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**THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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**RESOLUTION**

**NO. 2021-R-008**

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**A RESOLUTION APPROVING AND AWARDED AN OAK PARK  
AVENUE CODE COMPLIANCE GRANT TO RIZ VILLASEÑOR OF  
MEDPRO HEALTH PROVIDERS, LLC AT 16820 OAK PARK AVENUE**

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

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WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
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MICHAEL G. MUELLER  
Board of Trustees**

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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

**RESOLUTION NO. 2021-R-008**

**A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO RIZ VILLASEÑOR OF MEDPRO HEALTH PROVIDERS, LLC AT 16820 OAK PARK 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**, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

**WHEREAS**, an application has been filed with the Community Development Department by Riz Villaseñor, on behalf of MedPro Health Providers, LLC (“Petitioner”), who owns certain real estate, located at 16820 S. Oak Park Avenue (“Subject Property”), PIN #28-30-107-026-0000 and 28-30-107-017-0000 legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Code Compliance Grant (“Code Compliance Grant”); and

**WHEREAS**, the Economic and Commercial Commission (ECC) reviewed the application on February 8, 2021 and found that the application met the intent of the OPA Playbook standards and voted 6-0 to recommend to the Village President and Board of Trustees approval of the grant. Three commissioners abstained from voting. The Petitioner will utilize the funds received from the Code Compliance Grant to install a new fire sprinkler and fire alarm system at the Subject Property (“Code Compliance Improvement”); and

**WHEREAS**, said Petitioner is eligible for the Code Compliance Grant in an amount not to exceed \$15,497.50 as described in the estimated cost in the attached Exhibit 2; 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 said Village of Tinley Park and its residents to award Petitioner said Code Compliance Grant; 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 fact as if said recitals were fully set forth herein.

**SECTION 2:** That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Code Compliance Grant be awarded to Petitioner to install a new fire sprinkler and fire alarm system at the Subject Property and that said Code Compliance Grant shall be in an amount not greater than \$15,497.50.

**SECTION 3:** That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

**SECTION 4:** 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 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 16<sup>th</sup> day of February, 2021.

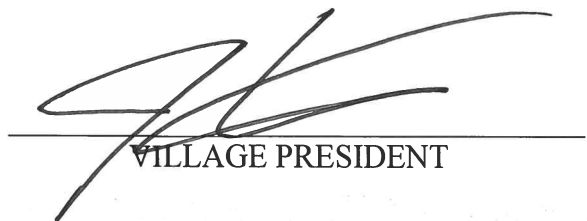
AYES: Berg, Brady, Brennan, Glotz, Mueller

NAYS: None

ABSENT: Galante

APPROVED THIS 16<sup>th</sup> day of February, 2021.

ATTEST:   
VILLAGE CLERK

  
VILLAGE PRESIDENT

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. 2021-R-008, “A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE CODE COMPLIANCE GRANT TO RIZ VILLASEÑOR OF MEDPRO HEALTH PROVIDERS, LLC FOR 16820 OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on February 16, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 16<sup>th</sup> day of February, 2021.

  
\_\_\_\_\_  
KRISTIN A. THIRION, VILLAGE CLERK

**EXHIBIT 1**  
LEGAL DESCRIPTION

LOT 3 (EXCEPT THE SOUTH 25 FEET THEREOF) AND LOT 10 (EXCEPT THE WEST 200 FEET THEREOF), ALL IN BLOCK 6 IN ELMORE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE DRAINAGE DITCH CONVEYED BY DOCUMENT NUMBER 377150) AS PER PLAT RECORDED APRIL 25, 1929 AS DOCUMENT NUMBER 10351098, IN COOK COUNTY, ILLINOIS.

**PARCEL IDENTIFICATION NUMBER:** 28-30-107-026-0000 AND 28-30-107-017-0000

**COMMONLY KNOWN AS:** 16820 Oak Park Avenue, Tinley Park, Illinois

## EXHIBIT 2



**ONE COMPANY DOES IT ALL**

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service  
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • [www.foxvalleyfire.com](http://www.foxvalleyfire.com)

January 14, 2021

13D Home  
Attn: Rizaldy L. Villaseñor  
16820 Oak Park Ave  
Tinley Park, IL  
Ph: 708-495-2016  
Email: [riz@medprohealthproviders.com](mailto:riz@medprohealthproviders.com)

Project: 13D Home Fire Alarm Install, 16820 Oak Park Ave, Tinley Park, IL

Dear Riz:

Thank you for the opportunity to submit our quotation to provide the fire alarm for the above referenced address. This quotation is based on our walkthrough and conversations. *The fire alarm devices in the basement will be run in full conduit since the ceiling is less than 7' tall. The fire alarm devices on main level and second level will be run using ring routs screwed into the drywall since the ceiling height is greater than 7' high.* If the fire department states everything must be in conduit an additional proposal will follow.

