



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**January 5, 2017 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the December 1, 2016 Regular Meeting

Item #1 PUBLIC HEARING: ADOPTION OF OFFICIAL 2016 ZONING MAP

Consider recommending approval of the Village's Official Zoning Map reflecting map amendments through December 31, 2016.

Item #2 WORKSHOP: VERIZON WIRELESS – 7850 183RD STREET – SITE PLAN APPROVAL FOR NEW GROUND EQUIPMENT FOR A CELLULAR CO-LOCATION

Consider a request for Site Plan Approval from the Applicants, Margie Oliver and Dennis Paul of Dolan Realty Advisors, LLC, for new ground equipment accessory to a cellular co-location to be installed at the Village of Tinley Park Police Department's existing personal wireless service facility (cellular tower) at 7850 183rd Street within the ORI (Office and Restricted Industrial) Zoning District. The proposed co-location includes a new set of antennas to be mounted at eighty feet (80'), related ground equipment, and a new privacy fence that surrounds the lease area. The proposed co-location will provide improvements to cellular service within the vicinity.

Item #3 WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS – TEMPORARY SIGNS

Continued from previous meetings. Discuss proposed Text Amendments to the Village's Sign Regulations specifically related to temporary signage. Other sections of the Sign Regulations will be discussed in subsequent workshops.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



MINUTES OF THE VILLAGE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

December 1, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of the Village Hall, Tinley Park, Illinois on December 1, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan

Absent: John Domina
Ken Shaw
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Patricia Meagher, Commission Secretary

CALL TO ORDER

CHAIRMAN MATUSHEK called to order the Regular Meeting of the Plan Commission for December 1, 2016 at 7:30 p.m.

ROLL CALL

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

COMMISSIONER JANOWSKI asked that page 10 of the Minutes of November 17, 2016, be amended to reflect that "Receive Comments From The Public ... CHAIRMAN ED MATUSHEK IIII ..." be changed to "ACTING CHAIRMAN MOYLAN."

CHAIRMAN MATUSHEK asked for a Motion to approve both the October 20, 2016 Minutes as well as November 17, 2016 Minutes, as amended. COMMISSIONER JANOWSKI made the Motion, seconded by COMMISSIONER MOYLAN; all in favor.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 1, 2016 SPECIAL MEETING

ITEM #1: PUBLIC HEARING: MACK COMPANIES – 6787 159th STREET – SPECIAL USE PERMIT FOR A RESIDENTIAL UNIT COMMERCIAL SPACE

Consider a request for a Special Use Permit from the Applicant, Kevin McWilliams of MACK Companies, for a residence to be located above a principal use at 6787 159th Street within the B-3 (General Business and Commercial) Zoning District. This Special Use Permit would allow the Petitioner to utilize existing space on the second floor of the building for an 800 square foot one-bedroom residential unit above a commercial space.

Present were the following:

Plan Commissioners: Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan

Absent: John Domina
Ken Shaw
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Patricia Meagher, Commission Secretary

Guest(s): Gene Steinmarch, Representative of Mack Companies

CHAIRMAN MATUSHEK asked for a Motion to open the Public Hearing. COMMISSIONER MOYLAN made the Motion, seconded by COMMISSIONER JANOWSKI; all in favor.

CHAIRMAN MATUSHEK swore in Gene Steinmarch, Representative of Mack Companies.

PAULA WALLRICH, Interim Community Development Director, presented information regarding the Petitioner's request for a Special Use Permit which would allow a residential unit on the second floor of their commercial building. This property is on the southeast corner of Oak Park Avenue and 159th Street. She presented the floor plan for the residential unit, a graphic showing the surrounding zoning, and an aerial image of the property. She pointed out that the deterioration of the building has promoted prolonged vacancies. The property owner is looking for tax relief by having a residential unit on the second floor.

MS. WALLRICH then discussed outstanding issues noting issues that Mack Companies has addressed. She highlighted various points from the letter to Mack Companies dated October 18, 2013 that was part of the Commissioners' packet, including:

Fire

- Depending on use: second floor egress may require two separate distinct ways leading directly to the outside. *This will be completed upon redevelopment of the building.*

Building

- 2nd means of egress required from 2nd floor office areas. *This will be completed upon redevelopment of the building.*
- Additional Change of Use inspections required when leasing tenant space. *There is a scheduled inspection for the current leased space this coming Wednesday (December 7, 2016). Any additional items that are found beyond 2013 will be identified at this time.*

MS. WALLRICH also identified that the labeling of electrical panels is being taken care of and there are some minor plumbing issues that also are being taken care of. She stated that the building has sprinklers installed. Also, the Fire Alarm and Fire Protection System are being tested annually.

MS. WALLRICH discussed the site plan itself and the entrance off of 159th Street as being awkward. When there is a redevelopment of the site, the option of closing the 159th Street access can be addressed at that time. Also the landscaping issues have been discussed and Mack Companies has provided a Landscape Plan that allows for an expansion of the landscaping at the northwest corner of the property. The Village's Landscape Architect had minor comments regarding their proposed Landscape Plan. She also noted that Mack Companies has agreed to take the non-conforming pole sign down.

MS. WALLRICH discussed the Summary of Open Items:

1. Outstanding Change of Ownership Corrections: *Completion of corrections requested will be a condition of the Special Use Permit; however, the corrections must be completed in order to receive any Certificate(s) of Occupancy. Tenants are not permitted to occupy the building without a Certificate of Occupancy.*
2. Compliance with the Village's Landscape Ordinance: *Final approval of a Landscape Plan will be completed by Staff.*
3. Public sidewalks: *The parcel south of the property is Forest Preserve and there are no plans to extend sidewalks in that area. There is a sidewalk on the west side of Oak Park Avenue except for along the Brown's Chicken property. If and when the Brown's Chicken site is redeveloped there would be sidewalks installed on the west side of Oak Park Avenue that connect south to the existing sidewalk adjacent to the Menards property.*

COMMISSIONER KRONER stated that the area east of the property is Forest Preserve as well and there is an Urgent Care east of that and they do not have sidewalks, therefore, it does not make sense to put sidewalks there.

COMMISSIONER BERGTHOLD inquired about a bus route on the corner of this property. He questioned the safety of pedestrians needing to use this site and their options for walking safely. MS. WALLRICH stated that if pedestrians are coming from the west they would cross at the intersection. COMMISSIONER BERGTHOLD expressed concerned with individuals getting off the bus and not having a safe walkway upon exit. He felt that at least a landing would help in this instance and does not agree that a sidewalk is unnecessary. MS. WALLRICH suggested a walkway into the parking lot of the southeast corner property. COMMISSIONER KRONER added that no one should be being dropped off at the intersection of 159th and Oak Park Avenue which is considered a major intersection. COMMISSIONER BERGTHOLD pointed out that people are being dropped off every day by public

transit. MS. WALLRICH stated that there are a number of options such as doing something for the short-term and/or part of the redevelopment of the parcel. COMMISSIONER MOYLAN stated that he agreed with having a landing for individuals exiting the bus to get safely to the corner of Oak Park Avenue and 159th Street to use the crosswalks. CHAIRMAN MATUSHEK stated that when the two corners both southeast and southwest redevelop that would be the time to consider sidewalks in these areas. COMMISSIONER JANOWSKI discussed the lack of a walk sign on the traffic light and that is a safety concern as well. He recommended that Staff work with the Village Engineers and IDOT to come up with a plan for that corner. MR. STEINMARCH asked if the Commissioners could make this a consideration versus a condition which would be much easier for the Mack Companies to work on this concern. COMMISSIONER BERGTHOLD concurred with this recommendation.

COMMISSIONER JANOWSKI asked if there are annual inspections of the sprinkler systems. MS. WALLRICH confirmed that yes there are annual sprinkler inspections. COMMISSIONER JANOWSKI referred to the fifth (5th) bullet point under Fire on the letter of October 18, 2013 regarding “A separate water low relay is required for the fire alarm system to transmit to the wireless radio alarm monitoring equipment” being out of date with current requirements. MR. STEINMARCH stated that currently they require a telephone and a radio line to the Fire Department.

CHAIRMAN MATUSHEK asked if there were any other comments or questions; there were none. CHAIRMAN MATUSHEK asked for a Motion to close the Public Hearing. COMMISSIONER MOYLAN made the Motion to close the Public Hearing, seconded by COMMISSIONER JANOWSKI; all in favor.

MS. WALLRICH summarized the Standards for a Special Use and entered the written findings into the record. She noted that the request for a Special Use met the standards by protecting the health, safety and welfare of the community and not impacting the enjoyment of the neighboring property. It does not impede normal and orderly development of the surrounding area since most of it is already developed. She also noted that adequate utilities and access as well as ingress and egress are provided to the site. In all other respects it meets the Code and no Variations have been requested.

CHAIRMAN MATUSHEK asked for the Motion to be read. COMMISSIONER KRONER made the Motion to consider recommending that the Village Board grant the Petitioner, Mack Companies, a Special Use Permit to allow for an 880 square foot, one-bedroom residence located above a principal use at 6787 159th Street in the B-3 (General Business and Commercial) Zoning District, based on the evidence provided that the Petitioner has provided evidence establishing that they have met the standards within Section X.J.5., of the Zoning Ordinance, with the following conditions:

1. That the outstanding Change of Ownership conditions be completed by the property owner prior to receiving a Certificate of Occupancy.
2. That a Landscape Plan be submitted to Staff by December 15, 2016 and an escrow or bond be provided to guarantee the installation of the landscaping by June 1, 2017; and
3. That the existing nonconforming freestanding sign be altered to meet the Village’s current Sign Regulations or be replaced with a new sign meeting the Village’s current Sign Regulations.

COMMISSIONER JANOWSKI seconded the Motion.

AYE: Plan Commissioners Kevin Bergthold, Lori Kappel, Mark Moylan, Anthony Janowski, Peter Kroner, and Chairman Ed Matushek

NAY: None

ABSENT: John Domina, Ken Shaw, and Tim Stanton

THE MOTION WAS APPROVED by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 1, 2016 SPECIAL MEETING

ITEM #2: PUBLIC HEARING: UNITED ATHLETICS – 6805 W. 159TH STREET – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION USE GREATER THAN 3,500 SQUARE FEET.

Consider a request for a Special Use Permit from the Petitioner, Michael Kociolek of United Athletics, for a commercial indoor recreation use greater than 3,500 square feet at 6805 W. 159th Street within the B-2 PD (Community Shopping, Bementowne Mall Planned Unit Development) Zoning District. This Special Use Permit would allow the Petitioner to utilize an existing 15,000 square foot tenant space for a gymnastics training facility.

Present were the following:

Plan Commissioners: Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan

Absent: John Domina
Ken Shaw
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Patricia Meagher, Commission Secretary

Guest(s): Michael Kociolek, Representative of United Athletics

CHAIRMAN MATUSHEK requested a Motion to open the Public Hearing. COMMISSIONER MOYLAN made the Motion, seconded by COMMISSIONER JANOWSKI; all in favor.

CHAIRMAN MATUSHEK swore in Michael Kociolek of United Athletics.

PAULA WALLRICH, Interim Community Development Director, began her presentation stating that a Special Use request is required for indoor recreation uses greater than 3,500 SF in the B-2 Zoning District. She presented diagrams of the site stating that to the west of the proposed tenant space is the Amish Furniture Store and to the south is the Menard's warehouse and delivery/pick-up. She also noted the access to the facility will be on the east (Oak Park Avenue) side of the building rather than the north side of the building.

MS. WALLRICH noted concerns from the last Workshop. The first concern was safe access due to the majority of clients being children, ages two (2) to eighteen (18). There had been discussion of stop signs and/or crosswalks. Staff is recommending two (2) crosswalks at this time. Also represented in the

diagram were the security cameras that the Petitioner has agreed to install. She then discussed the parking ratios and stated they satisfy the parking requirement. Their hours of business are Monday through Friday, 9:00 a.m., to 9:00 p.m., Saturday 8:00 a.m., to 7:00 p.m., and Sundays, when birthday parties are held, 9:00 a.m., to 5:00 p.m. They anticipate ten (10) employees. The ratio is 8:1, eight (8) children to a class with no more than four (4) classes at a time. There is no food service on site. There is a small amount of retail which includes equipment/gear but is not substantial. At the last Workshop, the economic impact was discussed and MS. WALLRICH included an email from BRAD BETTENHAUSEN, Village Treasurer, of November 22, 2016 in the PC packet for review. In this email it stated that the Village is not allowed to request any single businesses' tax returns. Also discussed was secondary economic impact as parents drop off their children for classes may in fact visit another business in the area.

CHAIRMAN MATUSHEK asked if there were any provisions for a stop sign for this site for traffic heading east in front of the building on the north side and children will be crossing in that area to get to the north side parking lot. He felt that this should be a condition placed on this request. MICHAEL KOCIOLEK stated that Menards, the property owner, does not object to putting a stop sign in.

MS. WALLRICH stated that there were some questions about the signage. United Athletics will meet Village codes and agreed to put an awning over the east doorway. United Athletics presented a diagram of a white awning and by MS. WALLRICH'S recommendation United Athletics has agreed to change it to a blue awning.

MS. WALLRICH also addressed the security cameras that United Athletics has agreed to by placing them at all three (3) corners of their business. MR. KOCIOLEK stated that this will allow them to view every angle of the building on the three (3) sides and interiors as well.

COMMISSIONER KRONER inquired about the windows and if they will have an open view versus covered as they currently are. MR. KOCIOLEK stated that they will become open.

MS. WALLRICH showed a picture of the existing lighting at night time and noted that it will be adequate. She also presented pictures of United Athletics' Frankfort facility.

MS. WALLRICH addressed the soundproofing concern. She stated that there is a provision in the Zoning Ordinance that if there were a complaint the Village could investigate the issue at that time as a Nuisance. The Petitioner has supplied information regarding the walls being 1.5" drywall with insulation, which provides a sound barrier and that the music played is only played as background music.

MS. WALLRICH addressed the stop signs/crosswalks and that she will make a change to the Plan and the Commissioners can refer back to the Plan in their conditions.

MS. WALLRICH also addressed the tax revenue and the estimated amount for Hancock Fabrics when they were there was about \$12,200 annual sales tax.

CHAIRMAN MATUSHEK asked if there were any questions or further testimony. COMMISSIONER JANKOWSKI referred to the pictures of the Frankfort location of United Athletics and noted the height of that ceiling versus the Tinley Park site. He inquired if the ceiling would be raised to reflect the ceiling in Frankfort. Mr. Kociolek stated that yes, they will be taking the current ceiling out and raising it; it will be about 17.5' to the bottom of the joist and all sprinkler accommodations will be raised with that ceiling. COMMISSIONER JANKOWSKI inquired about the sound transmission and that United Athletics' transmission was right around fifty (50) decibels. He would like to make a condition that the decibels, according to the ASTM Standard, does not exceed seventy (70) decibels. MS. WALLRICH stated that

right now noise is regulated by Code and can be addressed in a more consistent fashion in this way. She expressed concern about establishing a standard for this one facility without adequate research and that isn't uniformly applied to all property. She also stated that this could be something considered when working on the Text Amendments. COMMISSIONER JANKOWSKI stated that due to this Special Use a Standard he felt it could be on a case-by-case basis. MS. WALLRICH stated that Staff will work on a comparison to other communities to present background information to all of the Commissioners. This could also be a condition that this information be studied by Staff and present to the Commission once that is completed.

COMMISSIONER KRONER brought up an idea regarding the Bremen Township Youth Services Agency just north on Oak Park Avenue. He would like MR. KOCIOLEK to consider providing use of the facility to the children free of charge. MR. KOCIOLEK stated that they would absolutely do that. He also stated that they were approached by the Illinois Special Olympics for use as well and they will be moving forward with their request.

CHAIRMAN MATUSHEK asked if there were any other comments or questions; there were none. He requested a Motion to close the Public Hearing. COMMISSIONER KRONER made the Motion, seconded by COMMISSIONER MOYLAN; all in favor.

MS. WALLRICH summarized the Standards for a Special Use and entered the written findings into the record. She stated that the proposed use would not negatively impact the adjacent property or get in the way of the orderly development of the area. There is adequate ingress and egress by the discussion of crosswalks and she will make the change regarding a stop sign. There are no Variations being requested. United Athletics has agreed to put up an awning, open up the windows, and the signage will have to conform to Village codes.

COMMISSIONER MOYLAN made the Motion to consider recommending that the Village Board grant the Petitioner, United Athletics, a Special Use Permit for a commercial indoor recreation use greater than 3,500 square feet at 6805 W. 159th Street within the B-2 PD (Community Shopping, Bementowne Mall Planned Unit Development) Zoning District. This Special Use Permit would allow the Petitioner to utilize an existing 15,000 square foot tenant space for a gymnastics training facility, based on the evidence provided at this hearing and that the Petitioners have provided evidence establishing that they have met the standards within Section X.J.5., of the Zoning Ordinance, and any other facts or unique circumstances that the Plan Commission will allow, with the following conditions:

1. That the Petitioner provide security cameras;
2. That the Petitioner make improvements to the façade, including the erection of an awning on the access door on the east façade and the removal of the opaque covering on all windows; and
3. That crosswalks be implemented on the exterior of the tenant space per Staff recommendations and a stop sign be located on the northeast corner controlling the east/west traffic.

COMMISSIONER KRONER seconded the Motion.

AYE: Plan Commissioners Kevin Bergthold, Lori Kappel, Mark Moylan, Anthony Janowski, Peter Kroner, and Chairman Ed Matushek

NAY: None

ABSENT: John Domina, Ken Shaw, and Tim Stanton

THE MOTION WAS APPROVED by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK asked MR. KOCIOLEK when they anticipate opening. MR. KOCIOLEK stated that they are anticipating February 6, 2017 with everything going smoothly.

DRAFT

RECEIVE COMMENTS FROM THE PUBLIC

CHAIRMAN MATUSHEK asked if there were comments from the public.

A TINLEY PARK RESIDENT addressed the Commissioners. First, he asked PATRICIA MEAGHER to confirm that she was the Commission Secretary. MS. MEAGHER confirmed that. He also inquired if MS. MEAGHER was the Commission Secretary last year. MS. MEAGHER stated that no, she is new to this position. The Resident had a number of questions:

1. Are the meetings recorded? CHAIRMAN MATUSHEK stated that yes they are.
2. Was the meeting of September 3, 2015 recorded? MS. WALLRICH stated that past meeting recordings are typically recorded but are erased once they are formally approved by the Commission. She stated that the Commission Secretary will write the Minutes in draft form. They will come before the Commissioners for approval. Once they are approved, the audio is deleted. She referred THE RESIDENT to LAURA GODETTE, Deputy Clerk, at the Village Hall to inquire about the certainty of this process.
3. Do the Public Hearings get notice in the newspaper? CHAIRMAN MATUSHEK stated that the Commission is required by Ordinance to post every Public Hearing in the newspaper per State law. MS. WALLRICH stated that the Chairman has a blue folder that provides evidence of Public Notice at every meeting. THE RESIDENT inquired about who actually puts the Notice in the paper. MS. WALLRICH stated that Clerical Staff does this. THE RESIDENT stated that the reason for his question on this topic is that for the September 3, 2015 Plan Commission Meeting the Notice was not published correctly and that COMMISSIONER KRONER made the observation that this was the case.
4. THE RESIDENT brought up the subject of Text Amendments and what the process is. MS. WALLRICH stated that the Professional Staff includes herself and STEPHANIE KISLER, Planner I, whose jobs are to support the Plan Commission, the Zoning Board of Appeals, and the Village Board. There could either be an initiative such as tonight's request by COMMISSIONER JANOWSKI wanting a Text Amendment for Performance Standards for noise/sound. For an instance such as this, Staff will research and bring examples to the Commissioners and discussion will be held towards a possible Text Amendment. If a Text Amendment is confirmed they will approve it and it will then be brought to the Village Board for final approval. Currently, Staff is working on Text Amendments for regulations for signs, fences and the Legacy Code. COMMISSIONER KRONER addressed two prior meetings regarding Text Amendments at which there was discussion amongst the Commissioners and with audience members— the first meeting being held at the Odyssey Country Club and the second being at Central Middle School. The information received was discussed and then brought to Staff. For example, information has been brought back to Staff for more diverse information from surrounding communities to best create Text Amendments. MS. WALLRICH pointed out that for those two meeting the Minutes were verbatim via court reporters as well as our Commission Secretary. She also pointed out that there is a Citizens Advisory Committee that also provides recommendations.
5. THE RESIDENT inquired about one (1) parking space per unit still being in Legacy Code and why? MS. WALLRICH stated that this is typical for downtown areas. THE RESIDENT strongly stated that this issue needs to be addressed for the possibility of a Text Amendment in the future.

