighboring properties (Weekday business hours). The main concern with the use of on-street parking is that they are public spaces not dedicated to one business and also that they can limit truck turning movements in an industrial area. The Petitioner has noted they have not had any issues or complaints about customer parking at their facility. Customers do occasionally park on the street during special events, often due to the convenience of those spaces. The Petitioner owns the building as well and they have been cognizant of the parking demands and hours of operation of those users. It should be noted that new uses permitted by-right in the district could locate nearby and may have different hours or truck schedules that can overlap the peak hours of the brewery. The goal of the parking regulations limiting the use of on-street parking is also in place to ensure business customers are not parking in residential areas. This location is not adjacent to any residential zoning and that is not a large concern.

Staff Review

In a scenario such as this, with a variety of different factors on an existing site, staff would typically request a professional parking count and study be conducted. The Plan Commission has the authority to recommend the parking requirement based on that analysis. With the current COVID-19 pandemic, it has made conducting a parking and traffic analysis difficult because the conditions and demand are not "typical". Instead, for evidence staff has relied heavily on the lack of any formal complaints by neighboring properties and input provided by the Petitioner that they rarely ever use street parking, except for a handful of times a year. There is some expectation that property owners will manage their parking demand so that their site and business will be successful. In this situation, it is helpful that the owners of the property are the same as those operating the business asking for a parking exception. However, staff still wants to ensure that the proposed parking does not negatively impact any surrounding properties.

The location is far from any residential areas and staff's primary concern is in regards to potential truck movement/turning issues through the area when there is on-street parking along 186th Street or 81st Avenue. To ensure these concerns can be managed if issues occur in the future, staff is recommending a condition be added that if there are on-street parking or truck movement issues, the petitioner will need to correct the situation by providing for cross-parking off-site at a neighboring property, striping individual stalls on 186th Street, installing signage limiting parking in certain areas of the street, or another solution as approved by Village staff. Staff also recommends maintaining the current capacity to 90 persons due to the limited parking availability on the site. The limit has avoided any known issues to-date and is expected to stay that way with the new patio addition. That capacity limit would be able to be increased if a formal parking agreement is in place with an adjacent property.

~~**Open Item #3: Discuss parking exception and overall proposed parking on the site. Discuss maintaining the existing occupancy limit of 90 persons at this location, with the understanding it can be increased with the approval of a cross-parking agreement with an adjacent property.**~~

~~**Open Item #4: Discuss the recommended condition requiring that if parking issues or truck movement issues are witnessed in the future, the Petitioner will need to work with staff on a solution, including but not limited to entering into a cross-parking agreement with a neighboring property owner, striping/maintaining individual parking stalls on 186th Street, or installing signage limiting parking in certain areas on the roadway.**~~

WORKSHOP SUMMARY

The Plan Commission had few concerns about the Zoning Ordinance exceptions being requested as part of a PUD. While the business is busy and on-street parking does occur occasionally, it tends to only happen on weekend evenings and special events when other businesses are closed. A condition will be added continuing to limit the business occupancy based on the on-site parking supply, but can be expanded if a cross-parking agreement is put in place with a neighboring property.

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. Special Uses for Planned Unit Developments (PUDs) are unique in that there is the context and intent of the PUD that is unique in nature and may necessitate regulations that differ from the requirements utilized through the rest of the Village. Staff has provided the following draft Findings of Fact. These draft findings may be amended as the Plan Commission feels fit prior to supplying a recommendation to the Village Board.

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 proposed PUD exceptions will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the maximum occupancy is not proposed to increase with the addition of a patio. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site and protect customers within the new patio area. The proposed plans also include improvements to the landscaping at the site to make it more attractive and an inviting space for customers to eat and drink.*
- 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 PUD exceptions will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because the property has been operating with the same occupancy for over 5 years. On-street parking primarily occurs on weekend evenings when other businesses in the area are not in operation. If any future issues with truck access in the area arises, the petitioner is required to adequately correct the situation.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed PUD exceptions will not impede the normal and orderly development and improvement of surrounding property because the use is just expanding to have outdoor seating on an existing property. The surrounding properties are already developed without significant changes expected in the near future.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *Adequate utilities, access roads, drainage, etc. have already been provided to the overall site. The overall grading of the patio will change slightly to the current use as a parking lot, but all changes will be reviewed and approved by the Village Engineer to ensure adequate drainage is maintained.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposal makes changes to ensure the parking and drive aisles are maintained and safe for vehicles and for customers sitting on the patio. The fencing is setback from the street, a maximum of four feet in height, and is a 75% open design to ensure adequate visibility at the intersection.*

- 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.
- *Other than the exceptions to the zoning code, the site and use will otherwise with all Village ordinances, including applicable engineering standards and all building codes.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The use contributes directly and indirectly to the economic development of the community because it allows for the existing business to add additional outdoor space for customers and events. A permanent outdoor patio space is safer and more attractive long-term option than temporary patios setup for the COVID-19 pandemic. The patio will create a more active space in an area with little activity during the evenings and benefit the overall industrial park.*

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. The Architectural Standards have not been included since the proposal does not include and building or architectural changes. Staff will prepare draft responses for these conditions within the next Staff Report.