### Fire Alarm System Equipment and Scope of Work:

- 1 - Fire Alarm Control Panel & Batteries (Basement Laundry Area)
- 1 - Annunciator (Kitchen Near Exit)
- 14 - Addressable Smoke Detector
- 1 - Addressable Heat Detector
- 3 - Weather Proof Heat Detectors (Attic)
- 1 - Monitor Module (For Weather Proof Heat Detectors)
- 4 - Pull Stations
- 1 - Weather Proof Strobe
- 4 - Horn Strobe
- 5 - Strobe Light
- 3 - Dual Monitor (Sprinkler Monitoring Points)
- 1 - Lot of Material
- 1 - Installation Labor
- 1 - Programming Services, Testing & Final Checkout with AHJ
- 1 - Tax

Your cost for this package ..... \$ 21,340.00

\*A dedicated circuit must be available for the fire alarm control panel.

\*This proposal is for using non-union labor per our discussion.

\*This proposal excludes all local hardwired smoke detectors for the residential part of this property being required by the city.



## CENTRAL STATES AUTOMATIC SPRINKLERS, INC.

Established 1974

Main Office 13740 South California Blue Island, IL 60406  
Indiana

Phone 708-489-9400  
Phone 219-322-3600

January 8, 2021

Rizaldy L. Villasenor  
16820 Oak Park Ave.  
Tinley Park, IL 60477

RE: Residential Sprinkler System

Attention: Riz

We have visited the site and reviewed the Tinley Park Alternative Fire Protection Best Practice requirements for installing a 13D sprinkler system at the above referenced location. Based upon the conditions, our price for the necessary work is TWELVE THOUSAND SIX HUNDRED NINETY-FIVE (\$ 12,695.00) DOLLARS.

### Included

Design and install a wet pipe sprinkler system to protect the basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor consisting of approximately (40) residential sprinklers.

System design will conform to NFPA #13D.

Install a 1.5 HP residential booster pump.

Install (3) – 171 gallon water tanks to achieve 15 minute duration.

Install a 2 ½" Fire Department Connection with check valve and ball drip.

Supply a Horn/Strobe and weatherproof back box.

Install a water flow alarm switch and water pressure gauge in the system riser.

Install control valve tamper switches.

Install control and drain valves as required.

Pipe and fittings will be CPVC plastic and/or steel and will be exposed

Install NFPA approved hangers and supports.

Install an Emergency Sprinkler box with spare sprinklers and sprinkler wrench.

Install all required identification signs.

Install a 1" main drain / inspectors test valve and route drainpipe to sump pit.

Supply inside alarm bell.

Prepare and submit sprinkler drawings and calculations to the Tinley Park Fire Prevention Bureau for approval.

Perform work between the hours of 7:00am – 3:30pm Monday through Friday with full access to areas of work.

Insurance, hoisting, coring, fire stopping, testing, union labor, coordination and clean up.

### Not Included

*Overtime labor, electrical wiring, backflow preventer installation, floor drain, fire extinguishers, pipe concealment, Knox Box, patch walls or ceilings, painting, Fire Alarm System, permit fee and plan review fee*

### Alternate I: \_\_\_\_\_ (Initial)

Subcontract electrical wiring for pump and fire alarm bells.

Subcontract installation and electrical wiring of exterior Horn/Strobe

Subcontract removing the existing 30-spot circuit breaker panel and installing a 36-spot panel.

ADD: FIVE THOUSAND EIGHT HUNDRED (\$ 5,800.00) DOLLARS

[www.csasinc.com](http://www.csasinc.com)

**CONTRACTORS AND ENGINEERS OF AUTOMATIC SPRINKLER SYSTEMS**

Radio transmitter service is Strongly Recommended and shall be considered superior to telephone line transmission of alarm signals on multiple levels.