GOOD OF THE ORDER

COMMISSIONER KRONER addressed the topic of signs that the Commissioners and Staff have been working on and asked if this could start to be addressed one piece at a time versus big picture all at once. MS. WALLRICH stated that this can be done.

ADJOURN MEETING

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN, to adjourn the Regular Meeting of the Plan Commission of December 1, 2016 at 8:40 p.m. The Motion was approved by voice call. CHAIRMAN MATUSHEK declared the Meeting adjourned.

DRAFT



PLAN COMMISSION STAFF REPORT

January 5, 2017

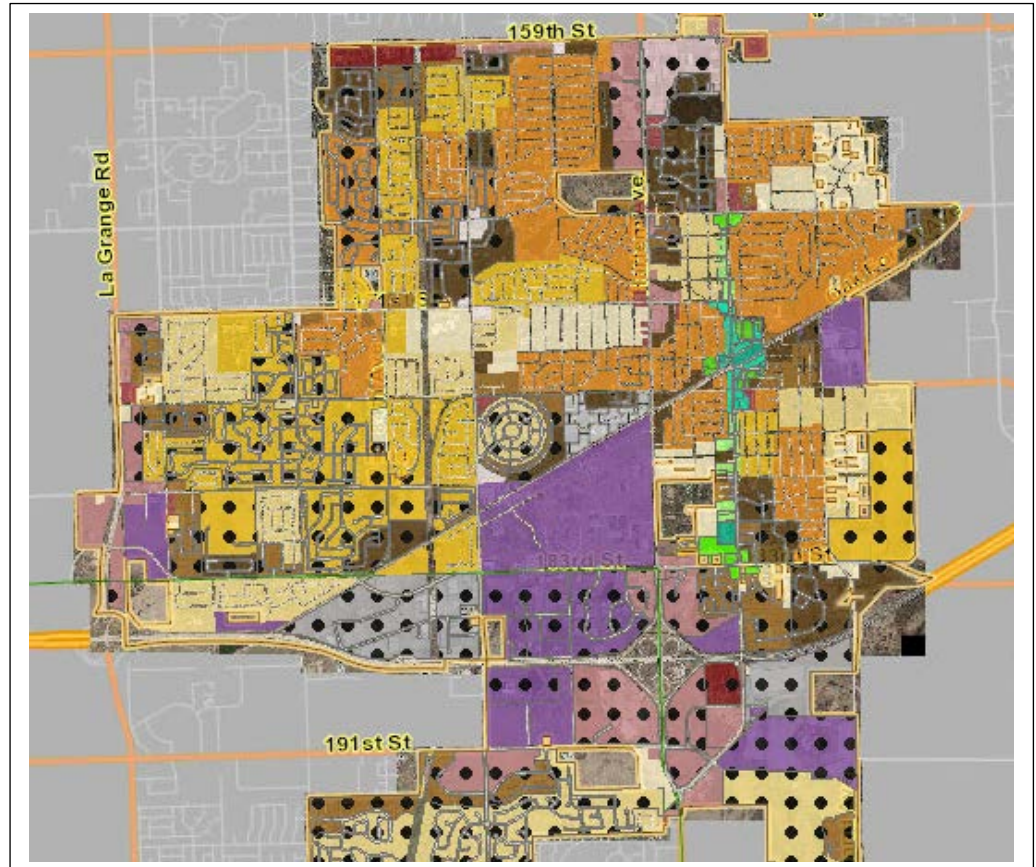
Village of Tinley Park, Illinois Official Zoning Map 2016

Approval Sought

Recommendation to the Village Board

Project Planner

Stephanie Kisler, AICP
Planner I



EXECUTIVE SUMMARY

Staff has worked with the Village's GIS Consultant, MGP, Inc., to review and correct the Village's Zoning Map with all updates through December 31, 2016. Per the Illinois Municipal Code, municipalities must adopt an official zoning map by March 31st of each year.

This Public Hearing is being held for the Plan Commission to review the most current version of the Official Zoning Map for 2016 in draft form. The Plan Commission must provide a recommendation to the Village Board as to whether or not to approve the official zoning map as proposed by Staff.

Staff notes that no properties are being rezoned as part of the adoption of the official zoning map. Instead, the corrections made to the map reflect recently approved map amendments (rezonings), annexations, and subdivisions.

HISTORY

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish an Official Zoning Map by March 31st each year.

*(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section, **the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year.** The first map published in 1960 shall reflect all zoning uses, divisions, restrictions, regulations and classifications in effect on and prior to December 31, 1959. If in any calendar year after the first map is published there are no changes in zoning uses, divisions, restrictions, regulations and classifications in such municipality, no map shall be published for such calendar year.*

***The map published by the corporate authorities shall be the official zoning map.** The corporate authorities may establish a fee to be charged any person desiring a copy of such map. Such fee shall be paid to the appropriate zoning officer and shall be applied to defray the cost of publication of the official map.*

(Source: Laws 1963, p. 3136.)

Staff has reviewed the current Zoning Map, made corrections based on map amendments through December 31, 2016, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

CORRECTIONS TO THE ZONING MAP

Staff has identified various corrections to be made to the Official Zoning Map for 2016, including:

- Adjusting zoning fill in rights-of-way to ensure that the zoning fill ends at the parcel lines;
- Correcting zoning for parcels that currently show no zoning or incorrect zoning; and
- Correcting zoning, annexations, and subdivisions based on approved ordinances and plats.

The Village's GIS Consultant, MGP, Inc., has provided an updated map that reflects the corrections noted by Staff. The updated map has been included in the Plan Commission packet in draft form.

MOTION TO CONSIDER

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

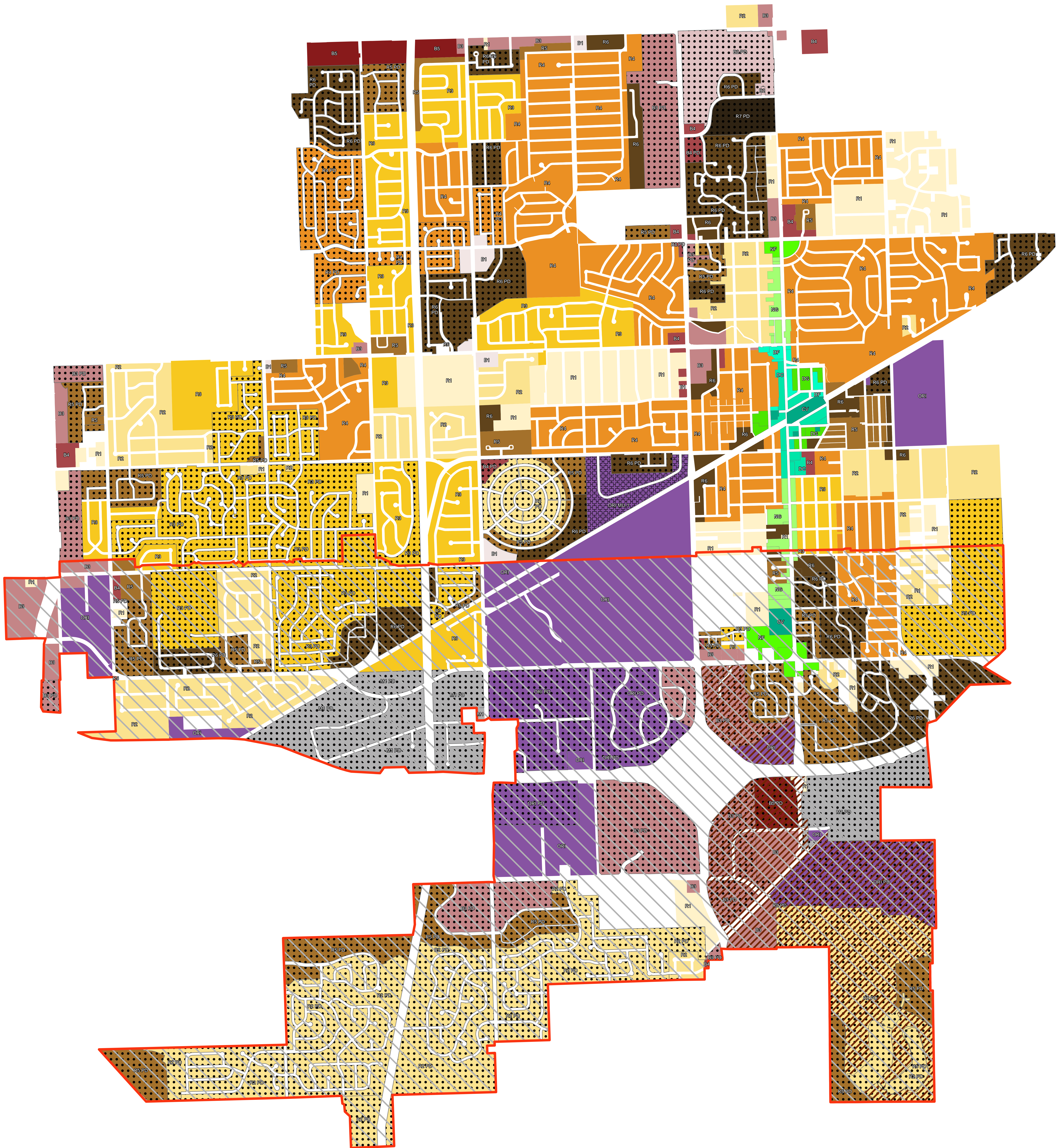
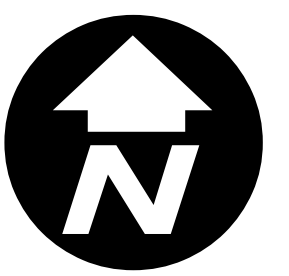
"...make a motion to recommend to the Village Board approval of the Village's Official Zoning Map for 2016, which reflects map amendments through December 31, 2016."

DRAFT



Village of Tinley Park Official Zoning Map 2016

Reflecting Map Amendments Through 12/31/2016



Zoning

Urban Design Overlay District (UD-1)

Rich Township Entertainment and Tourism Overlay District (RTETO)

Planned Unit Development (PD)

Mixed-Use Duvan Drive Overlay District (MU-1)

B1

B2

B3

B4

B5

CV

DC

DF

DG

M1

NF

NG

ORI

R1

R2

R3

R4

R5

R6

R7

0 0.25 0.5 1
Miles



Applicant

Margie Oliver & Dennis Paul, Dolan Realty Advisors, LLC on behalf of Verizon Wireless

Property Location

7850 183rd Street

PIN

27-36-402-004-0000

Zoning

ORI (Office and Restricted Industrial)

Approval Sought

Site Plan Approval

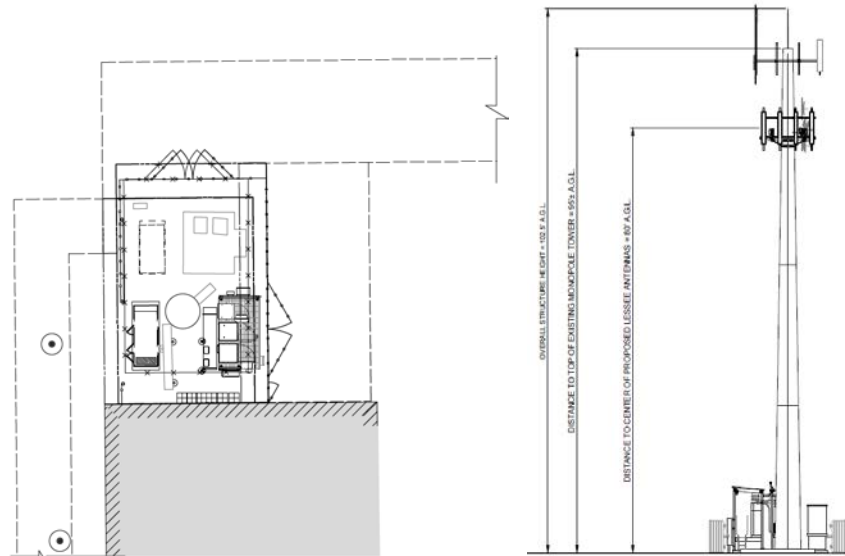
Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

January 5, 2017

Verizon Wireless – Site Plan Approval for a Co-Location on an Existing Personal Wireless Service Facility 7850 183rd Street



Proposed Site Plan & Elevation Showing New Antennas

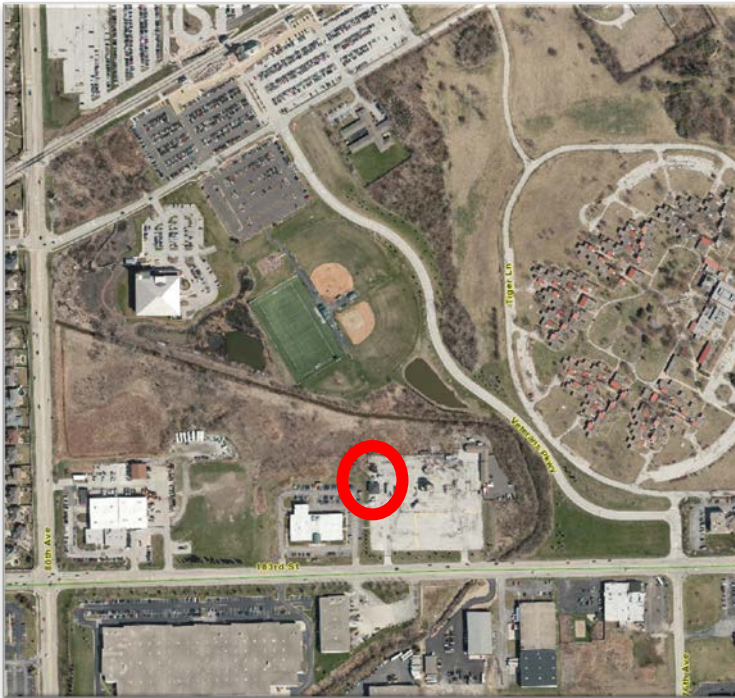
EXECUTIVE SUMMARY

The Applicants, Margie Oliver and Dennis Paul of Dolan Realty Advisors, LLC, on behalf of Verizon Wireless, seek Site Plan Approval for new ground equipment accessory to a cellular co-location to be installed at the Village of Tinley Park Police Department's existing personal wireless service facility (cellular tower) at 7850 183rd Street within the ORI (Office and Restricted Industrial) Zoning District. The proposed co-location includes a new set of antennas to be mounted at eighty feet (80'), related ground equipment, and a new fence that surrounds a revised lease area. The proposed co-location will provide improvements to cellular service within the vicinity.

The Plan Commission may choose to take action on Site Plan Approval in a single meeting if the Commission feels that there are not any unresolved items that necessitate a second meeting.

EXISTING SITE

The site is currently home to Village facilities, including the Police Department and Fire Training Tower. The existing personal wireless service facility (cellular tower) is located between the Police Department and Fire Training Tower. The existing monopole was erected in 1998.



Aerial Image of the Surrounding Area



Aerial Image of the Existing Site



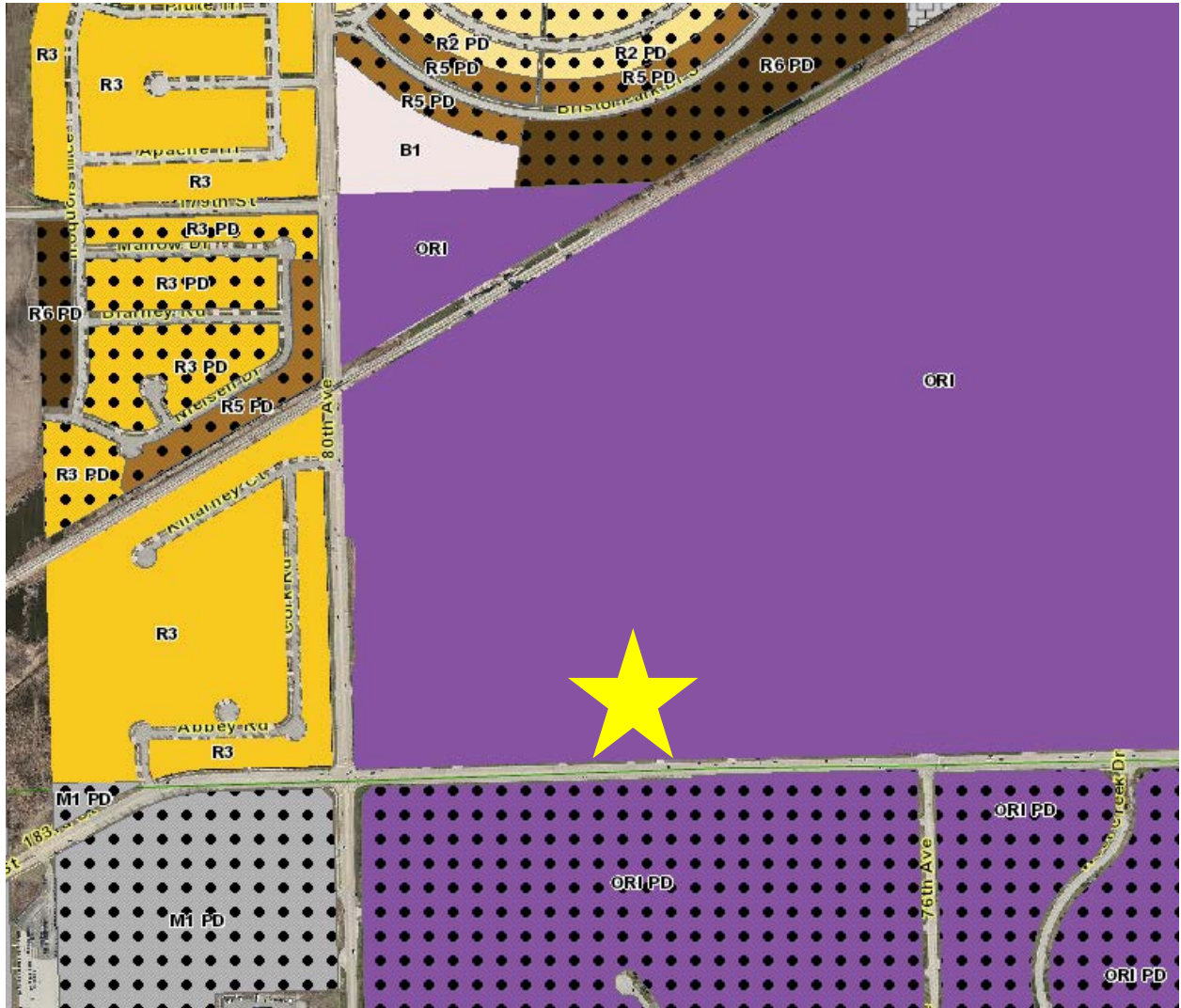
Existing Monopole



Existing Ground Equipment

ZONING & NEARBY LAND USES

The zoning for the subject parcel is ORI (Office and Restricted Industrial). The site is part of the Village's land where the Police Department and Fire Training Tower are located. The Public Works Facility is also nearby to the west and the State Mental Health Center property is nearby to the east. The nearest residential zoning district is approximately 1,450 feet to the west of the existing cell tower.



Graphic Showing Nearby Zoning Designations

PROPOSED SITE PLAN

The Applicant proposes to modify the existing site by expanding the lease area (red dashed rectangle), installing a new vinyl privacy fence (thin blue line), adding another easement to the east of the lease area (light red fill), and adding new ground equipment necessary for the co-location of the new antennas that will be mounted on the existing monopole (green). The proposed antennas would be installed below the existing antennas at a height of about eighty feet (80'). The existing monopole is one hundred two and a half feet (102.5') tall to the top of the lightning rod.