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.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., Site Plan Approval to construct a permanent outdoor patio where parking currently exists at 8060 186th Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. *The occupancy limit shall not be increased from the current limit of 90. If a private parking agreement with a neighboring property is put in place, the occupancy limit may also be correspondingly increased, subject to building code and fire department review and requirements.*
2. *Site Plan Approval is subject to approval of the Special Use Permit by the Village Board.*
3. *Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer."*

[any other conditions that the Commission would like to add]

Motion 2 (Special Use):

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., to permit a Deviation from the PUD with exceptions for fence regulations and minimum parking requirements to add a permanent outdoor patio on the property located at 6800 186th Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the August 20, 2020 Staff Report, subject to the following condition:

1. *The occupancy limit shall not be increased from the current limit of 90. If a private parking agreement with a neighboring property is put in place, the occupancy limit may also be correspondingly increased, subject to building code and fire department review and requirements.*

[any other conditions that the Commission would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Project Narrative	Petitioner	6/1/2020
Tenant Parking Letters	Petitioner	6/2/2020
ALTA/ACSM Land Title Survey	DesignTek	4/17/2017
Site Plan/Drainage on Survey	Petitioner	N/A
Site Plan – Patio Zoomed	Petitioner	N/A
Patio Renderings and Patio Floor Plan	Bret-Mar Landscaping	5/21/2020

L:\Projects\2017\17-000\Survey\ALTA\ALTA-HSPS Land Title Survey.dwg Plot Date: 4/17/2017 2:11 PM By: jf

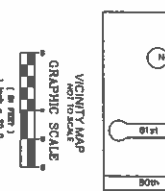
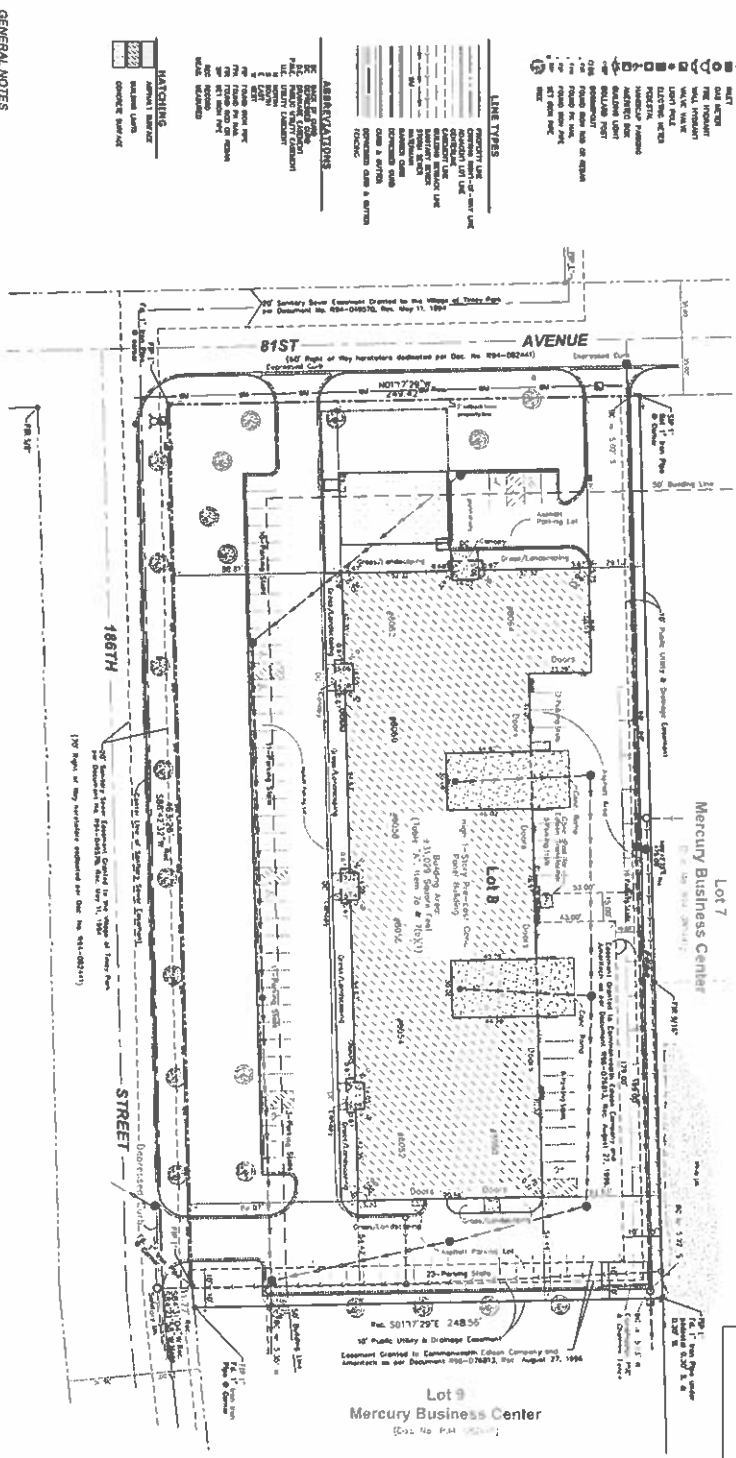
ALTA/ACSM LAND TITLE SURVEY