## **Commercial Fire Alarm System Installation and Service Lease Agreement**

Agreement made on 01-25-2021 by and between **QUALITY ALARM SYSTEMS, INC.**, hereinafter called Company and: **RIZ VILLASENOR – TINLEY PARK** its successors, agents or assigns hereinafter called Client.

By Client's Agent: **RIZ VILLASENOR** phone: (708) 495-2016 E-mail: **RIZ@MEDPROHEALTHPROVIDERS.COM**

1. Company agrees to install or cause to be installed and to service or cause to be serviced during the term of this Agreement and alarm system hereinafter referred to as "system" described below on the Client's premises at:

**16820 OAK PARK AVENUE TINLEY PARK, IL 60477**

2. Client hereby agrees to pay Company or its assigns the sums of:

**SIX THOUSAND FOUR HUNDRED SEVENTY DOLLARS** **\$ 6,470.00** one time, for installation.

**NINETY DOLLARS** **\$ 90.00** per month, for service.

**SEVEN THOUSAND FIVE HUNDRED TWENTY FIVE DOLLARS** **\$ 7,525.00** one time, for installation.

Conduit and raceway work by D & G Electric

**Total combined cost \$13,995.00**

payable quarterly, in advance, for an initial period of Seven (7) year(s) effective from the date service is operative under this agreement and thereafter this agreement shall automatically renew itself for Two (2) year periods. This agreement is terminable by either party only upon written notice by registered or certified mail, made at least 30 days, but not greater than 120 days prior to the expiration date of the initial period or any renewal period. No termination of this agreement shall affect the obligations of either party arising prior or subsequent to the effective date of termination. Client additionally agrees to pay for all false alarm assessments, taxes, fees, alterations, or other charges of any kind or type imposed upon this Agreement or the services provided hereunder by any branch or arm of local, state or federal government or agencies thereof. The installation charge quoted is based on performance by Company's personnel. If for any reason this installation must be performed by outside contractors said installation charge shall be subject to revision.

### **Schedule of Protection:**

- Install 1- Fire-Lite ES200X addressable fire alarm system control panel located in the basement laundry area.
  - Install 1- 8G121X Addressable manual pull station, and related wiring, located in the basement laundry area.
  - Install 2- 8G121X Addressable manual pull stations, and related wiring, located at the main floor exit doors.
  - Install 1- 8G121X Addressable manual pull station, and related wiring, located at the second floor hallway.
  - Install 1- SD3 addressable smoke detector, and related wiring located in the basement laundry area.
  - Install 5- SD3 addressable smoke detectors, and related wiring located in the basement offices, and hallway area.
  - Install 2- SD3 addressable smoke detectors, and related wiring located in the basement closet, and storage room.
  - Install 4- SD3 addressable smoke detectors, and related wiring located in the main floor offices, and washroom.
  - Install 2- H3 addressable smoke detectors, and related wiring located in the second floor storage areas.
  - Install 2- H3 addressable smoke detectors, and related wiring located in the basement washroom, and mechanical room.
  - Install 1- Audio / Visual notification device, and related wiring located in the basement laundry area.
  - Install 2- Audio / Visual notification devices, and related wiring located in the main level entry door, and kitchen.
  - Install 1- Audio / Visual notification device, and related wiring located in the second floor hallway.
  - Install 4- Visual only notification devices, and related wiring located in the basement level.
  - Install 3- Visual only notification devices, and related wiring located in the first floor & second floor.
  - Install 1- Outdoor visual only warning device located outside the east entry door.
- Dedicated 120v supply circuit installed by D & G electric and paid by client. See attached  
Conduit raceways installed by D & G Electric and paid by the client. See attached  
Permit fees and plan reviews if any are not included in this pricing.  
Additional required equipment is not included in this pricing.  
Monitoring by Tinley Park per village ordinance.

And, in addition all wiring, transformers, cabinets, mounting hardware, and all other materials associated therewith.

Regarding replacement battery service: all labor is included in this service, the battery part/parts are chargeable.

3. Title to the system shall remain with Company. This is not a contract of sale. Client's rights in the system are limited to possession and use, so long as this Agreement remains in effect and Client is not in default.