Staff notes that the proposed changes to the lease area and easement agreement will be handled by the Assistant Village Manager, Steve Tilton, and are subject to approval by the Village Board. Due to the proposed changes to the footprint of the site/lease area, Site Plan Approval by the Plan Commission is required. Personal wireless service facilities are considered permitted uses when located on Village-owned property. Co-locations on existing monopoles are also considered permitted uses, thus, a Special Use Permit is not required for this project.

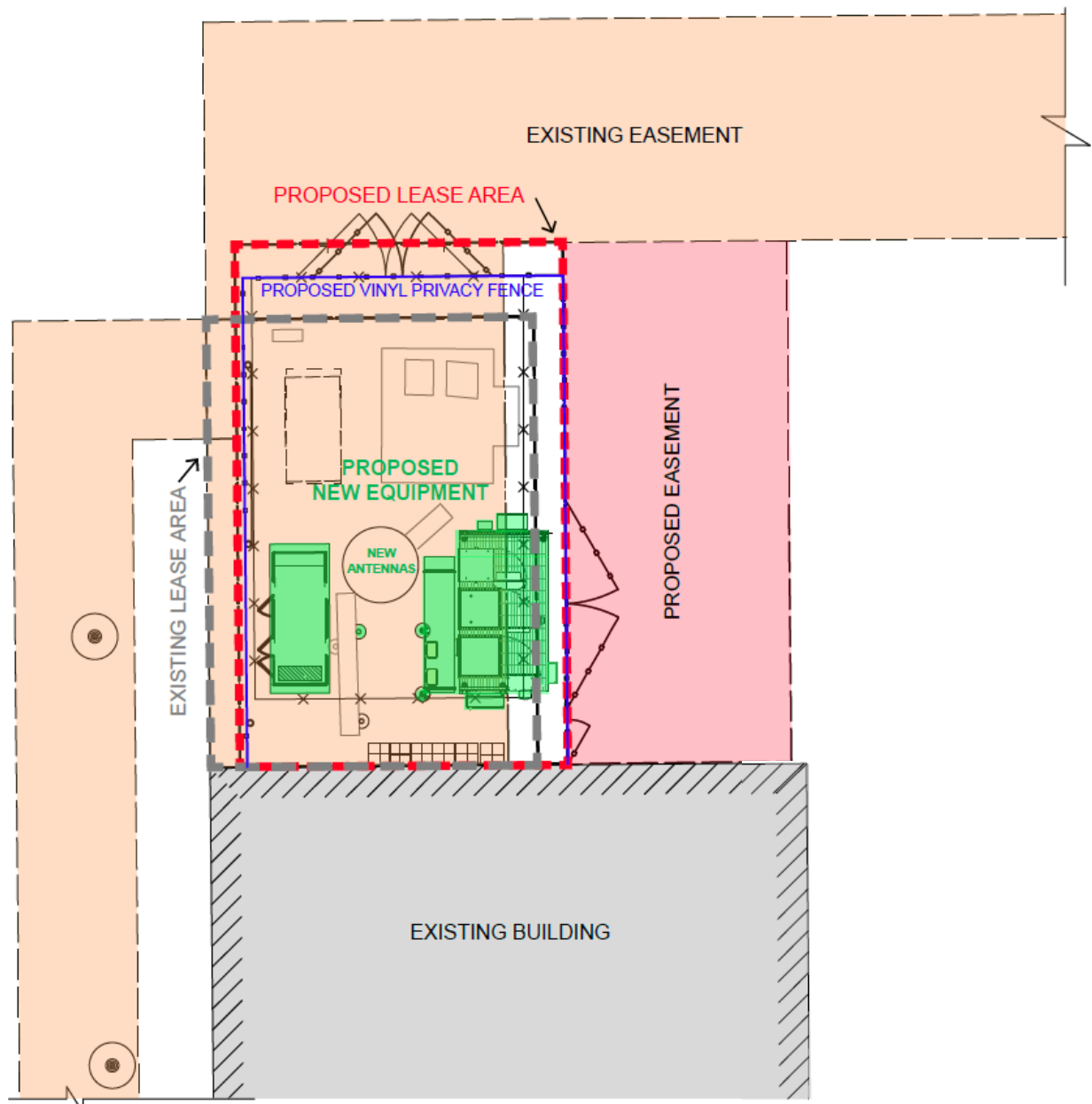


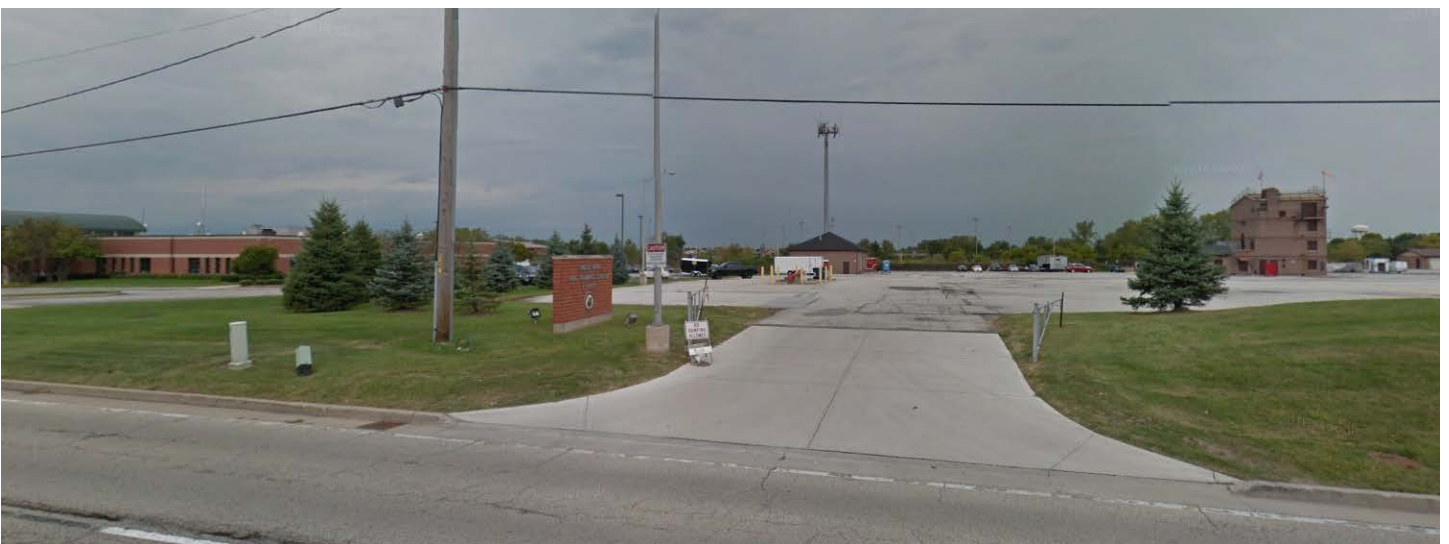
Diagram Showing Proposed Changes to Lease Area, Fencing, Easements, and Equipment

LANDSCAPING

There are no changes proposed to the existing landscaping; the Petitioner is installing a vinyl privacy fence around the lease area, which is an improvement upon the existing open-style chain link fencing. Additionally, Staff notes that the lease area is not visible from the public right-of-way since it is located behind a small garage.



Photo of Existing Ground Equipment Showing Lack of Screening



Streetview of Existing Monopole from 183rd Street Looking North

SUMMARY OF OPEN ITEMS

Staff does not have any open items for the Applicant.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Department Staff must find that the conditions listed below must be met. Staff has provided draft findings for each condition below.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - The proposed use, co-location of a cellular antenna, is a permitted use on an existing personal wireless service facility (cellular tower).
 - The accessory ground equipment and changes to the lease area are necessary to complete the proposed co-location.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The existing personal wireless service facility (cellular tower) has adequate parking, access, and lighting.
 - A vinyl privacy fence will be erected around the lease area.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - The vehicular ingress and egress within the site provides safe access for people needing access to the cellular equipment. Access is from 183rd Street.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - The existing site surrounding the monopole allows for parking around the lease area on the south and east sides. A person can park close enough to the lease area to be able to access it safely on foot.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - The existing site around the monopole/lease area has minimal landscaping but is not visible from the public right-of-way. The existing site currently has chain-link fencing, which does not adequately screen the ground equipment. The Applicant proposes to replace the existing fencing with vinyl privacy fencing, which will improve the screening of the ground equipment.
- f. That all outdoor trash storage areas are adequately screened.
 - The monopole/lease area does not include an outdoor trash area.

MOTION TO CONSIDER

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

“...make a motion to grant the Applicants, Margie Oliver and Dennis Paul of Dolan Realty Advisors, LLC, on behalf of Verizon Wireless, Site Plan Approval for new ground equipment accessory to a cellular co-location to be installed at the Village of Tinley Park Police Department’s existing personal wireless service facility (cellular tower) at 7850 183rd Street within the ORI (Office and Restricted Industrial) Zoning District. The proposed co-location includes a new set of antennas to be mounted at eighty feet (80’), related ground equipment, and a new fence that surrounds the revised lease area, in accordance with plans (included in this meeting packet) prepared by Terra Consulting Group, Ltd. with a revision date of 12/12/2016.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
T-1	Title Sheet	Terra	12/12/2016
L-P	Location Plan	Terra	12/12/2016
C-1	Existing Enlarged Site Plan	Terra	12/12/2016
C-1A	Proposed Enlarged Site Plan	Terra	12/12/2016
C-2	<i>no title</i>	Terra	12/12/2016
C-3	Site Details	Terra	12/12/2016
C-4	Generator Foundation Details	Terra	12/12/2016
C-5	Elevated Steel Equipment Platform Foundation Plan	Terra	12/12/2016
C-6	Elevated Steel Equipment Platform Floor Framing Plan	Terra	12/12/2016
C-7	Elevated Steel Equipment Platform Roof Framing Plan	Terra	12/12/2016
ANT-1	Site Elevation	Terra	12/12/2016
ANT-2	Antenna Information	Terra	12/12/2016
ANT-3	Site Details	Terra	12/12/2016
ANT-3A	Antenna Mounting Details	Terra	12/12/2016
ANT-4	Site Details	Terra	12/12/2016
EQ-1	Equipment Details	Terra	12/12/2016
EQ-2	Equipment Details	Terra	12/12/2016
EQ-3	Platform Elevations	Terra	12/12/2016
E-1	Utility Routing Plan	Terra	12/12/2016
E-1A	Generator Utility Routing Plan	Terra	12/12/2016
E-1B	Generator Single Line Diagram & Alarm Wiring	Terra	12/12/2016
E-1C	Panel Schedule & Lighting Plan	Terra	12/12/2016
E-2	Site Grounding Plan	Terra	12/12/2016
E-3	Grounding Details	Terra	12/12/2016
E-4	Grounding Details	Terra	12/12/2016
E-5	Electrical Details	Terra	12/12/2016
SP-1	Specifications	Terra	12/12/2016
SP-2	Specifications	Terra	12/12/2016
P-1	Existing Site Photos	Terra	12/12/2016
SE-1	Site Exhibit	TSL	08/16/2016

CONSULTANT TEAM	
PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
SURVEYOR:	THOMSON SURVEYING LTD. 9575 W. HIGGINS ROAD SUITE 850 ROSEMONT, IL 60018 (847) 318-9790
STRUCTURAL:	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711

REAL ESTATE: _____

RF: _____

CONSTRUCTION: _____

EQUIPMENT ENGINEERING: _____

OPERATIONS: _____

PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON EXISTING
SELF SUPPORTING TOWER WITH PROPOSED 11'-6" x 12'-0"
EQUIPMENT PLATFORM AT BASE.

SITE COORDINATES:

LATITUDE: 1 F 4 0 N (FROM FAA 1A)
LONGITUDE: 8 9 W (FROM FAA 1A)
705.1' (FROM FAA 1A)

DRIVING DIRECTIONS:

FROM LESSEE OFFICE:
DEPART E WOODFIELD RD TOWARD N PLAZA DR (0.6 MI). TURN
RIGHT ONTO W FRONTAGE RD (0.5 MI). TAKE RAMP LEFT FOR I-290
EAST / IL-53 SOUTH TOWARD CHICAGO (4.5 MI). KEEP LEFT ONTO
I-35S S (9.5 MI). TAKE RAMP RIGHT FOR I-35S-TOLL SOUTH TOWARD
JOLIET (23.1 MI). TAKE RAMP LEFT FOR I-80 EAST TOWARD INDIANA
(9.6 MI). AT EXIT 148B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR
IL-43 NORTH (0.9 MI). TURN LEFT ONTO 183RD ST (0.8 MI).
DESTINATION IS ON THE RIGHT.

[illegible]

REGIONAL MAP

N.T.S.

SITE LOCATION



TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

PROJECT INFORMATION	
P.I.N. #:	27-36-402-004-0000
ADDRESS:	7850 W 183rd SREET TINLEY PARK, IL 60477
UTILITIES:	POWER: COMED KATHRYN SUGRUE 708-235-2337
	FIBER: WOW! ALONZO ESCATEL 630-219-3382
JURISDICTION:	VILLAGE OF TINLEY PARK
OCCUPANCY:	UNINHABITED
ZONING:	ORI-OFFICE & RESIDENTIAL
CONSTRUCTION TYPE:	CO LO
PROPERTY OWNER:	CROWN CASTLE INTERNATIONAL 2000 CORPORATE DRIVE CANONSBURG, PA 15327
TOWER OWNER:	CROWN CASTLE INTERNATIONAL (847) 273-0476
CONTACT PERSON:	RACHEL ARKEMA (847) 273-0476
APPLICANT:	CHICAGO SMSA limited partnership d/b/a Verizon Wireless 1515 WOODFIELD ROAD SCHAUMBURG, IL 60173
CONSTRUCTION MANAGER:	DOUG OHLSON (847) 706-7668
REAL ESTATE MANAGER:	DANIEL PEREZ (847) 706-1747

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	-
LP	LOCATION PLAN	4, 6
C-1	EXISTING ENLARGED SITE PLAN	3, 6
C-1A	PROPOSED ENLARGED SITE PLAN	5, 6
C-2	FENCE DETAILS	-
C-3	SITE DETAILS	-
C-4	GENERATOR FOUNDATION PLAN	-
C-5	ELEVATED STEEL EQUIPMENT PLATFORM FOUNDATION PLAN	-
C-6	ELEVATED STEEL EQUIPMENT PLATFORM FLOOR FRAMING PLAN	-
C-7	ELEVATED STEEL EQUIPMENT PLATFORM ROOF FRAMING PLAN	-
ANT-1	SITE ELEVATION	-
ANT-2	ANTENNA INFORMATION	-
ANT-3	SITE DETAILS	-
ANT-3A	ANTENNA MOUNTING DETAILS	-
ANT-4	SITE DETAILS	-
EQ-1	EQUIPMENT DETAILS	3
EQ-2	EQUIPMENT DETAILS	3
EQ-3	PLATFORM ELEVATIONS	3
E-1	UTILITY ROUTING PLAN	2, 4
E-1A	GENERATOR UTILITY ROUTING PLAN	-
E-1B	GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING	-
E-1C	PANEL SCHEDULE & LIGHTING PLAN	-
E-2	SITE GROUNDING PLAN	-
E-3	GROUNDING DETAILS	-
E-4	GROUNDING DETAILS	-
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
	ATTACHMENTS	
1 OF 1	SITE SURVEY	-

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397 FAX: (847) 706-7415



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LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

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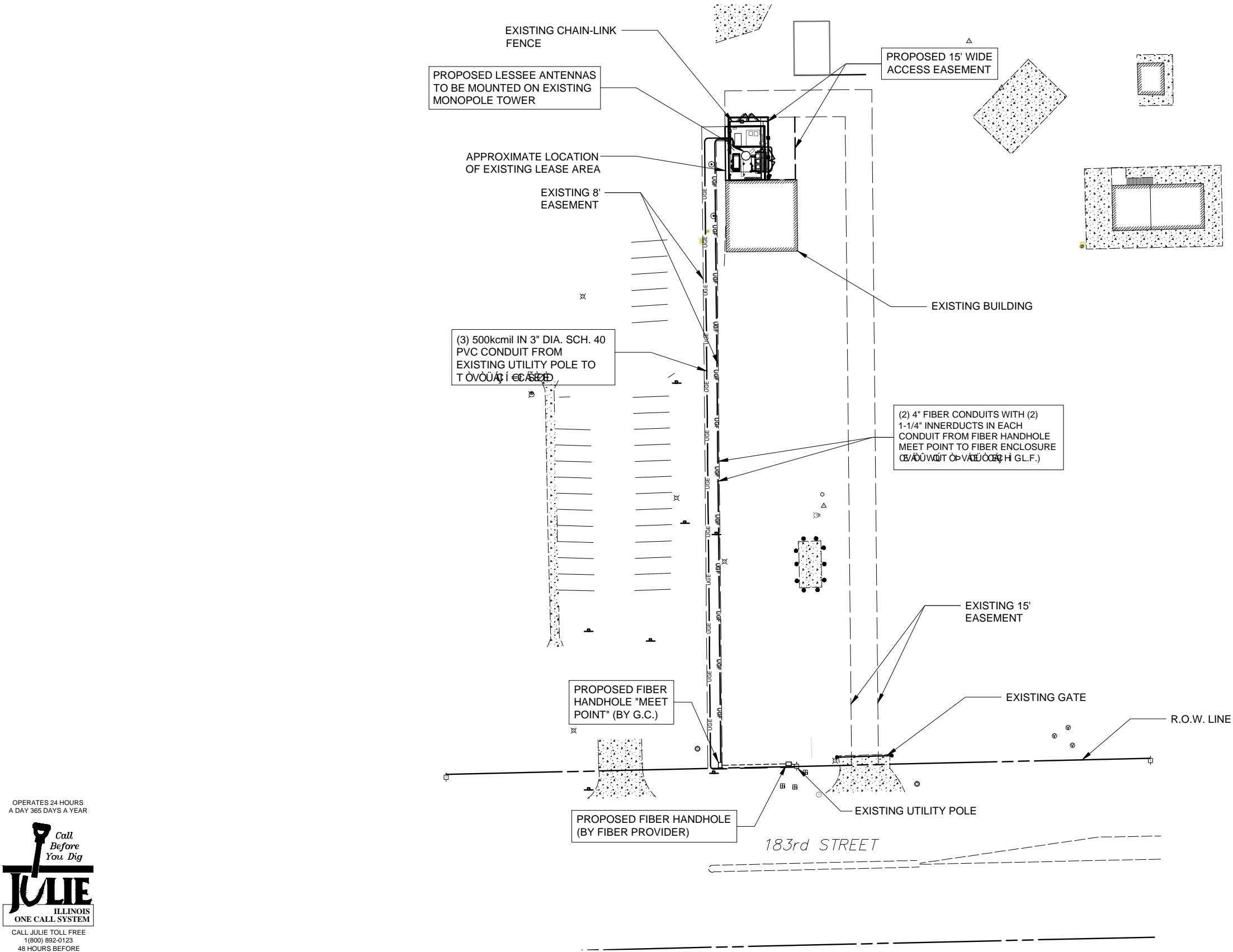
Thomson Surveying Ltd.

9575 W. Higgins Road, Suite 850

Rosemont, IL 60018

TEL: (847) 318-9790

FAX: (847) 318-9792



0153060

22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

SCALE 1" = 30'

NOTE:
RESTORATION OF GRASSED AREAS WHERE
FIBER AND POWER WILL RUN SHALL BE
TOPSOILED AND SODDED. G.C. TO WATER SOD
SUFFICIENTLY THROUGH AT LEAST TWO (2)
MOWINGS.