8050 - 8064 W. 186th Street
Tinley Park, Illinois

LEGAL DESCRIPTION
LOT 8 IN MERCURY BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DECATUR COUNTY, ILLINOIS. MIL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER
14-09-03-203-00-0000

THE BASIS OF BEARING
THE BASIS OF BEARING IS BASED UPON THE RECORD PLAT OF MERCURY BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DECATUR COUNTY, ILLINOIS.



FLOOD HAZARD NOTE (Table 'A', Item 3)
THE SURVEYED PROPERTY, AS IDEALLY DESCRIBED HEREON, IS IN THE FLOOD HAZARD ZONE OF THE 300-YEAR FLOOD (FLOOD) AREA. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD ZONE MAP AND RECORDED RECORD MAP NUMBER 17000071, MAP NUMBER 17000071, DECATUR COUNTY, ILLINOIS.

SITE DATA (Table 'A', Item 4)
GROSS LAND AREA: 116,468 SQUARE FEET
ON 272 YARDS

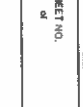
TABLE 'A', ITEM 8
5th Building dimensions and area to lot.

TABLE 'A', ITEM 11
Only table entries shown.

TABLE 'A', ITEM 14
NEAREST INTERSECTION STREETS
81ST AVENUE, SOUTH MERION

TABLE 'A', ITEM 16
HEREIN IS NO EVIDENCE OF RECENT EARTH MOVING WORK BY THE PROCESS OF CONDUCTING THE FLOODING SURVEY.

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF MIL)
I, TONCH PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ATTORNEY AT LAW, QUALITY FIRM, INC.
HAS TO CERTIFY THAT THE MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 ILLINOIS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND ADJUSTMENT, AND THAT THE SURVEY WAS CONDUCTED BY ALTA AND HSPS, AND WAS REVIEWED BY ME, TONCH PROPERTIES, LLC, ON 8/11/14 AT 10:00 AM.
THE FIELD WORK WAS COMPLETED ON APRIL 13, 2017.
THIS PROFESSIONAL SERVICE COMPLIES WITH THE STANDARDS FOR PROFESSIONAL SURVEYING.
DATED THIS 17TH DAY OF APRIL, A.D., 2017.



GENERAL NOTES
CONFORMS TO ALL LOCAL ORDINANCES AND ALL SURVEYING AND MAPPING ACTS OF ILLINOIS, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, RULES, REGULATIONS, AND ORDINANCES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO EVIDENCE OF RECENT EARTH MOVING WORK BY THE PROCESS OF CONDUCTING THE FLOODING SURVEY.

PLOTTABLE EXCEPTIONS FROM SCHEDULE B
NO. OF EXCEPTIONS: 14
NO. OF EXCEPTIONS FROM SCHEDULE B: 14

NO.	DATE	DESCRIPTION	PROPERTY	NOTE
1.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
2.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON
3.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
4.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON
5.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
6.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON
7.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
8.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON
9.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
10.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON
11.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
12.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON
13.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 186TH STREET FROM 186TH 1/4 SECTION TO 186TH 1/4 SECTION.	NO	PLOTTED HEREON
14.	08/11/14	REVISION: CORRECTED BEARING AND DISTANCE OF 81ST AVENUE FROM 81ST 1/4 SECTION TO 81ST 1/4 SECTION.	NO	PLOTTED HEREON

ALTA/ACSM LAND TITLE SURVEY

PROJECT NO. _____

DATE OF SURVEY: _____

DATE OF PLOTTING: _____

SCALE: _____

PROJECT MANAGER: _____

PROJECT ENGINEER: _____

PROJECT SURVEYOR: _____

PROJECT CHECKER: _____

PROJECT REVIEWER: _____

PROJECT APPROVER: _____

PROJECT DATE: _____

PROJECT LOCATION: _____

PROJECT SHEET NO. _____

PROJECT SHEET TOTAL: _____

8930 W. 190th Street, Suite 1
Mokena, Illinois 60449
708-528-4851 voice
708-528-4852 fax

Depressed Curb

(60' Right of Way heretofore dedicated per Doc. No. R94-082441)

Depressed Curb

BC is: 5.02' S.