4. Company neither represents nor warrants that the system will not or cannot be compromised, circumvented or otherwise evaded, or that it can or will under all conditions prevent loss by burglary, theft, stealth, embezzlement, invasion or trespass. Client acknowledges Company has made no representation or warranty, express or implied, beyond that which appears herein. **THE IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE ARE EXCLUDED.** Client further acknowledges that Company is not an insurer of Client's premises or its contents or personnel. Loss and the risk of loss are assumed by the Client under all circumstances. Client acknowledges and agrees that it is impractical and difficult to fix actual damages, if any, in the event of breach or claimed breach against Company, because of, among other things, the uncertain value or replacement cost of Client's premises and its contents or the premises and/or contents of adjacent property; the uncertainty of the response time by local law enforcement; and the inability to ascertain what portion, if any, of the loss is or was proximately cause by Company's failure to perform or by equipment failure. Client accordingly agrees that should Company be found liable for any personal injury or property loss or damage proximately caused by Company's failure to perform any of its obligation or its negligence or equipment failure, Company's liability shall be fixed and limited to a sum equal to six (6) monthly payments hereunder or two hundred fifty dollars (\$250), whichever is greater, and that tender thereof shall entitle Company to the prompt execution and delivery of a general release. This remedy is exclusive. Incidental and consequential damages are waived and prohibited. If Client desires Company to assume greater liability Client may request and obtain from Company a rider, at additional cost, increasing Company's exposure and setting forth such higher liability. Under no circumstances, however, shall this Agreement or any Rider be interpreted to mean that Company has insured Client's premises, its contents, or Client's personnel, or the premises, contents and/or personnel of adjacent property owners.

5. Client agrees to indemnify Company for and hold it harmless from any claim made on account or for any reason by any person or entity not a party to this Agreement against Company or its personnel for any injury, loss, or damage, whether in contract or tort or otherwise, including expenses, costs and attorney's fees.





Fire Alarm · Fire Sprinkler · Fire Pump · Fire Extinguisher · E-Lights · 24-Hour Monitoring · Backflow  
8052 186th Street · Tinley Park, IL 60487 · P 815-474-5875 · F 708-342-2800 · [www.xtremefireprotection.com](http://www.xtremefireprotection.com)

This Proposal and Contract ("Agreement") is between Xtreme Fire Protection Inc., ("Company") and Medpro Health Providers ("Customer"). Xtreme Fire Protection Inc. hereby agrees to perform the Work described in the Scope of Work in Section I for and in consideration of the payment of the prices set forth herein, subject to the terms and conditions of this Agreement.

October 6<sup>th</sup>, 2020

To: Medpro Health Providers

Re: 16820 S Oak Park Ave  
Tinley Park IL

Contract #: X220-186

Attention: Riz:

We propose to perform the following fire protection work at the above location for the sum of \$33,600.00. Breakdown as follows:

**I-PROVIDE AND INSTALL THE FOLLOW FOR A FULL FIRE ALARM AND WET FIRE SPRINKLER SYSTEM:**

- A. Fully Sprinkle building per NFPA 13 and 13D
- B. Prepare and submit drawings to Tinley Park Fire Department
- C. Provide all necessary material to complete contract
- D. Provide all necessary labor to complete contract
- E. Install a complete fire alarm system
- F. Prepare and submit fire alarm drawings to Tinley Fire Department per NFPA 72.
- G. Provide all necessary equipment for fire alarm system
- H. Provide all necessary labor to install fire alarm system

\*\*\*\*\* Additional \$3,200.00 if pump and tanks needed due to lack of water pressure \*\*\*\*\*

**II-WORK HOURS:**

XFP works Monday-Friday 7:00am-3:30pm. Any night work (after 3:30pm) performed will increase our labor rate as noted above.

**III-MATERIAL/EQUIPMENT SPECIFICATIONS:**

All material and equipment used for the installation of the fire prevention system shall be selected by XFP and be U.L. listed

**IV-APPROVALS:**

Xtreme Fire Protection Inc. will obtain approvals from the Tinley Park Fire Department.

**V-STARTING POINT:**

Xtreme Fire Protection, Inc. starts its work at existing ¾" incoming service.

**VI-TEST:**

Xtreme Fire Protection Inc. will hydrostatically test these systems as defined in N.F.P.A. # 13, 200 lbs., for (2) hours. At no time will Xtreme Fire Protection Inc. or its employees be responsible for any merchandise, equipment, material, contents, or people in the building at time of test. Xtreme Fire Protection Inc. will not be responsible for any existing pipe/fittings or sprinkler heads that leak at time of testing. Included in this contract is one hydrostatic test, if there are leaks on existing piping and second