NOTE:
ACCESS WILL BE ALONG THE EXISTING
EASEMENT AREA ONLY. NO ACCESS, PARKING
OR CONSTRUCTION EQUIPMENT SHOULD BE IN
THE POLICE DEPARTMENT PARKING LOT

NOTE:
ALL FILL FROM THE EXCAVATION MUST BE
REMOVED AND HAULED OFF SITE

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING
AREA AND TEMPORARY ROAD. CONTRACTOR SHALL
COORDINATE WITH ANTENNA CONTRACTOR, A STAGING
AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE
OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE
RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON
COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR
SHALL PROVIDE ADEQUATE EROSION CONTROL AS
NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE
AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR
CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION
CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED
TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL
BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT.
CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR
TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE
REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT
PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL
INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING,
AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR
FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND
SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS
THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS
REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CHICAGO

SMSA

limited partnership

d/b/a VERIZON WIRELESS

TERRA

CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH: 847-698-6400

FAX: 847-698-6401

REVISIONS					
NO.	DESCRIPTION		DATE	BY	
-	ISSUED FOR REVIEW		12/15/14	TJS	
1.	REVISED PER CLIENT COMMENTS		03/23/15	PP	
2.	UPDATE PER GAS UTILITY		04/28/15	DMS	
3.	UPDATE WITH CABINET LAYOUT		06/24/16	BTE	
4.	UPDATED PER FIBER COORDINATION		09/12/16	RA	
5.	ISSUED FOR PERMITTING		10/20/16	JTM	
6.	UPDATE PER VILLAGE COMMENTS		12/12/16	JTM	

LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

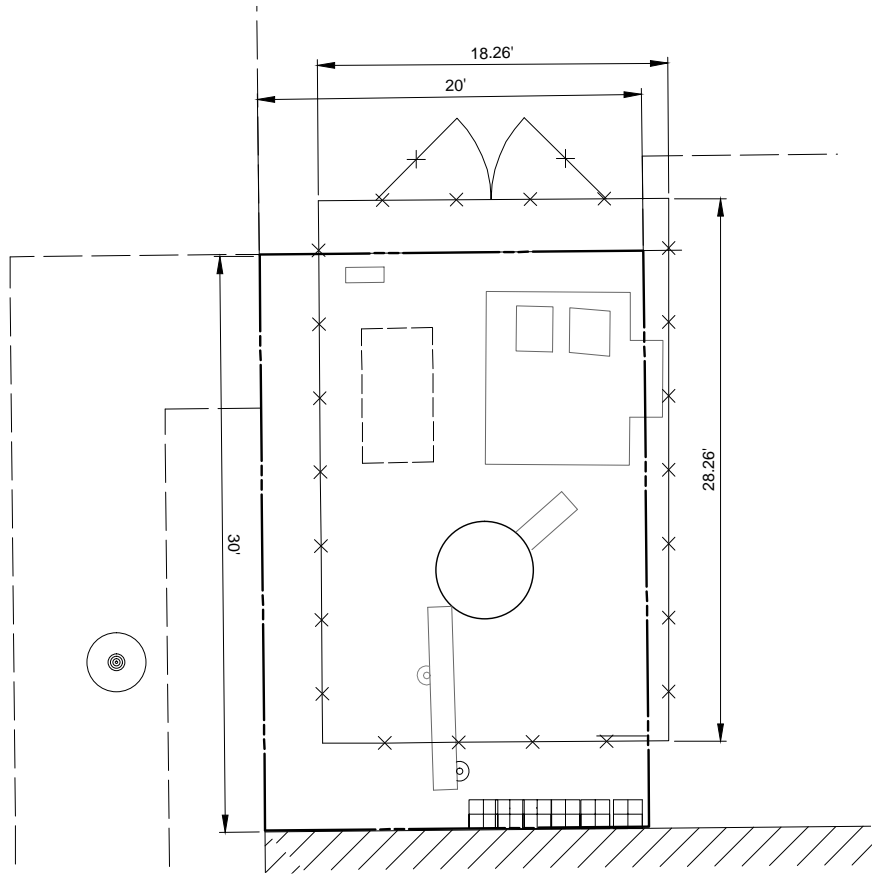
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PROJECT #:	33-1430

SHEET TITLE

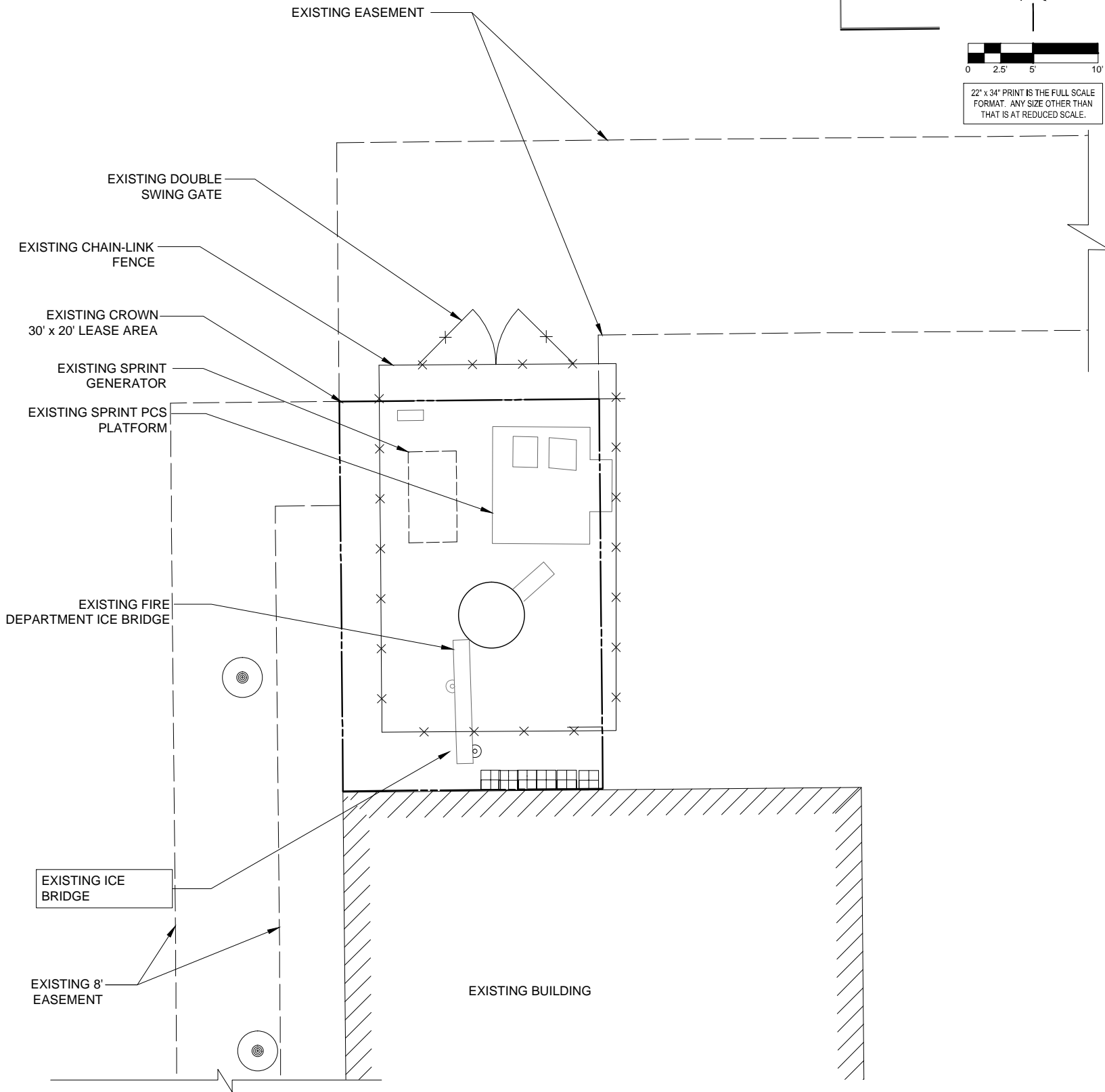
LOCATION PLAN

SHEET NUMBER

LP



2 SITE DIMENSION PLAN
SCALE: 1" = 5'



1 ENLARGED SITE PLAN
SCALE: 1" = 5'

TSL
9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
pryan@thomsonltd.com

Thomson Surveying Ltd.
PROJECT NO. 4865 DATE: 02-04-14

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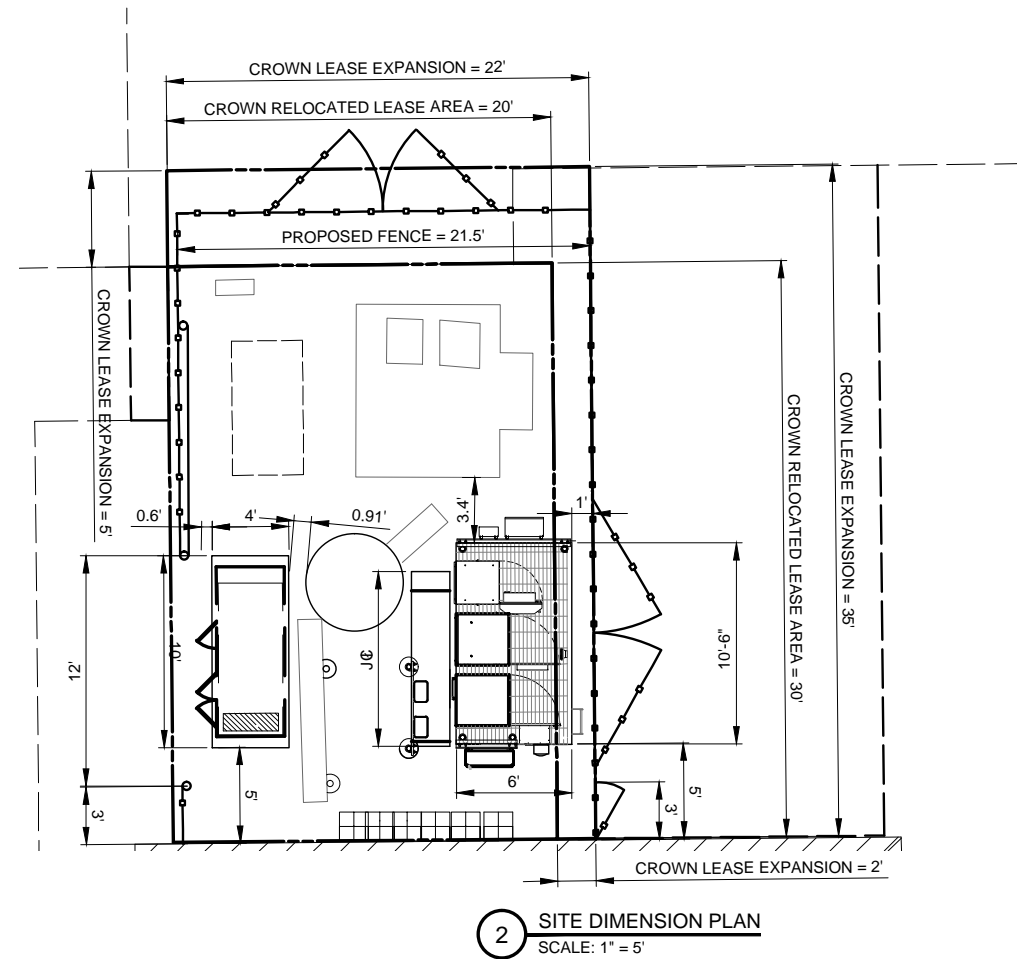
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SHEET TITLE
EXISTING ENLARGED SITE PLAN

SHEET NUMBER

C-1



PAVEMENT MATERIAL

LEASE SITE
74 S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
60 L.F. OF FENCING

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

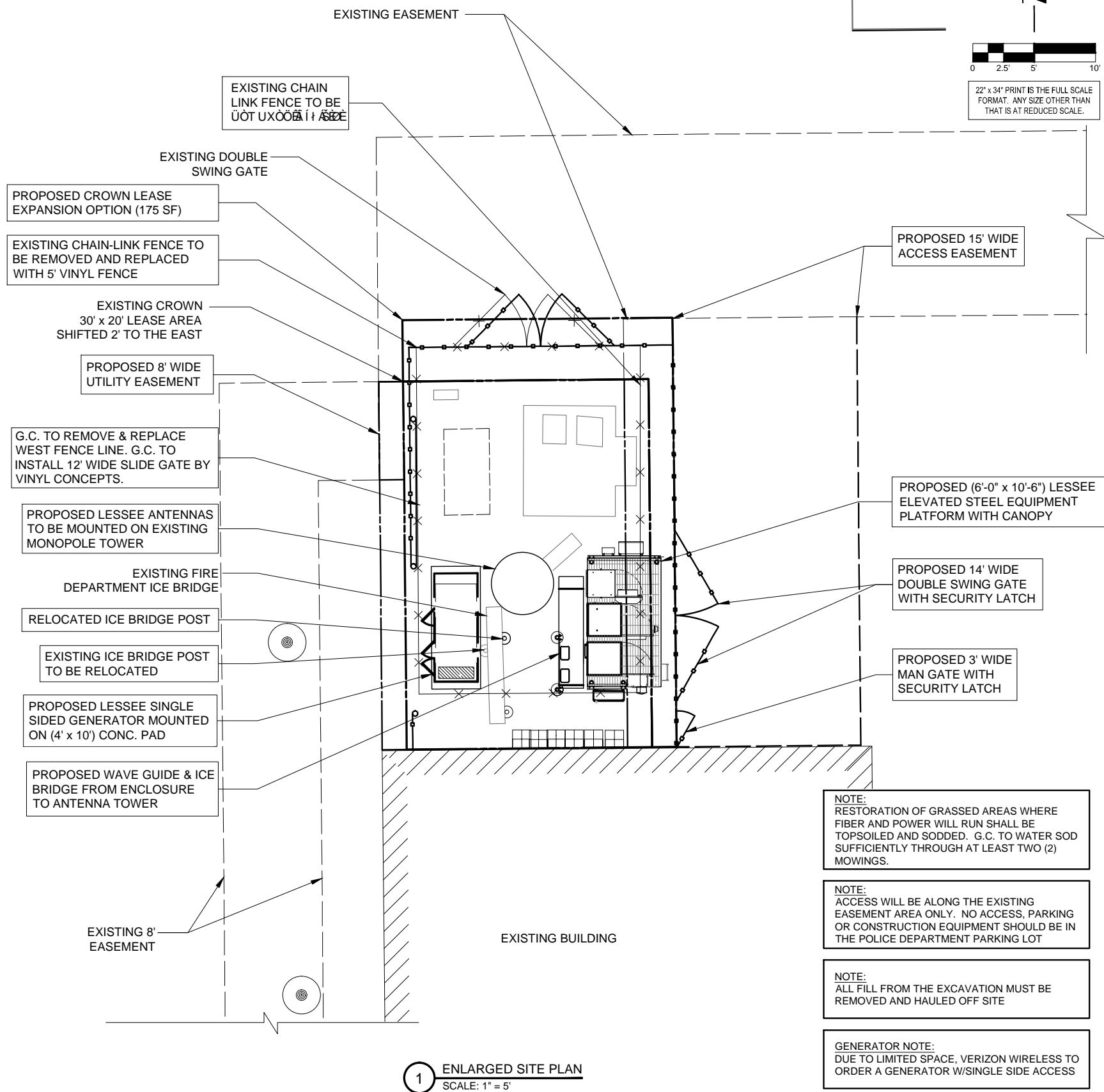
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NOTE:
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NOTE:
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NOTE:
ALL FILL FROM THE EXCAVATION MUST BE REMOVED AND HAULED OFF SITE

GENERATOR NOTE:
DUE TO LIMITED SPACE, VERIZON WIRELESS TO ORDER A GENERATOR W/SINGLE SIDE ACCESS

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE
PROPOSED ENLARGED SITE PLAN

SHEET NUMBER
C-1A

7/8"x6 1/2" VINYL TONGUE & GROOVE PICKET (TYP)

2x6 VINYL SLOTTED RAIL (TOP & BOTTOM) (TYP)

5x5 VINYL POST (TYP)

2"

8'-0"

3"

3'-6" (MAX)

6"

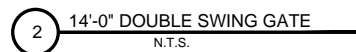
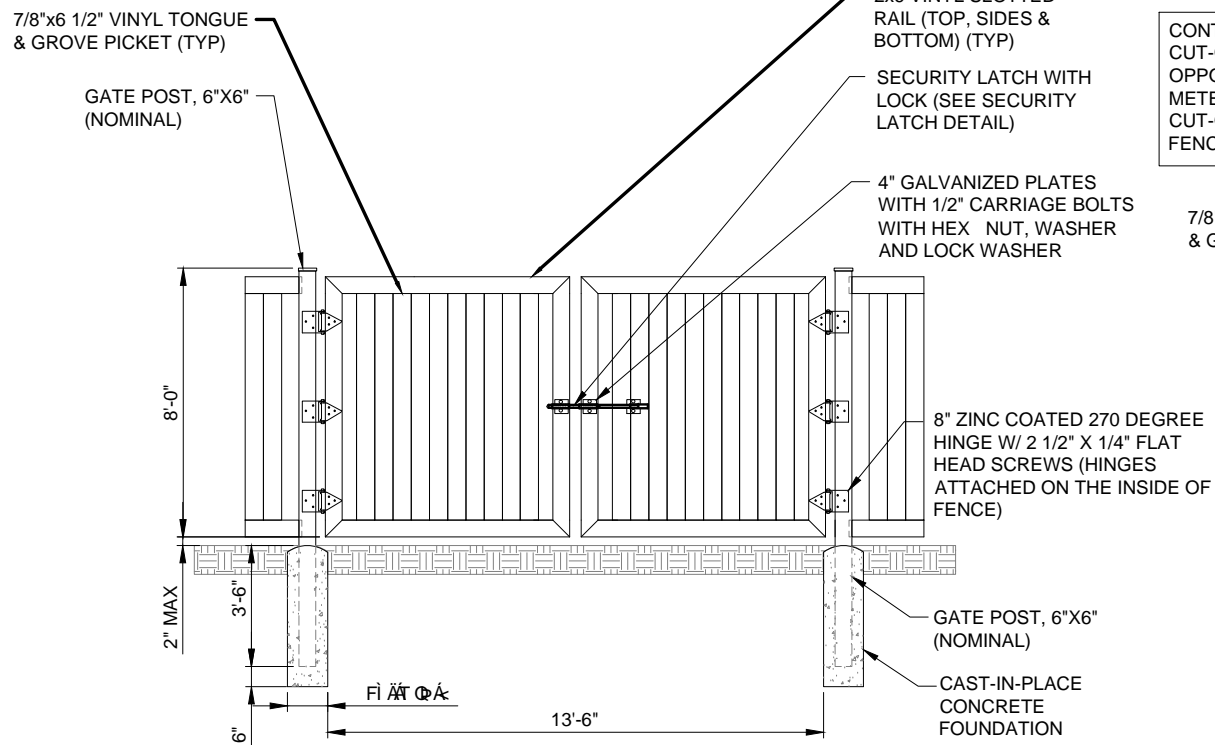
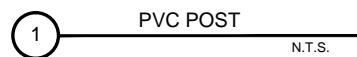
FINISHED GRADE