89.71'

29.10'

5.75'

Grass/Landscaping

5.67'

NOTES:
ALL CURBS AND ASPHALT WITHIN PATIO SPACE TO BE REMOVED
PROPOSED PATIO TO MEET RISES OF EXISTING CURBS AND ASPHALT WITHIN PATIO SPACE TO BE REMOVED
EXISTING CURB NOT TO CHANGE

PROPOSED POINTS OF GRADE

2.1% SLOPE

EXISTING CONCRETE TO BE REMOVED AND LOWERED

PLANTING BED

EXISTING GRASS GRADE NOT TO CHANGE



SCALE: 1" = 20'

5.14'

1.7% SLOPE

FIRE PIT - GAS APPROX 14" TALL

RAISED PLANTERS APPROX. 10" TALL

PAVER SOLDIER COURSE

5.5'

1.2% SLOPE

6" TOP OF PATIO

5.28'

Grass/Landscaping

0.67'

5.06'

WM

PLANTING BED

NEW CURB

PLANTING BED

CURB CUTS TO BE 3" WIDTH TO ACCOMMODATE ADA SIZE REQUIREMENTS

HAILSTORM BREWING
8060 186TH ST
TINLEY PARK, IL
60487

Design by:

BRET-MAR LANDSCAPE INC.

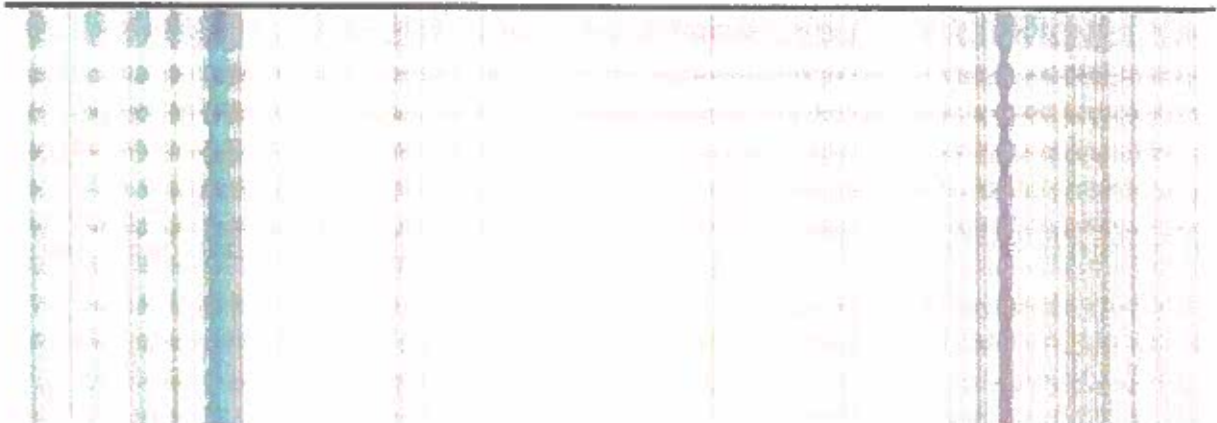
Page 1 of 1

15000 S WILL COOK RD
HOMER GLEN, IL
60491

(708)-301-2225
SHARON@BRETMARLANDSCAPE.COM



Item	Description	Amount	Total
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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: PUD Exception
- Planned Unit Development (PUD) Concept Preliminary Final Deviation
- Variation Residential Commercial for Parking Fence
- Annexation
- Rezoning (Map Amendment) From _____ to _____
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Hailstorm Brewing Taproom
 Project Description: Variance to accommodate more capacity based on parking
 Project Address: 8060 186th St. Property Index No. (PIN): _____
 Zoning District: Light Commercial Lot Dimensions & Area: _____
 Estimated Project Cost: \$ 0

OWNER OF RECORD INFORMATION

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

Name of Owner: Chris Schiller/Gene Wabis Company: Tomcat Properties
 Street Address: 8060 186th St. City, State & Zip: Tinley Park, IL 6048
 E-Mail Address: chris@hailstormbrewing.com Phone Number: 312-961-0568