CAST-IN-PLACE CONCRETE FOUNDATION

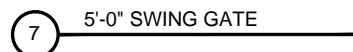
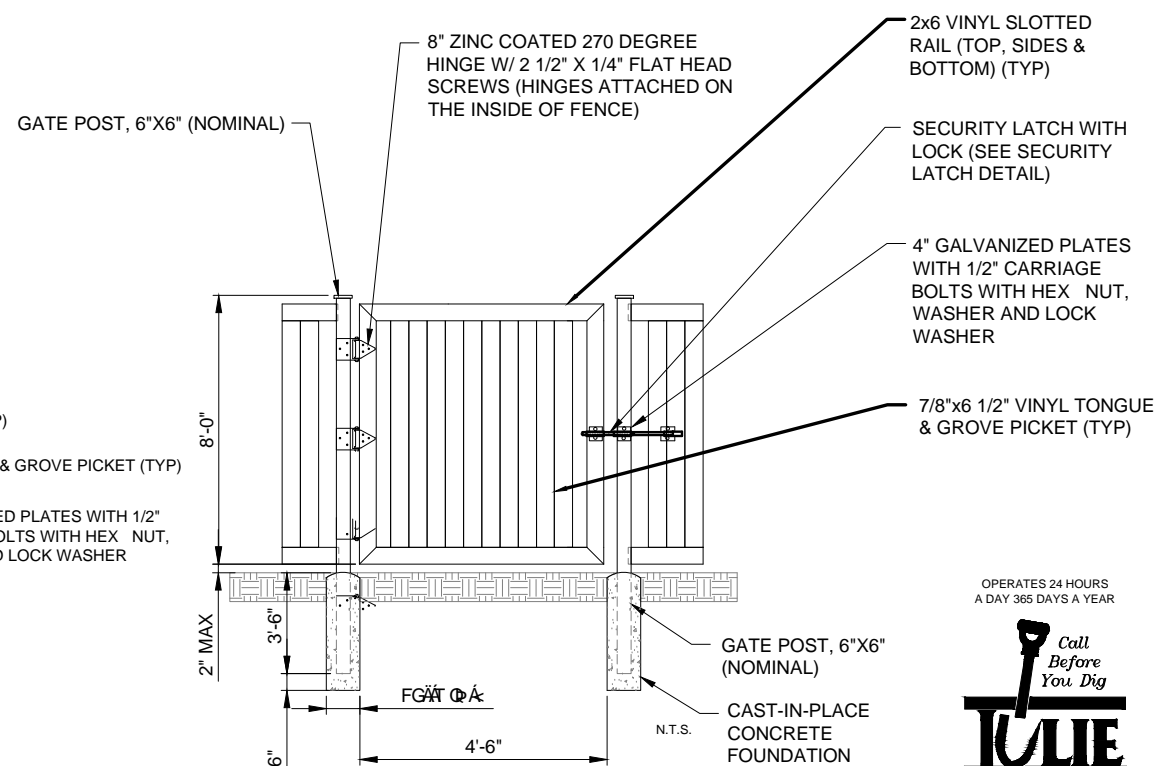
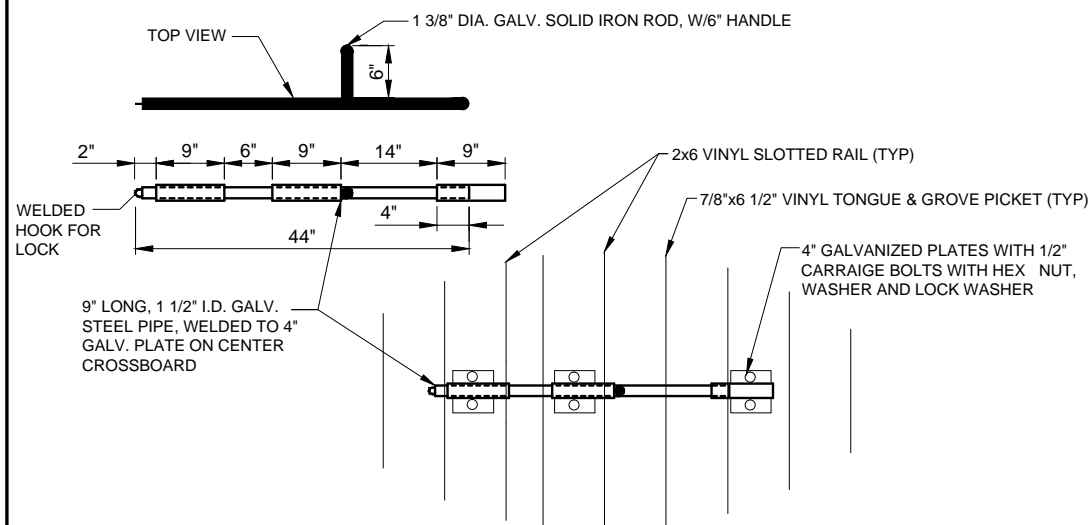
8'-0" OC (MAX)

CONCRETE FOOTING (TYP)

CROWN (TYP)



Technical drawing of a fence corner post assembly. The drawing shows a corner post with a rail (top & bottom) and a picket (typical). The rail is labeled "RAIL (TOP & BOTTOM) (TYP)". The picket is labeled "7/8\" x 6 1/2\" VINYL TONGUE & GROVE PICKET (TYP)". The corner post is labeled "CORNER POST (TYP)". The drawing shows the corner post installed in a "CAST-IN-PLACE CONCRETE FOUNDATION". The foundation is shown in cross-section with a diameter of 6 inches. The corner post is 8 feet high. The rail is 2 inches thick. The picket is 6 inches wide. The corner post is 6 inches wide. The drawing shows the corner post installed in a concrete foundation with a diameter of 6 inches. The corner post is 8 feet high. The rail is 2 inches thick. The picket is 6 inches wide. The corner post is 6 inches wide. The drawing shows the corner post installed in a concrete foundation with a diameter of 6 inches. The corner post is 8 feet high. The rail is 2 inches thick. The picket is 6 inches wide. The corner post is 6 inches wide.



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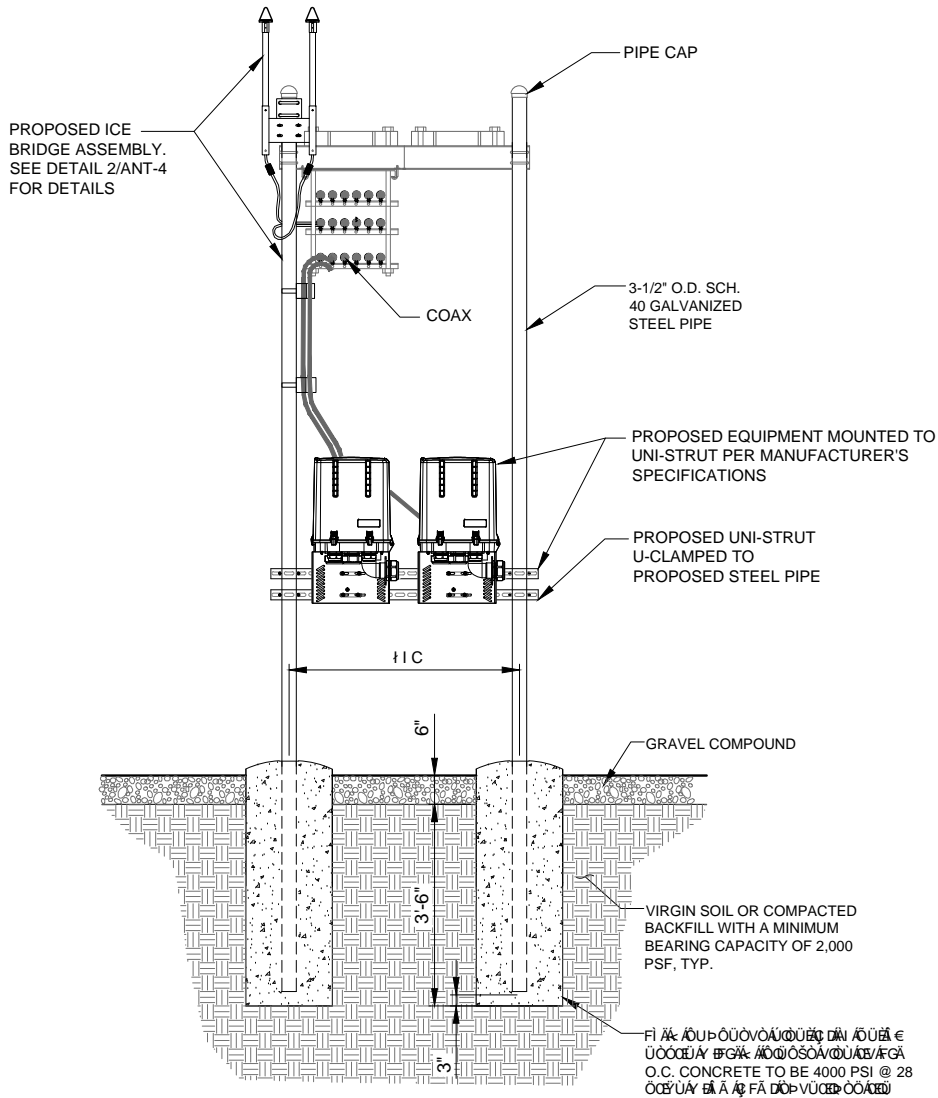
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NOTES:
THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER). THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.

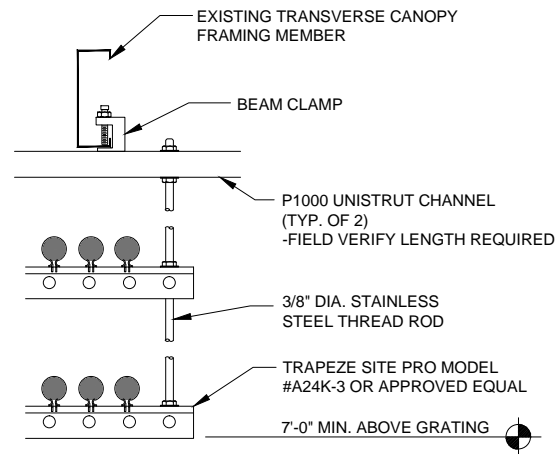


TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400

C-2



1 RAYCAP MOUNT DETAIL - IF APPLICABLE
N.T.S.



2 COAX TRAPEZE DETAIL (AT PLATFORM)
N.T.S.

REVISIONS			NO.	DESCRIPTION	DATE	BY
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LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE
SITE DETAILS

SHEET NUMBER

C-3

(HIGH VOLTAGE STUB UP)
1. AC LOAD LEAD CONDUIT AREA.
2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS SUCH AS GFCI OUTLET, BLOCK HEATER, BATTERY CHARGER, AND OTHER 120/240 VAC OPTIONS. (GLAND PLATE INCLUDED)

(LOW VOLTAGE STUB UP)
1. TRANSFER SWITCH/COMMUNICATIONS
CONDUITS, COMMUNICATIONS AND 2-WIRE START
MUST NOT BE RUN IN CONDUIT W/ AC WIRING.

— PRIMARY CB
CONNECTION BOX
(SAME FOR OTHER SIDE)

— LOW VOLTAGE
CUSTOMER
CONNECTION BOX

—OUTLINE OF PROPOSED GENERATOR 48KW DIESEL

CHANNELS TO BE SET ON TOP OF
CONCRETE. E.C. TO SET 1/2" Ø
ANCHOR BOLTS (TYP. OF 10) AS
REQUIRED PER GENERATOR
SPECIFICATIONS

8" GRANULAR FILL PER —————
EARTHWORK SPECIFICATIONS
COMPACTED TO 95% MODIFIED
PROCTOR

2 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'

NOTES:

1. SEE GENERATOR MANUFACTURE'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURES SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND SHELTER.
2. -THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



1 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'

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limited partnership
d/b/a VERIZON WIRELESS



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5.	ISSUED FOR PERMITTING	10/20/16	JTM	
6.	UPDATE PER VILLAGE COMMENTS	12/12/16	JTM	

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GENERATOR FOUNDATION DETAILS

SHEET NUMBER

C-4

10'-6"

PLATFORM FOUNDATION

9'-10"

1'-4"

4"

4"

5'-4"

6'-0"

PLATFORM FOUNDATION

COLUMN (TYP.)

COLUMN BASE PLATE (TYP.)
SEE DETAIL #3 THIS SHEET

1

3

2

CONCRETE
FOUNDATION
WALL

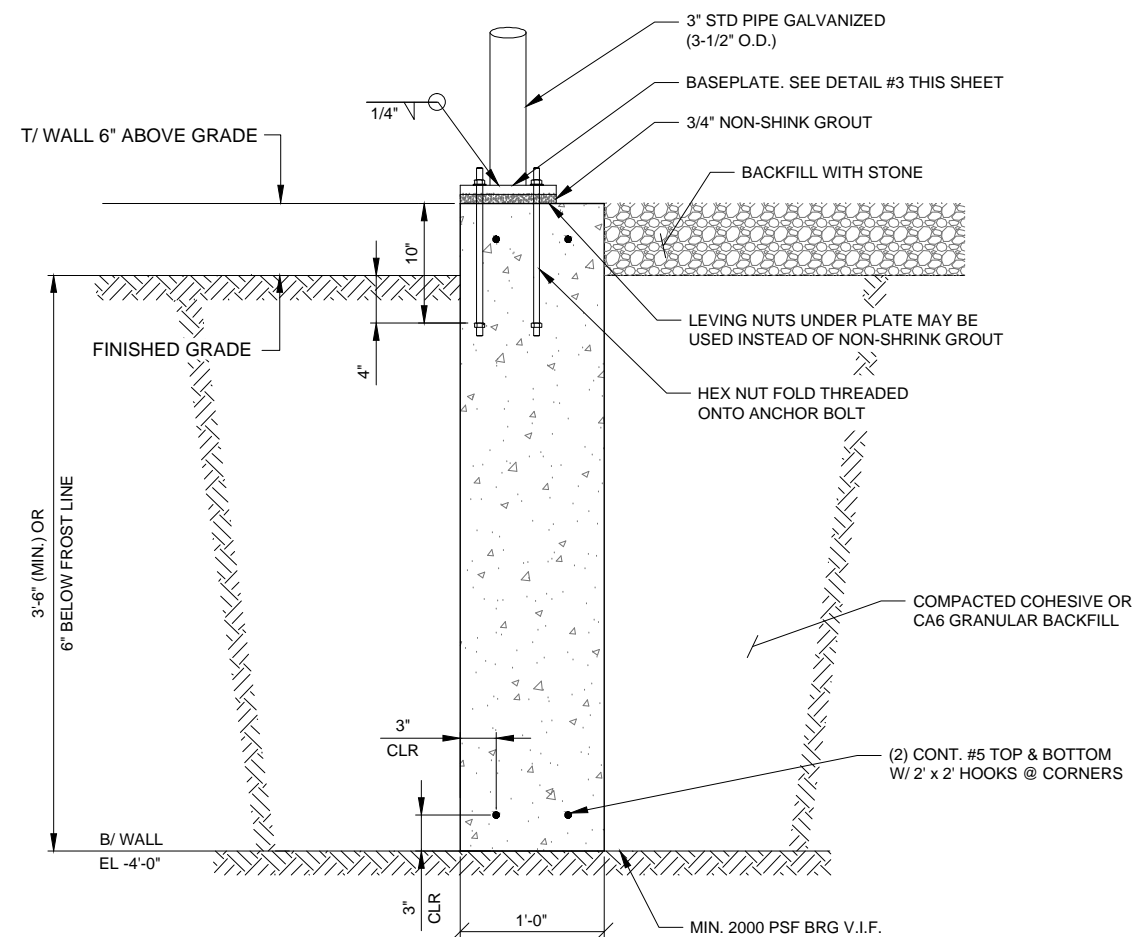
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4

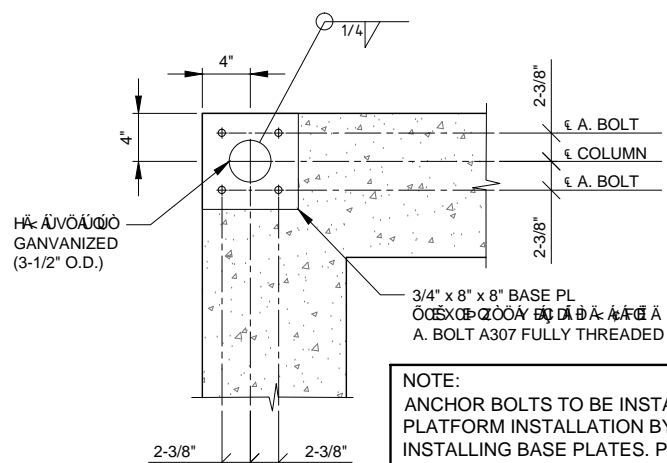
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ELEVATED STEEL EQUIPMENT PLATFORM - FOUNDATION PLAN

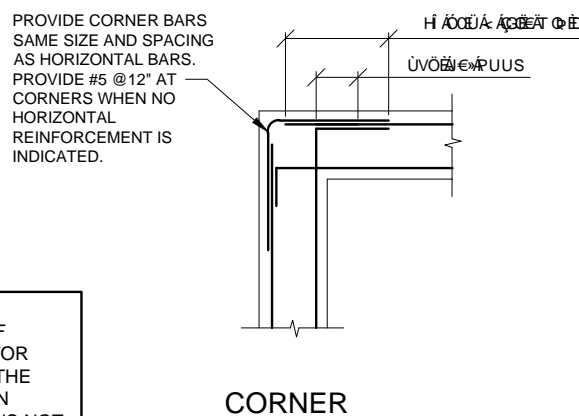
SCALE: 3/4" = 1'-0"



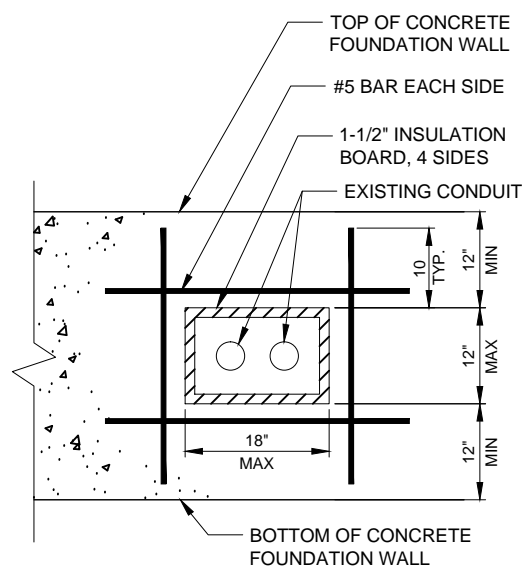
2 FOUNDATION WALL SECTION
SCALE: N.T.S.



NOTE:
ANCHOR BOLTS TO BE INSTALLED AT TIME OF
PLATFORM INSTALLATION BY THE CONTRACTOR
INSTALLING BASE PLATES. PRE-INSTALLING THE
ANCHOR BOLTS AT THE TIME OF FOUNDATION
INSTALLATION MAY RESULT IN BOLT PATTERNS NOT
MATCHING UP WITH BASE PLATE OF PLATFORM



CORNER



6. ALL FOOTINGS TO BEAR ON MINIMUM NET ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF TO BE VERIFIED IN FIELD.

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TINLEY PARK
POLICE

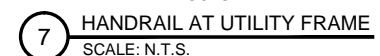
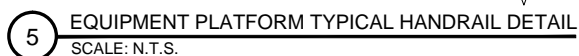
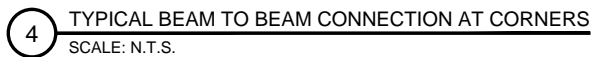
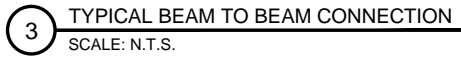
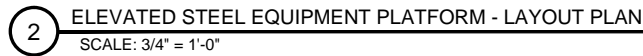
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SHEET TITLE
ELEVATED STEEL
EQUIPMENT PLATFORM
FOUNDATION PLAN

SHEET NUMBER

C-5

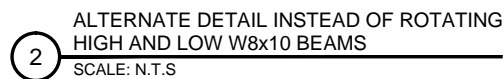


SHEET NUMBER


C-6

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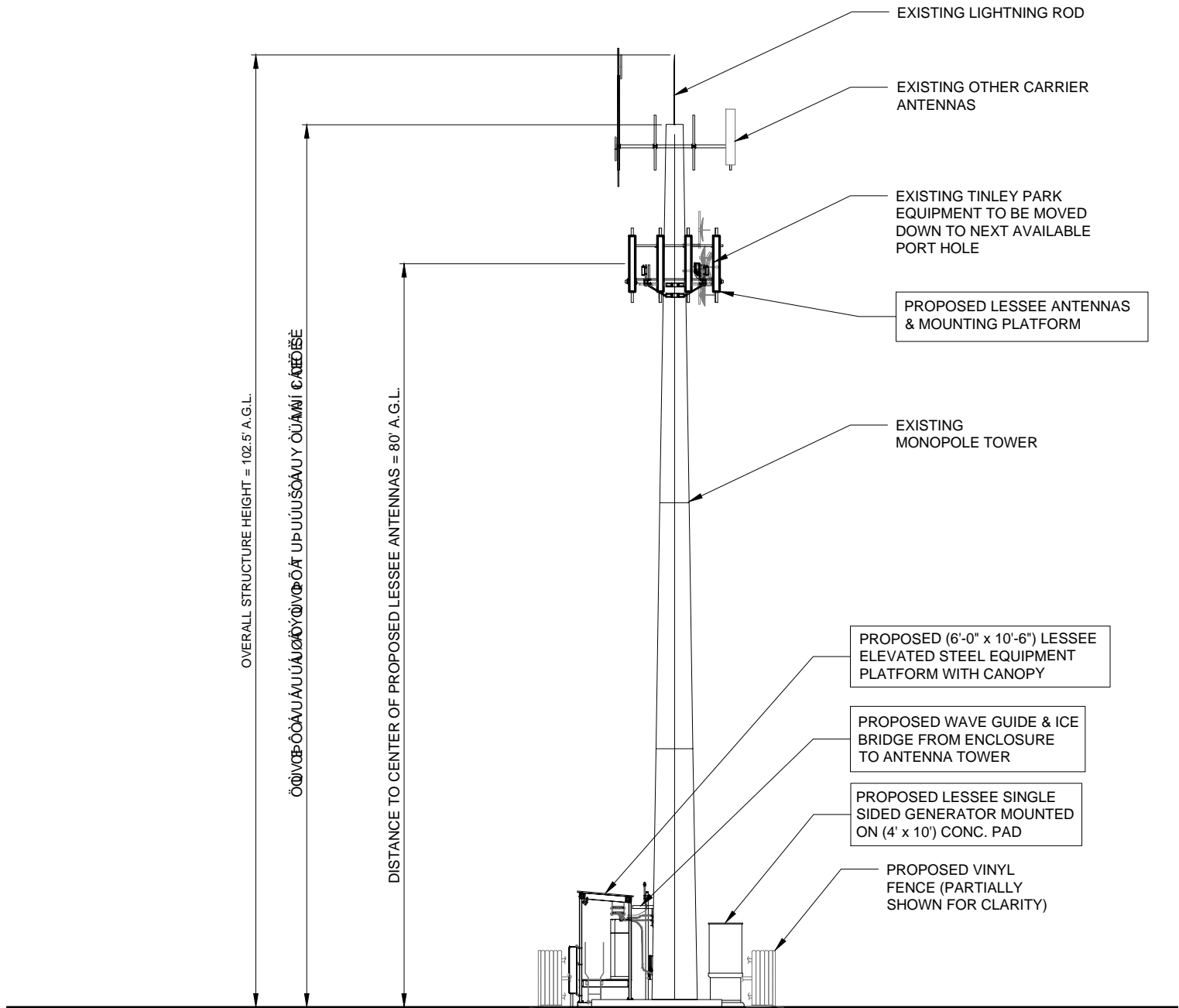
1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION, EXCEPT AS MODIFIED BELOW OR IN THE SPECIFICATIONS.
2. ALL STRUCTURAL STEEL W SHAPES SHALL CONFORM TO THE ASTM A572 OR A992 GRADE 50. ALL OTHER STRUCTURAL STEEL SHAPES, PLATES, AND BARS SHALL CONFORM TO ASTM A500 GRADE B. PIPES SHALL CONFORM TO ASTM A53 TYPE E OR S. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 AND BE COMPATIBLE WITH E70XX ELECTRODES.
3. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70X.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS.
5. IF CONDITIONS VARY FROM THOSE ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
6. THE CONTRACTOR SHALL OBSERVE ALL SAFETY RULES DICTATED BY CODE AND GOOD PRACTICE.
7. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSE NECESSITATE THE CONSTRUCTION DETAILS TO BE MODIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PERFORMING THESE CHANGES.



TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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C-7




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



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

22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

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SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

AT GROUND		AT STRUCTURE		
PUU&D	XOU&D	PUU&D	U&C&O&U&S&D	VUV&S&D
8'	-	5'	80'	93'
8'	-	5'	80'	93'
8'	-	5'	80'	93'

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	TINLEY PARK POLICE DEPT			Cell ID	364
Location Number	278763	RF Engineer	Opubo Agiobenebo	Address	7850 W 183rd
Date of Request	1/11/2014	Market	hh1	City/State/Zip	Tinley Park, IL, 60477

PROPOSED CONFIGURATION							Configuration			Option-A2	
Antenna				Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action
Sector	Pos	Port	RF Path								
Alpha	A1	L1 (-45)	LTE C - RxTx0	ANDREW	SBNH-1D4545A L 10DT		80	35	10	0	Change-Install
		L2 (+45)	LTE C - RxTx1						5		
		H1 (-45)	AWS - RxTx0								
		H2 (+45)	AWS - RxTx1								
	A2	L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	A3	L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	A4	L1 (-45)	Unused at this time	ANDREW	SBNH-1D4545A L 10DT		80	35			Change-Install
		L2 (+45)	Unused at this time						5		
		H1 (-45)	PCS Future - RxTx0								
		H2 (+45)	PCS Future - RxTx1								
Beta	B1	L1 (-45)	LTE C - RxTx0	ANDREW	SBNH-1D4545A L 5DT		80	95	5	6	Change-Install
		L2 (+45)	LTE C - RxTx1						2		
		H1 (-45)	AWS - RxTx0								
		H2 (+45)	AWS - RxTx1								
	B2	L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	B3	L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	B4	L1 (-45)	Unused at this time	ANDREW	SBNH-1D4545A L 5DT		80	95			Change-Install
		L2 (+45)	Unused at this time						2		
		H1 (-45)	PCS Future - RxTx0								
		H2 (+45)	PCS Future - RxTx1								
GAMMA	G1	L1 (-45)	LTE C - RxTx0	ANDREW	SBNH-1D4545A L 15DT		80	150	15	0	Change-Install
		L2 (+45)	LTE C - RxTx1						7		
		H1 (-45)	AWS - RxTx0								
		H2 (+45)	AWS - RxTx1								
	G2	L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	G3	L1 (-45)	Unused at this time								
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
	G4	L1 (-45)	Unused at this time	ANDREW	SBNH-1D4545A L 15DT		80	150			Change-Install
		L2 (+45)	Unused at this time						7		
		H1 (-45)	PCS Future - RxTx0								
		H2 (+45)	PCS Future - RxTx1								

Comments

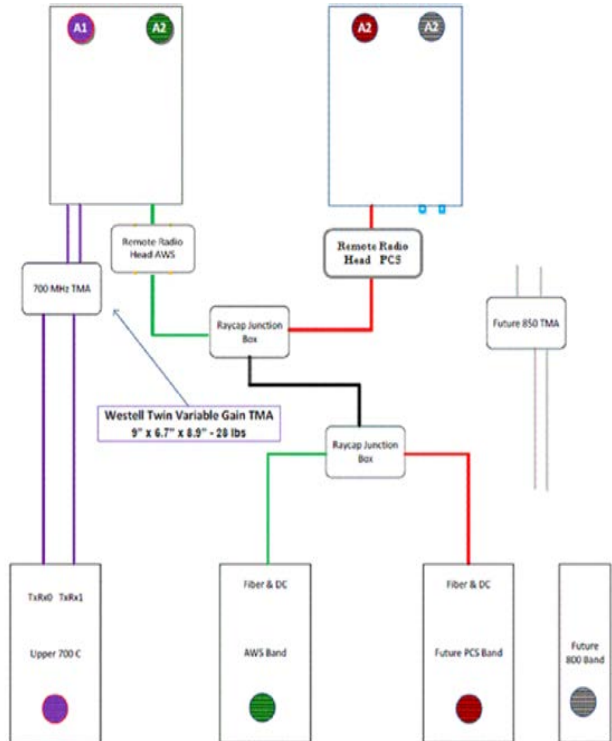
PPC CONNECTORS ONLY

1) PROPOSED ANTENNA CONFIGURATION
N.T.S.

Proposed						
Passive Components	Location	Manufacturer	Component Model		Count	Action
	Top (Platform)					
	Bottom (Shelter)					
	Top (Platform)	Ericsson	RRU12		3	Install
	Top (Platform)					
	Top (Platform)	Westell	700 TMA		3	Install
	Top (Platform)	Raycap	RCMDC-3315-PF-48		1	Install
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48		1	Install
	RET AISG2 Control	Amphenol/Andrew/Kathrein	TBD	3/8"	3	Install
Coax	Sector	Coax Manufacturer	Type	Size	Count	Action
	Alpha	ANDREW		1 5/8	2	Install
	Beta	ANDREW		1 5/8	2	Install
	Gamma	ANDREW		1 5/8	2	Install
	AWS	Andrew	RFF-16SM-808-418-APE	1 5/8	1	Install

Comment

2 COMBINER CABLE DATA INFORMATION
N.T.S.



3 CABLE DIAGRAM
N.T.S.

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SHEET TITLE

ANTENNA INFORMATION

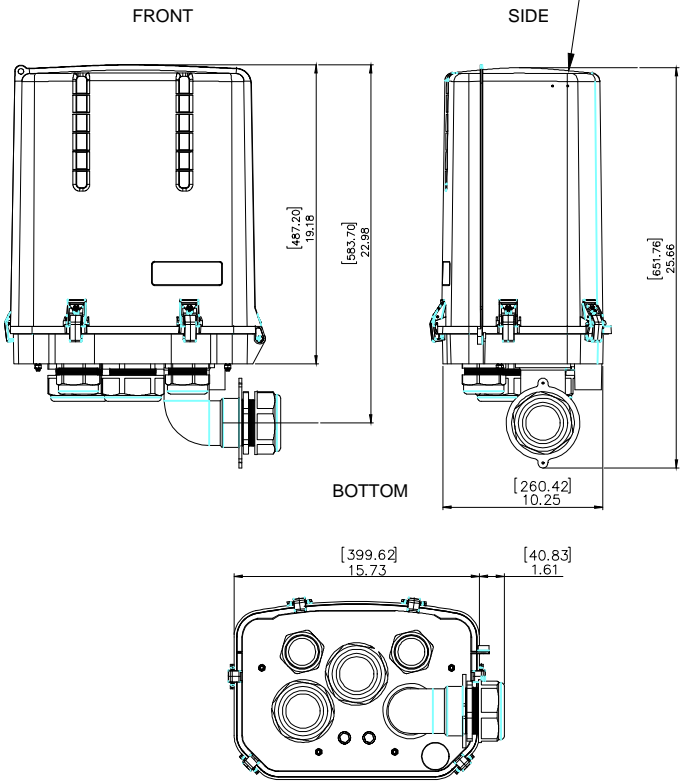
SHEET NUMBER

ANT-2

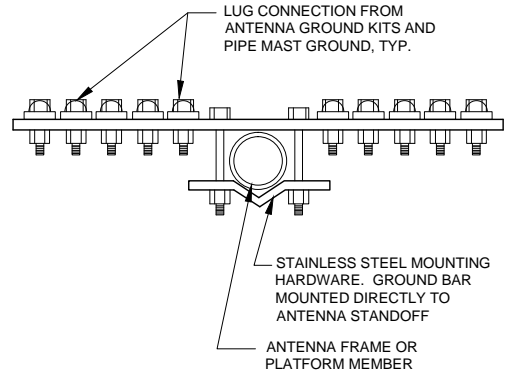
SPECIFICATIONS DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
WEIGHT: 32LBS (14.51 KG)

[mm]
INCHES

PROPOSED RAYCAP JUNCTION
BOX MODEL# RCMD-3315-PF-48

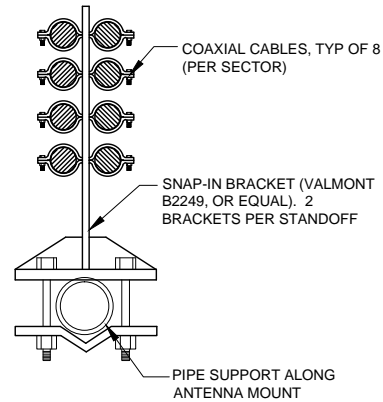


1 RAYCAP JUNCTION BOX DETAIL
SCALE: N.T.S.



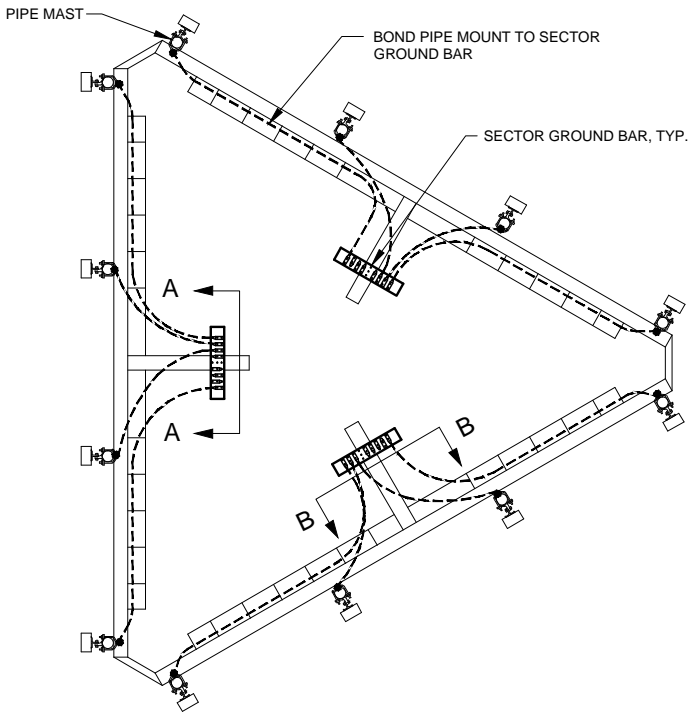
SECTION A-A

2 GROUND BAR AT SECTOR
N.T.S.



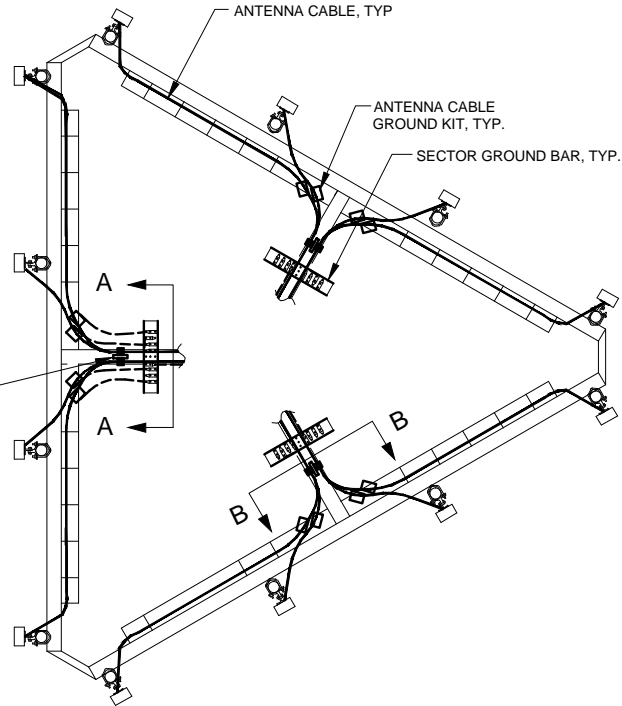
SECTION B-B

3 SNAP-IN BRACKET AT ANTENNA MOUNT
N.T.S.



4 PIPE MAST GROUNDING AT ANTENNA ELEVATION
N.T.S.

NOTE:
THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING
AT THE ANTENNAS. VERIFY NUMBER OF ANTENNAS, MOUNTING
FRAME, ANTENNA TYPE AND AZIMUTH WITH ANT-1 SHEET.



5 ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION
N.T.S.

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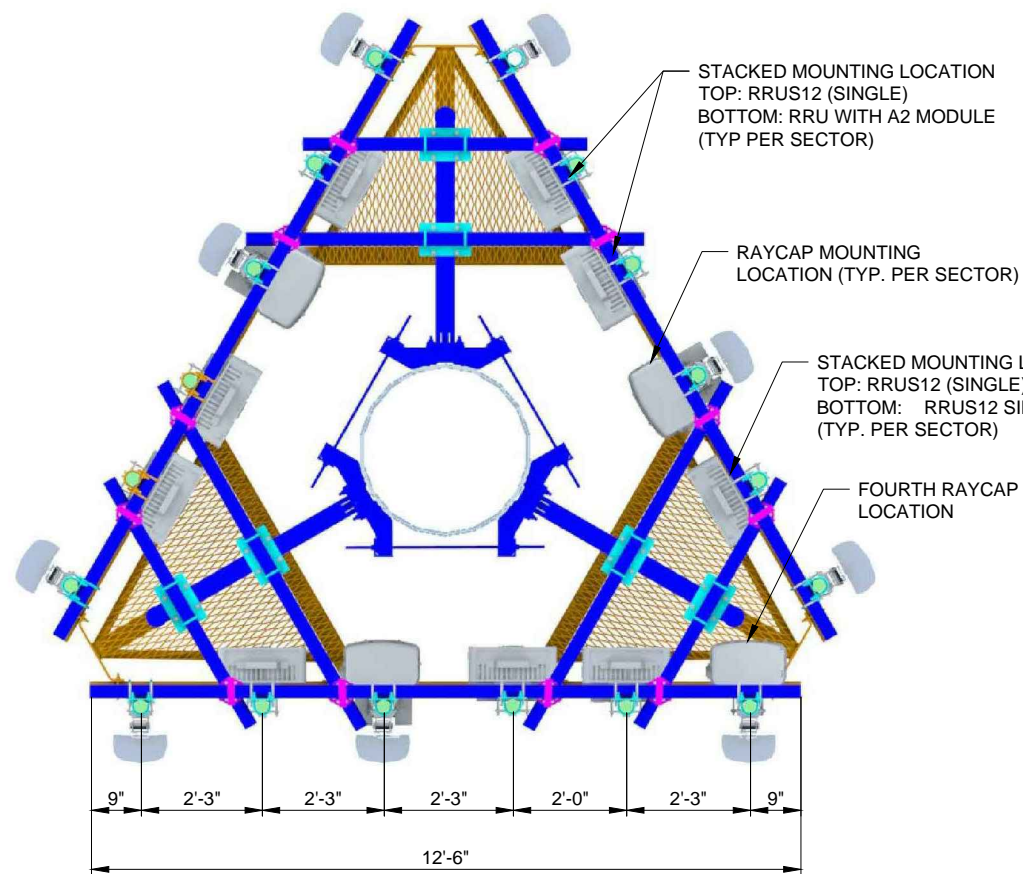
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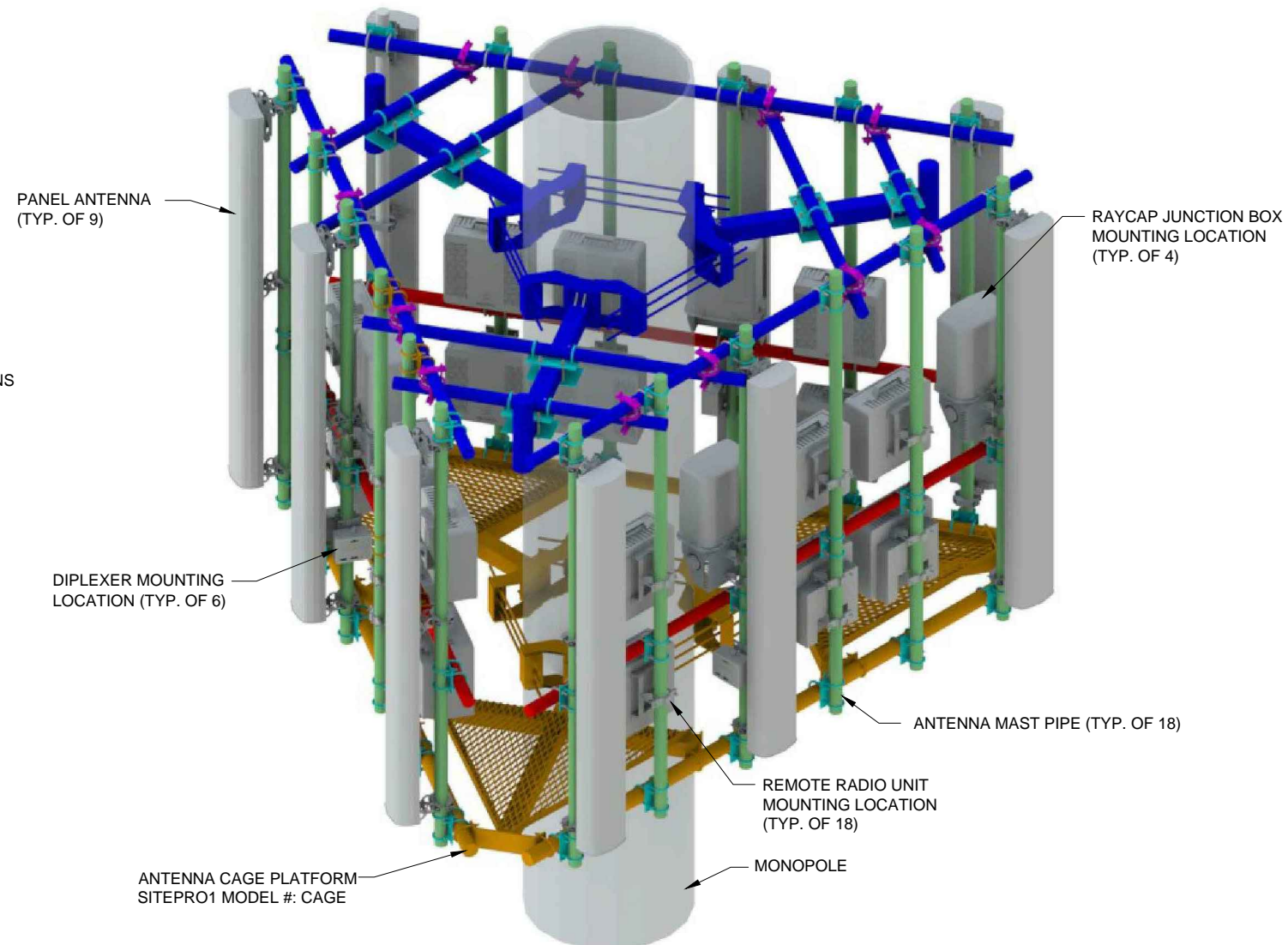
SHEET TITLE
SITE
DETAILS