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: Christopher Schiller Company: Hailstorm Brewing Co.
 Relation To Project: Co-owner
 Street Address: 8060 186th St. City, State & Zip: Tinley Park IL 6048
 E-Mail Address: chris@hailstormbrewing.com Phone Number: 312-961-0568



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Chris Schiller (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: [Signature]
Property Owner Name (Print): Christopher Schiller

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: [Signature]
Property Owner Name (Print): Christopher Schiller
Applicant Signature: [Signature]
Applicant's Name (Print): Christopher Schiller
Date: 5/29/20

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?**

Current parking requirements limit our occupancy to well below what our buildout, square footage, restroom and life safety would allow. The building has limited on site parking, but abundant street parking as well as adjacent business parking lots that are empty during our busy times.

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

For a use type like out brewery or any other public facing business of higher volume, the property would be un-appealing from an investment standpoint due to the parking restrictions.

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

The original building design was for light industrial but limited public facing use. For a brewery we rely heavily on our taproom patronage, but cannot operate in a typical retail location due to our ceiling height and square footage requirements.

- 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.**

Other business operate non public or limited public patronage business models. Parking is only needed for employees and limited visitors.

- 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 variance would be to allow convenience and ease of use to patrons of a Tinley Park business and help us compete for tax dollars for the Village of Tinley.

- 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.**

Our location is within a light industrial / commercial corridor with almost zero use one evenings and weekends. The streets and adjacent parking lots are empty after 6:00 pm and on weekends so overlapping use has no impact during weekly usage.

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

The area still remains as is for most use, we actually only need extra parking overflow on Friday evenings, some Saturdays, and for a few events each year. The only impact is very temporary street parking or in other lots a limited number of hours per month.

H. Describe how the requested Variance will not:**1. Impair an adequate supply of light and air to adjacent properties.**

Cars parked in unused parking lots or on the street would not impact the areas use, only the time of use. These areas are already used for parking during the weekday hours.

2. Substantially increase the congestion of the public streets.

The traffic amount in and on a weekend or evening is comparable or lower to the daytime traffic already in place during the weekdays when all the business are open. Since our peak times do not overlap, it's a continuation of, rather than an increase in any traffic amounts.

3. Increase the danger of fire.

No other activities other than parking are requested, which is a normal use of the existing parking lots and street currently.

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

This should not apply to cars parked in lots.

5. Endanger the public safety.

No change in peoples activity should occur in the area, people park and walk to the brewery, then return to their cars and leave. This is standard activity during the weekdays.

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

Since were not changing any existing use, only extending it, the neighborhood should be un-affected for use during the off hours in the evenings and weekends.



Hailstorm Brewing Co. 8060 186th St. Tinley Park, IL 60487 • 312-961-0568

June 1st, 2020

Daniel Ritter
Village of Tinley Park
16250 Oak Park Ave,
Tinley Park, IL 60477

Re: Parking Variance

Dear Dan,

In an effort to support Tinley Park business, Tinley Tax revenue, and to leverage our full build out capacity, we are requesting a variance to the occupancy limit based on parking spaces on the immediate property. In addition, we are requesting to add parking spaces to our paved areas on the property.

Hailstorm Brewing is uniquely positioned in a light industrial/commercial corridor which means our peak hours do not overlap with the hours of use of the surrounding business. Our peak times are Friday evenings, Saturday afternoons, and a few times per year on events like our anniversary party, bottle releases, etc. During these times all other businesses are closed in our building as well as in the surrounding buildings. In addition, the streets adjacent to our building are very wide, and empty, allowing ample street parking on both sides while still allowing plenty of room for two way traffic. Businesses in our building allow us to use their parking spaces currently during these times and we are discussing options with businesses in nearby buildings as well.

In summary we feel there is ample parking in the immediate area that is unused during our peak times, and utilizing the additional parking would not impact the use or value of the area, and could enable us to allow more patrons to enjoy a great Tinley Park craft brewery. We thank you sincerely for your consideration.

Sincerely,

Christopher Schiller



Interoffice Memo

Date: August 28, 2020

To: John Urbanski, Public Works Director

From: Joe Fitzpatrick, Water Superintendent

Subject: Water Assessment Program Contract Renewal

Presented for September 1, 2020 Village Board discussion and action.

Description: The Village sought a qualified contractor to conduct a water assessment of our water system which includes the following services:

Fire Hydrant Maintenance, operate and inspect a portion of our hydrants in our water system for problems.

- Inspections are performed on 1,150, roughly one-third, of the Village's hydrants.

Fire Hydrant Flow Testing, check pressure and volume of water flowing from hydrant.

- Full flow operation on one-fifth, approximately 700 hydrants, to ensure the water main capacity is in accordance with ISO, NFPA, and AWWA requirements.

Water System Leak Survey, detecting non-visible leaks in our water system.

- Use instrumentation on water valves, hydrants, and water services to listen for leaks. If leaks are found, use leak correlation machine to pinpoint leaks. Approximately 130 miles of water main is surveyed each year for leaks.

Valve Exercising, operate and inspect a portion of valves in our water system for problems.

- Locate, operate, and inspect 1025 or one-third of the Village's water valves each year.

Background: RFQs were received in FY2019 with the contract awarded to M.E. Simpson. The contract was written to be renewable for four years. FY2021 will be the second contract renewal.

Budget/ Finance: Funding in the amount of \$149,300.00 is available in approved FY2021 Budget.

Staff Direction Request: Approve renewing the contract with M.E. Simpson Co. in the amount of \$149,300.00.

Attachments:

1. Letter of recommendation
2. Professional Service Agreement
3. Contractor Letter of Continuation



8430 West Bryn Mawr Avenue, Suite 400, Chicago, Illinois 60631 • 815.459.1260 • baxterwoodman.com

July 2, 2018

Mayor and Trustees
Village of Tinley Park
16250 South Oak Park Ave
Tinley Park, Il 60477

Subject: Village of Tinley Park - Water System Assessment – 2018 – RFQ - 007

Dear Mayor and Trustees,

Qualifications packets were received for the Project on June 19, 2018 at 4:30PM from the following firms:

- National Power Rodding, Chicago, IL
- M.E. Simpson Co., Inc., Valparaiso, IN

Qualifications were evaluated based on the level of creativity, differentiation, and measurability of six categories:

1. Scope of Work, Project Approach, and Project Management;
2. Experience of Key Personnel;
3. Firm Experience;
4. Overall Evaluation of Firm's Ability to Complete the Project;
5. Pricing;
6. Client List and References.

We have analyzed each of the submittals and find M.E. Simpson Co, Inc. to be both the highest qualified and the lowest priced firm. We recommend the Village negotiate a professional services agreement with M.E. Simpson Co, Inc.

Please advise us of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in blue ink, appearing to read "Sean O'Dell".

Sean O'Dell, P.E.
Vice President

SEO:lms



July 31, 2020

Mr. Joe Fitzpatrick
Water Superintendent
Village of Tinley Park
16250 Oak Park Avenue
Tinley Park, IL 60477

RE: CONTRACT RENEWAL FOR WATER ASSESSMENT PROGRAM

Dear Mr. Fitzpatrick,

M.E. Simpson Company, Inc. would welcome the opportunity to continue providing services for the Village of Tinley Park, Illinois and extend the Water System Assessment Program. We appreciate the opportunity to extend this contract and provide our services to the Village of Tinley Park on their Water Distribution System.

Thank you for allowing us to serve the Village and work with the Water System Operations team. Should you have questions or need additional information please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "M.D. Simpson", written over a light blue horizontal line.

Michael D. Simpson
Chief Executive Officer

Michael D. Simpson
Chief Executive Officer

3406 Enterprise Avenue
Valparaiso, IN 46383

800.255.1521 P
888.531.2444 F

Michael.Simpson@mesimpson.com

VILLAGE OF TINLEY PARK**SERVICE CONTRACT**

This contract is by and between the **Village of Tinley Park**, a Illinois home-rule municipal corporation (the "Village"), and M.E. Simpson Company, Inc. (the "Contractor"), for the project or work described in Exhibit A, attached hereto and made a part hereof.

1. In consideration of the compensation stated in paragraph 2, the Contractor shall provide all the services described in the Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. The express terms of this Contract shall take precedence and control over any term or provision of the Scope of Services (Exhibit A) that in any way conflicts with, differs from, or attempts to alter the terms of this Contract.
2. Except in the event of a duly authorized change order approved by the Village as provided in this Contract, and in consideration of the Contractor's final completion of all work in conformity with this Contract, the Village shall pay the Contractor an amount not to exceed One Hundred Forty Nine Thousand Three Hundred and 00/100 Dollars (\$149,300.00). Within **seven (7)** calendar days of completion of the work, the Contractor shall submit his application for payment to the Village, and the Village shall pay Contractor for the work performed no later than **thirty (30)** calendar days from the date of the Village's receipt and the Village's approval of the work and the application for payment. No payment shall be made by the Village until the Contractor has submitted to the Village (i) a Contractor's Affidavit listing all subcontractors and material suppliers utilized on the project and (ii) final waivers of lien from the Contractor, all subcontractors and all material suppliers.
3. No changes shall be made, nor will invoices for changes, alterations, modifications, deviations, or extra work or services be recognized or paid except upon the prior written order from authorized personnel of the Village. The Contractor shall not execute change orders on behalf of the Village or otherwise alter the financial scope of the Project.
4. Written change orders may be approved by the Village Manager or his designee provided that the change order does not increase the amount set forth in paragraph 2 of this Contract to more than \$10,000.00. Changes in excess of this amount must be approved by the Village Board prior to commencement of the services or work. **Any request by the Contractor for an increase in the Scope of Services and an increase in the amount listed in paragraph 2 of this Contract shall be made and approved by the Village prior to the Contractor providing such services or the right to payment for such additional services shall be waived.**
5. **Time is of the essence on this Contract.** The Contractor shall complete all work under this Contract by the dates set forth below:
6. No "Notice to Proceed" may be given nor any work commenced until this Contract is fully executed and all exhibits and other attachments are completely filled out and attached hereto.