SHEET NUMBER

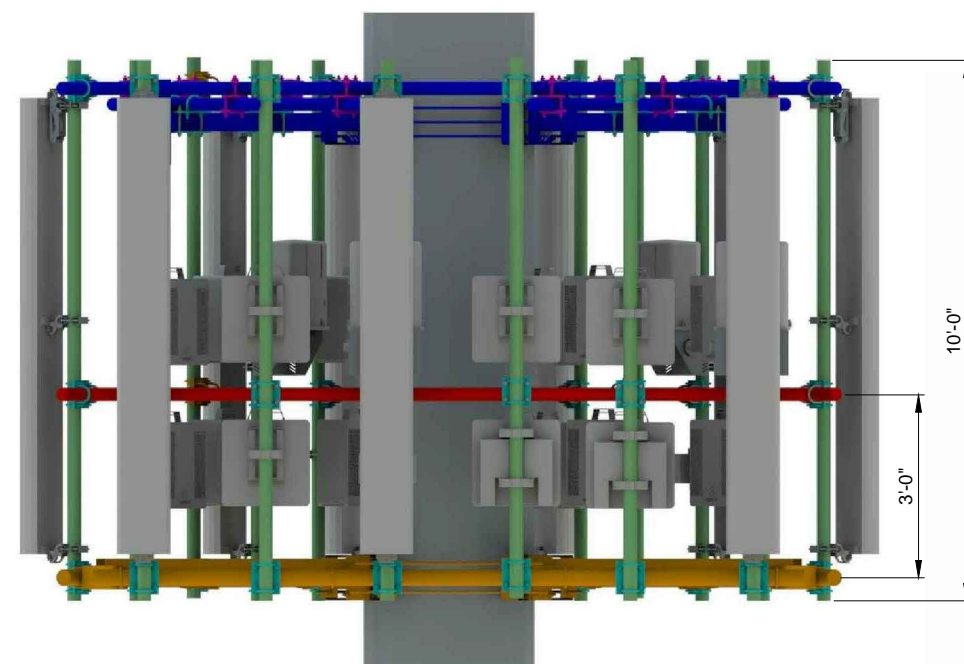
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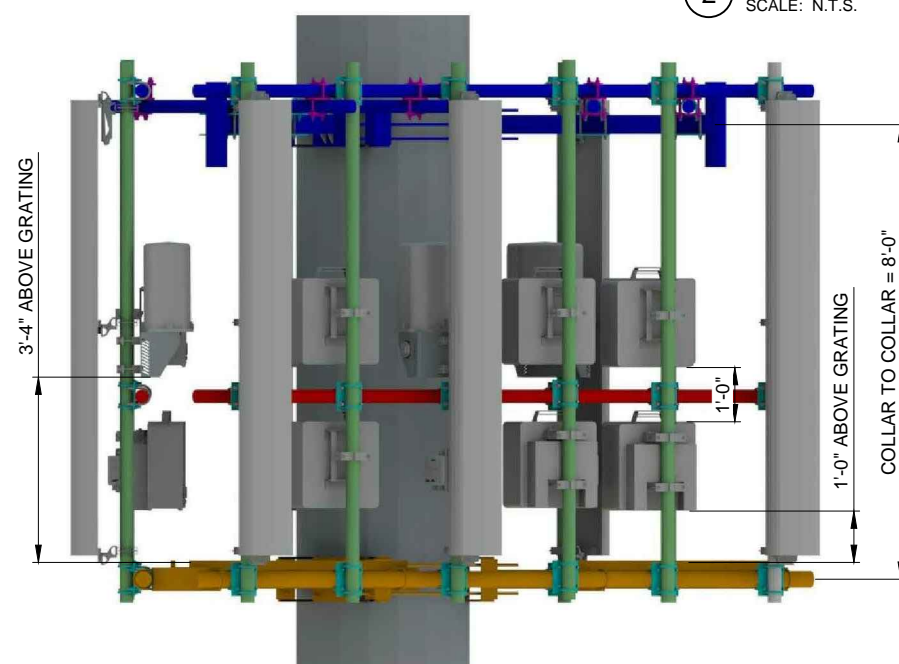
1 PLAN VIEW
SCALE: N.T.S.



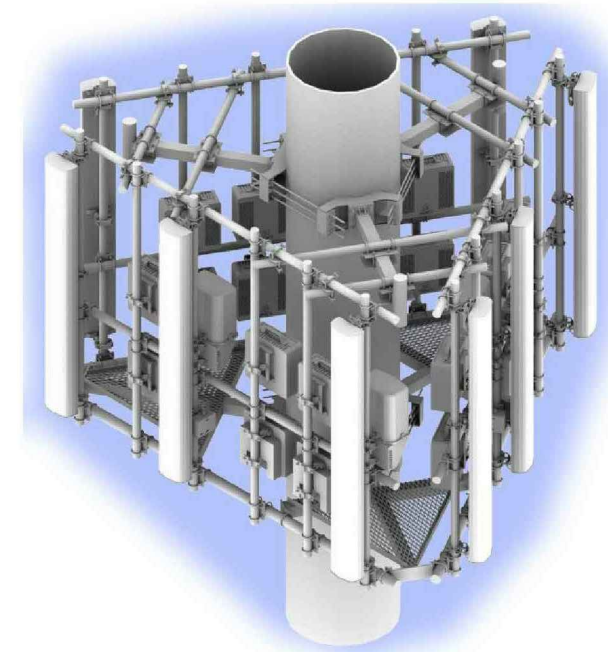
2 ISOMETRIC VIEW
SCALE: N.T.S.



3 FRONT VIEW
SCALE: N.T.S.



4 SIDE VIEW
SCALE: N.T.S.



5 ISOMETRIC RENDERING
SCALE: N.T.S.

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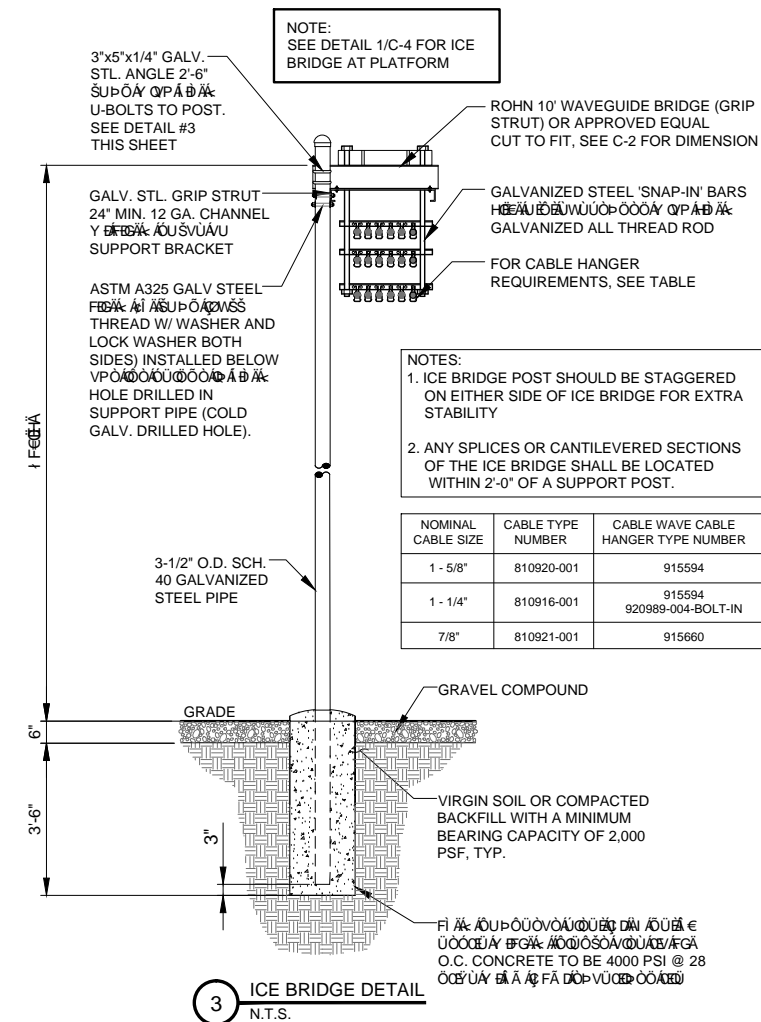
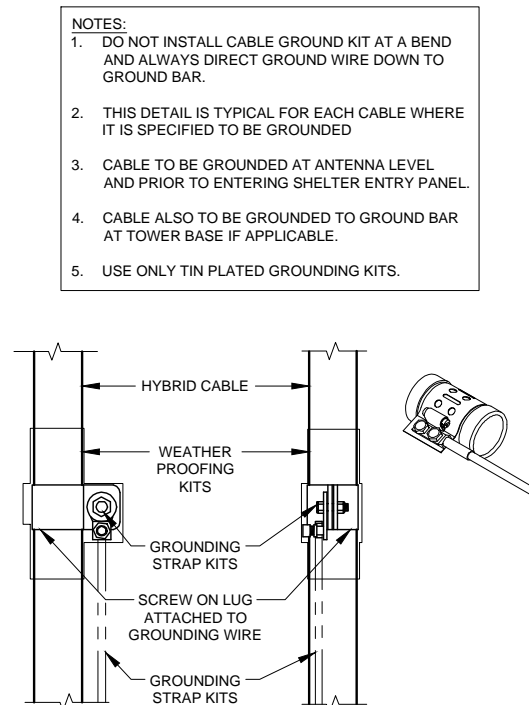
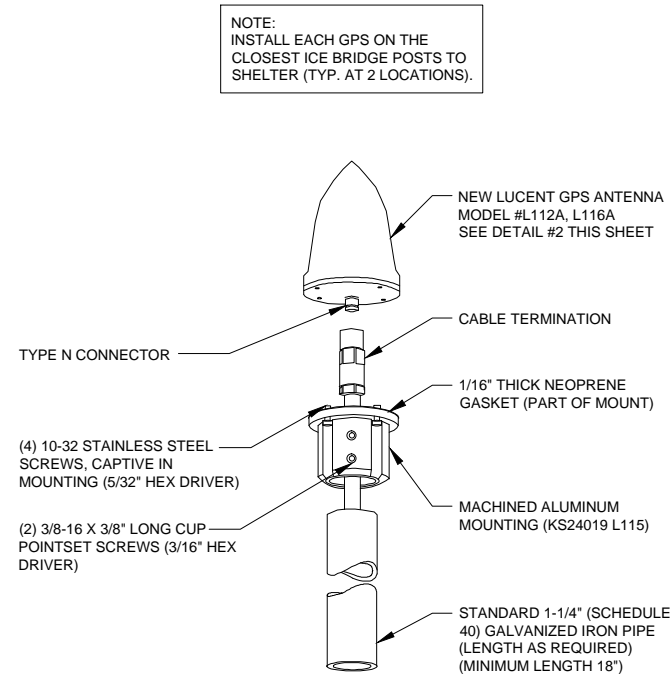
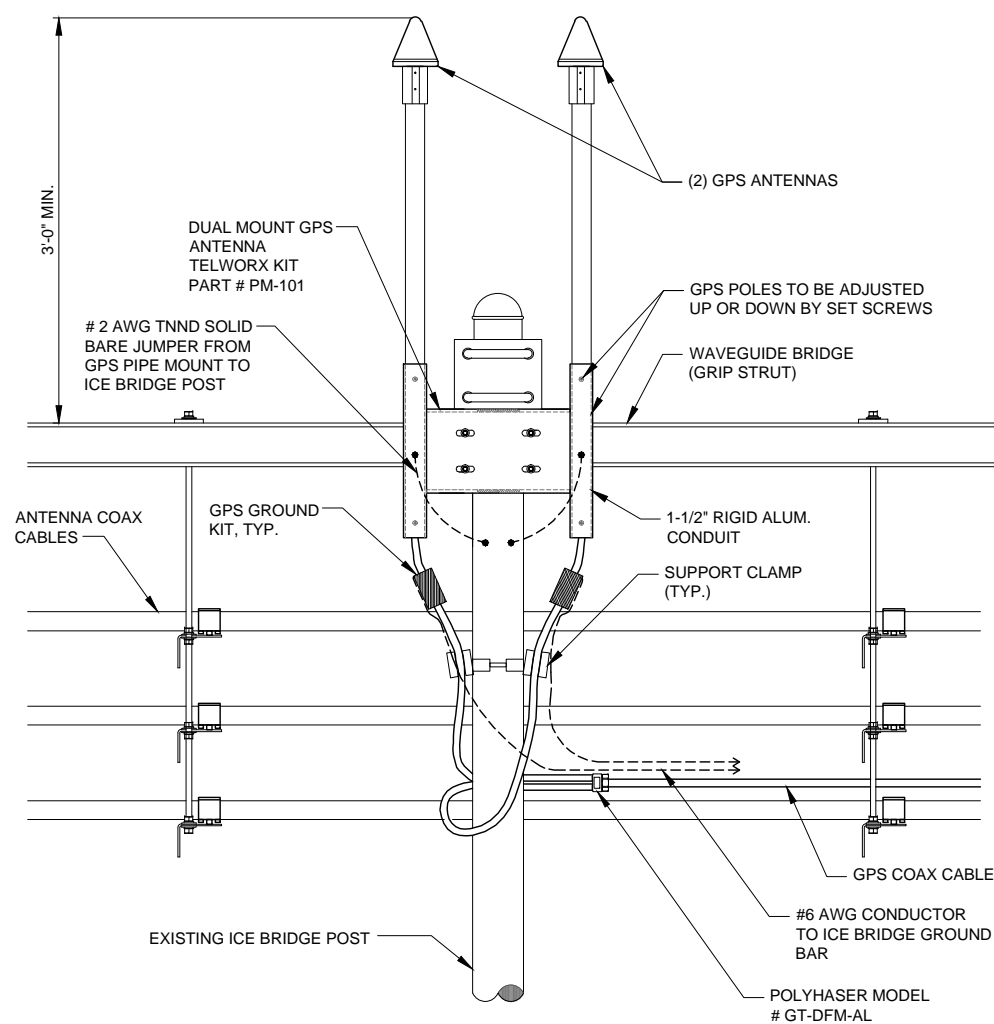
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SHEET TITLE
ANTENNA
MOUNTING
DETAILS

SHEET NUMBER

ANT-3A



NOMINAL CABLE SIZE	CABLE TYPE NUMBER	CABLE WAVE CABLE HANGER TYPE NUMBER
1 - 5/8"	810920-001	915594
1 - 1/4"	810916-001	915594 920989-004-BOLT-IN
7/8"	810921-001	915660

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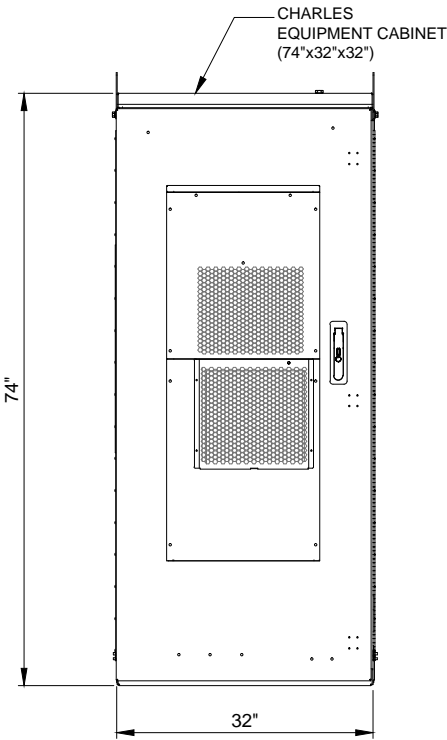
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SITE
DETAILS

SHEET NUMBER

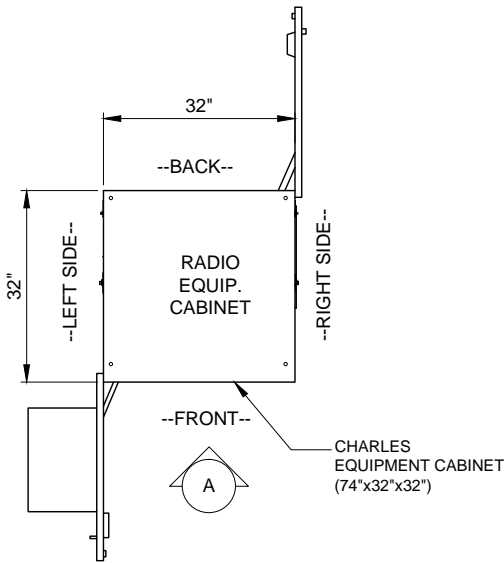
ANT-4



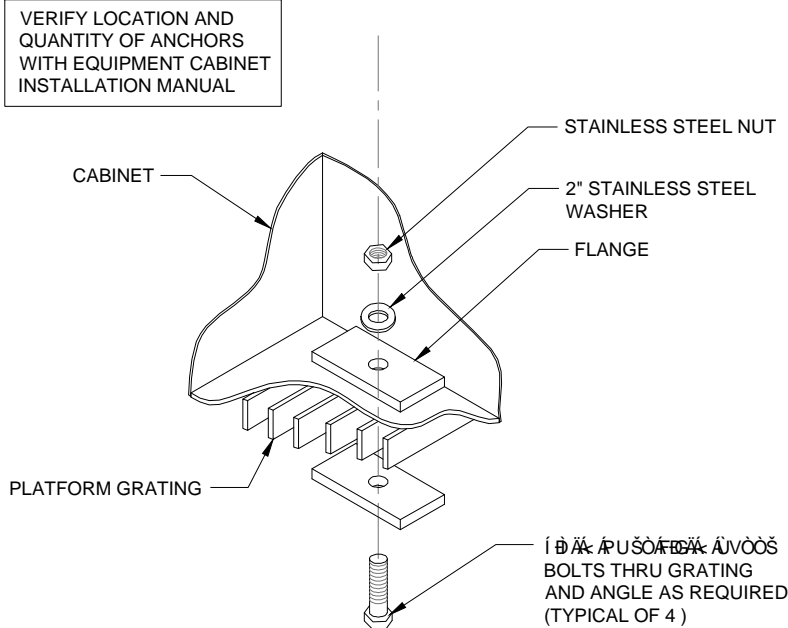
CABINET ELEVATION A

Category	
Dimensions and weight	74"H x 32"W x 32"D 535 lbs. as shipped
23+Front and Rear Equipment Rack Space and Hole Spacing	11-AIUWDEIA spacing with tapped 12 - 24 mounting holes
Color	Off-White
Material	6061-T6 Welded Aluminum
Maximum Heat Dissipation	2900W
10000 BTU Air Conditioner with 2000W heater	Dantherm #1A/CT-B1000
Electrical outlet	One GFCI outlet
-48VDC power system with controller	GE infinity S: NES4824-23-AC5-PS8-DC1E
Bonding and Grounding	(4) 2x8-position Ground Bars
Cable Entrance	REFER TO DETAIL BELOW
Operating Temp. Range, Inside Enclosure	0 to 50°C (32 to 122°F)
Operating Temp. Range, Outside Enclosure	0 to 50°C (32 to 122°F)
Humidity	0 to 95% (non-condensing)
Altitude	Max 10,000 ft. (3,048 m)