7. It is understood and agreed by the parties that the Contractor is an independent contractor retained for the above-mentioned purpose. The Village shall not control the manner nor the means of the Contractor's performance, but shall be entitled to a work product as described herein. The term "subcontractor" shall mean and include only those hired by and having a direct contract with Contractor for performance of work on the Project. The Village shall have no responsibility to any subcontractor employed by a Contractor for performance of work on the Project, and all subcontractors and material suppliers shall look exclusively to the Contractor for any payments due. The Village will **not** be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies. Every subcontractor shall be bound by the terms and provisions of this Contract as far as applicable to their work. The Contractor shall be fully responsible to the Village for the acts and omissions of its subcontractors, and shall ensure that any subcontractors perform in accordance with the requirements of this Contract. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the Village. The Contractor is solely responsible for the safety procedures, programs and methods of its employees and agents and shall hold the Village harmless for any and all damages resulting from violations thereof. The Contractor shall comply with all applicable federal, State and local safety laws and regulations.
8. **It is further agreed that the Contractor shall indemnify, hold harmless, and defend the Village, its officers, agents, and employees from and against any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorneys' fees, for injury to or death of any person or for damage to any property arising out of or in connection with the work done by the Contractor under this Contract. Such indemnity shall apply regardless of whether the claims, losses, damages, causes of action, suits, or liability arise in whole or in part from the negligence of the Village, any other party indemnified hereunder, the Contractor, or any third party.**
9. **The Contractor assumes full responsibility for the work to be performed hereunder and hereby releases, relinquishes, and discharges the Village, its officers, agents, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person and any loss of or damage to any property that is caused by, alleged to be caused by, arising out of, or in connection with the Contractor's work to be performed hereunder. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance and regardless of whether such injury, death, loss, or damage was caused in whole or in part by the negligence of the Village, any other party released hereunder, the Contractor, or any third party. The Contractor shall maintain insurance coverage in an amount and from a carrier suitable to the Village, and the Village shall be named as an additional insured where required. Certificates of Insurance are attached hereto as Exhibit B.**
10. The Village is exempt from payment of state and local sales and use of taxes on labor and materials incorporated into the project. If necessary, it is the Contractor's responsibility to obtain a sales tax permit, resale certificate, and exemption certificate that shall enable the Contractor to buy any materials to be incorporated into the project and then resale the aforementioned materials to the Village without paying the tax on the materials at the time

of purchase. In no event will the Village be liable for or pay any sales or use taxes incurred by the Contractor in performing the services under this contract.

11. The Contractor shall comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the Immigration Reform and Control Act (IRCA). The Contractor may not knowingly obtain the labor or services of an unauthorized alien. The Contractor, not the Village, must verify eligibility for employment as required by IRCA.
12. At any time, the Village may terminate this Contract for convenience, upon written notice to the Contractor. The Contractor shall cease work immediately upon receipt of such notice. The Contractor shall be compensated for services performed and accepted by the Village up to the date of termination.
13. No waiver or deferral by either party of any term or condition of this Contract shall be deemed or construed to be a waiver or deferral of any other term or condition or subsequent waiver or deferral of the same term or condition.
14. This Contract may only be amended by written instrument approved and executed by the parties.
15. This Contract and the rights and obligations contained herein may not be assigned by the Contractor without the prior written approval of Village.
16. The parties hereby state that they have read and understand the terms of this Contract and hereby agree to the conditions contained herein.
17. This Contract has been made under and shall be governed by the laws of the State of Illinois. The parties agree that performance and all matters related thereto shall be in Cook County, Illinois.
18. Contractor, its employees, associates or subcontractors shall perform all the work hereunder. Contractor agrees that all of its associates, employees, or subcontractors who work on this Project shall be fully qualified and competent to do the work described hereunder. Contractor shall undertake the work and complete it in a timely manner.
19. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it may become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
20. This Contract represents the entire and integrated agreement between the Village and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.

21. This Contract will be effective when signed by the last party whose signing makes the Contract fully executed.
22. The Contractor agrees to comply with the Illinois Prevailing Wage Act, if the work to be performed under this Contract is covered by said Act.

IF THIS IS PREVAILING WAGE WORK:

This contract calls for the construction of a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/01 *et seq.* (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, *including but not limited to*, all wage requirements and notice and record keeping duties.

23. The Contractor agrees to comply with the Illinois Substance Abuse Prevention on Public Works Projects Act.

CERTIFICATIONS BY CONTRACTOR

Eligibility to Contract

The undersigned hereby certifies that the Contractor is not barred from bidding on or entering into this contractor as a result of a violation of either the bid-rigging or bid-rotating provisions of Article 33E of the Criminal Code of 1961, as amended.

M.E. Simpson Company, Inc.
Name of Contractor (please print)


Submitted by (signature)

Chief Executive Officer
Title

Certificate of Compliance with Illinois Human Rights Act

The undersigned hereby certifies that the Contractor is in compliance with Title 7 of the 1964 Civil Rights Act as amended and the Illinois Human Rights Act as amended.

M.E. Simpson Company, Inc.
Name of Contractor (please print)


Submitted by (signature)

Chief Executive Officer
Title

Certificate of Compliance with Illinois Drug-Free Workplace Act

The undersigned, **having 25 or more employees**, does hereby certify pursuant to section 3 of the Illinois Drug Free Workplace Act (30 ILCS 580/3) that it shall provide a drug-free workplace for all employees engaged in the performance of the work under the contract by complying with the requirements of the Illinois Drug-Free Workplace Act and, further certifies, that it is not ineligible for award of this contract by reason of debarment for a violation of the Illinois Drug-Free Workplace Act.

M.E. Simpson Company, Inc.
Name of Contractor (please print)


Submitted by (signature)

Chief Executive Officer
Title

Certificate Regarding Sexual Harassment Policy

The undersigned does hereby certify pursuant to section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) that it has a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and Human Rights Commission; (vi) direction on how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.

M.E. Simpson Company, Inc.
Name of Contractor (please print)

[Signature]
Submitted by (signature)

Chief Executive Officer
Title

Certificate of Compliance with Substance Abuse Prevention on Public Works Projects Act

The undersigned hereby certifies that:

- A. There is in place a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act (P.A. 95-0635), and has provided a written copy thereof to the Village of Tinley Park.
- B. There is in place a collective bargaining agreement which deals with the subject matter of the Substance Abuse Prevention on Public Works Projects Act (P.A. 95-0635)

(Cross out either A or B depending upon which certification is correct)

M.E. Simpson Company, Inc.
Name of Contractor (please print)

[Signature]
Submitted by (signature)

Chief Executive Officer
Title

[NAME OF CONTRACTOR]

BY:  _____
Chief Executive Officer

8-10-20
Date

Printed Name: Michael Simpson

Title: Chief Executive Officer

VILLAGE OF TINLEY PARK

BY: _____
Mayor
(required if Contract is \$10,000 or more)

Date

ATTEST:

Village Clerk
(required if Contract is \$10,000 or more)

Date

VILLAGE OF TINLEY PARK

BY: _____
Village Manager

Date

Exhibit A

SCOPE OF SERVICES

Exhibit B

INSURANCE REQUIREMENTS

(See Risk Manager for Insurance Requirements)

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. 2020-R-084

**A RESOLUTION APPROVING A CONTRACT RENEWAL BETWEEN THE VILLAGE OF
TINLEY PARK AND M. E. SIMPSON CO. FOR THE WATER ASSESSMENT PROGRAM**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

RESOLUTION NO. 2020-R-084**A RESOLUTION APPROVING A CONTRACT RENEWAL BETWEEN THE VILLAGE OF TINLEY PARK AND M. E. SIMPSON CO. FOR THE WATER ASSESSMENT PROGRAM**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an contract with M. E. Simpson Co., a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said contract be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "contract" be entered into and executed by said Village of Tinley Park, with said contract to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid contract.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 1st day of September, 2020, by the Corporate Authorities of the Village of Tinley

Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 1st day of September, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-084, **“A RESOLUTION APPROVING A CONTRACT RENEWAL BETWEEN THE VILLAGE OF TINLEY PARK AND M. E. SIMPSON CO. FOR THE WATER ASSESSMENT PROGRAM,”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 1, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of September, 2020.

 KRISTIN A. THIRION, VILLAGE CLERK

STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.**

- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.**

- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.**