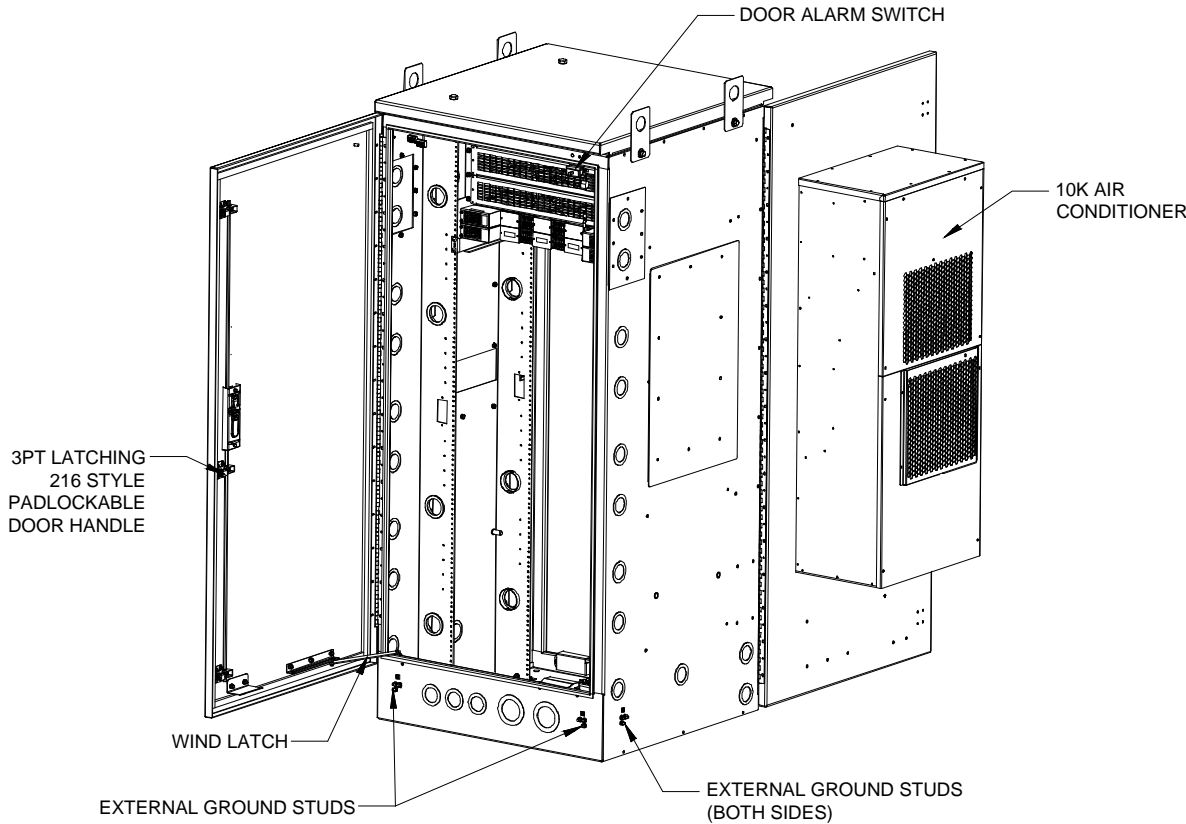
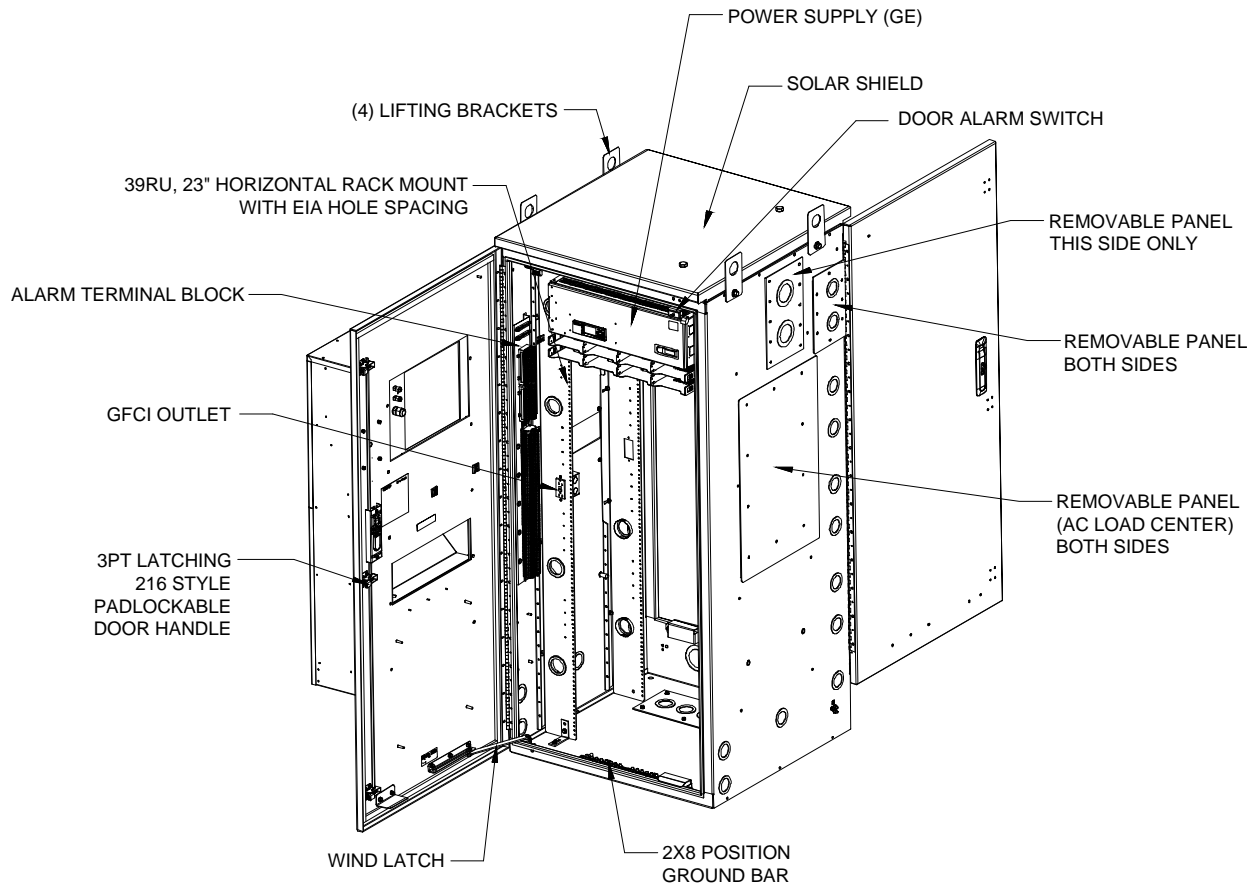
1 CHARLES CUBE-PM63912UN3 CABINET DIMENSIONS
SCALE: N.T.S



2 CHARLES CUBE-PM63912UN3 CABINET DIMENSION PLAN
SCALE: N.T.S



3 TYPICAL CABINET ANCHORING DETAIL
SCALE: N.T.S



4 CHARLES CUBE-PM63912UN3 CABINET COMPONENTS
SCALE: N.T.S

CHICAGO
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limited partnership
d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	DATE	BY	TJS	PP	DMS	BTE	RA	JTM	JTM
1.	ISSUED FOR REVIEW	12/15/14								
2.	REVISED PER CLIENT COMMENTS	03/23/15								
3.	UPDATE PER GAS UTILITY	04/28/15								
4.	UPDATE WITH CABINET LAYOUT	06/24/16								
5.	UPDATE PER FIBER COORDINATION	09/12/16								
6.	ISSUED FOR PERMITTING	10/20/16								
	UPDATE PER VILLAGE COMMENTS	12/12/16								

LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

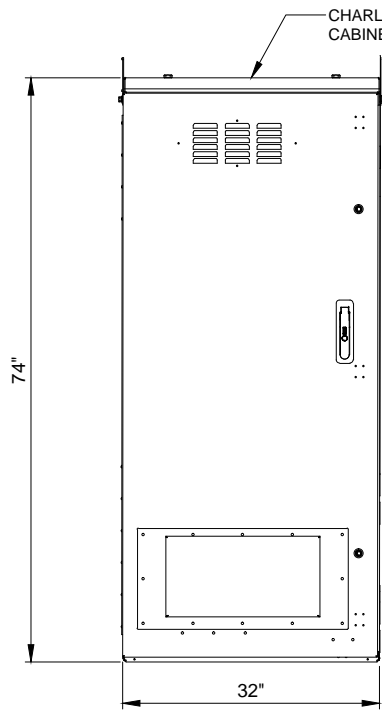
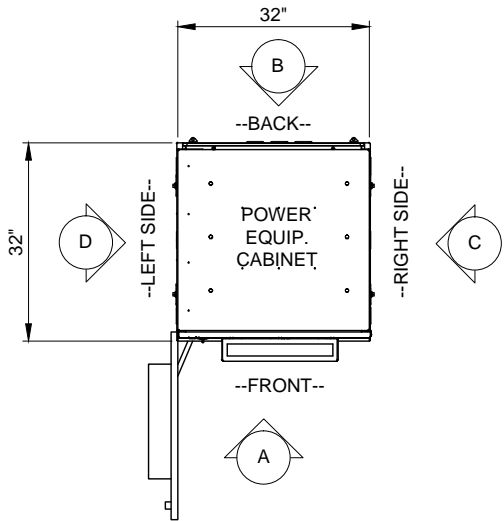
DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE
EQUIPMENT
DETAILS

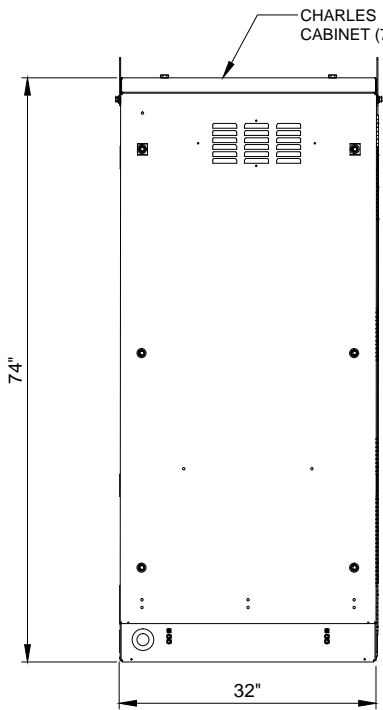
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EQ-1

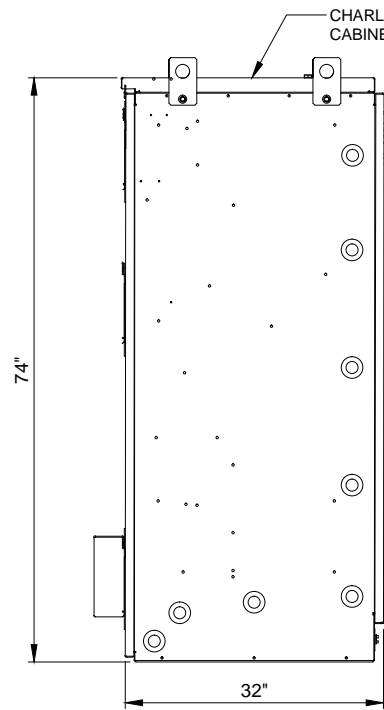
CHARLES CUBE-BB48C1HN1	
DIMENSIONS	32"W x 32"W x 72"H
WEIGHT	900 LBS (EMPTY)
WEIGHT	2650 LBS (w/NI-Cd BTY)
BATT. SUPPORT	5 STRINGS SAFT TEL. 180,48V
THERMAL	DAC



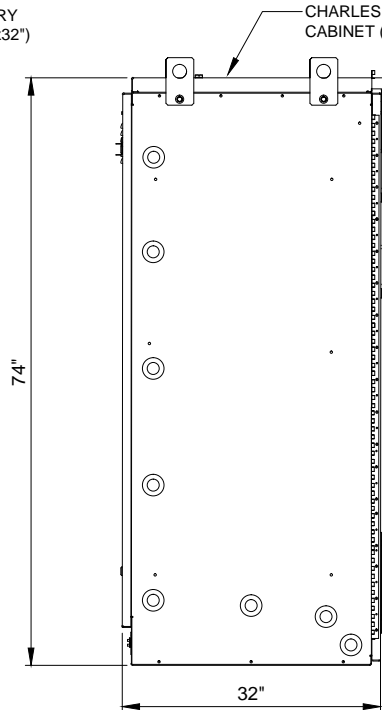
CABINET ELEVATION A



CABINET ELEVATION B



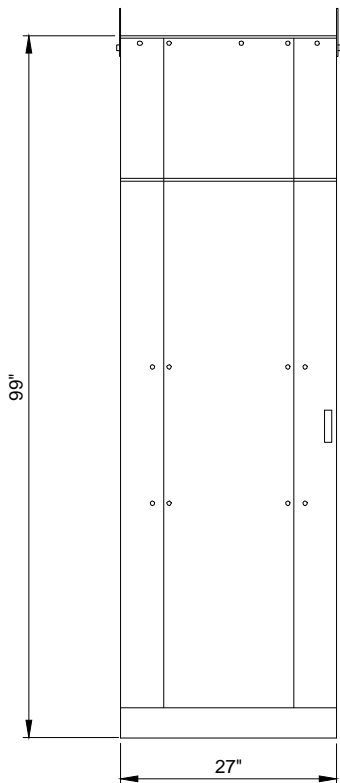
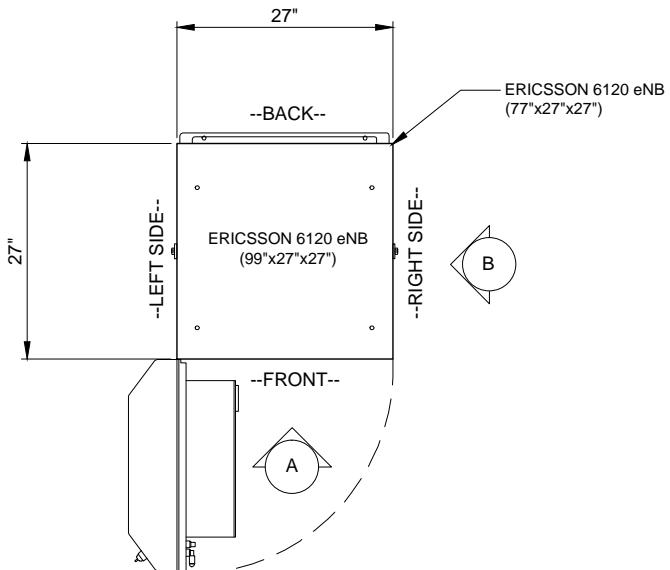
CABINET ELEVATION C



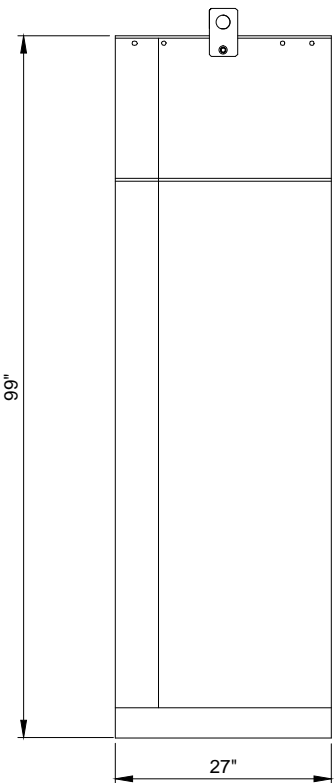
CABINET ELEVATION D

1 CHARLES CUBE-BB48E1HN1 CABINET DIMENSIONS
N.T.S.

ERICSSON 6120 eNB	
DIMENSIONS	27"W x 27"W x 99"H
WEIGHT	___ LBS

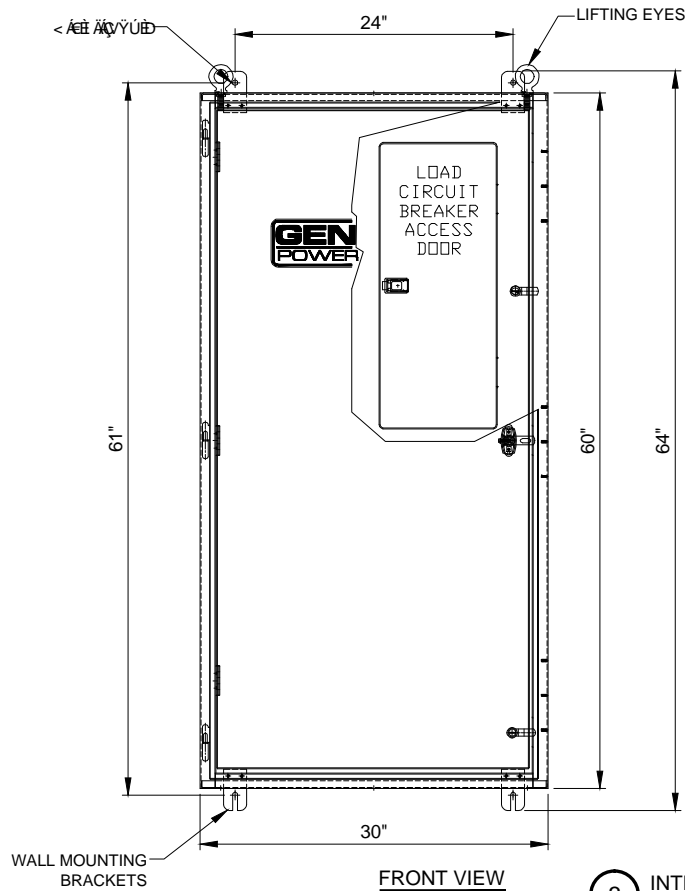


CABINET ELEVATION A



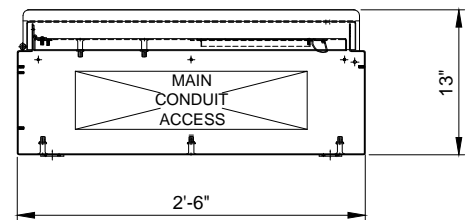
CABINET ELEVATION B

2 ERICSSON 6120 eNB CABINET DIMENSIONS
SCALE: N.T.S



FRONT VIEW

ILC RATED AMPS	Voltage	Phase	Enclosure Height	Enclosure Width	Enclosure Depth	Weight (lbs.)
200	120/240	1	1' 6"	1' 6"	1' 6"	350
200	120/208	3	1' 6"	1' 6"	1' 6"	350



BOTTOM VIEW

3 INTEGRATED LOAD CENTER
SCALE: N.T.S

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4.	UPDATED PER FIBER COORDINATION	09/12/16	RA		
5.	ISSUED FOR PERMITTING	10/20/16	JTM		
6.	UPDATE PER VILLAGE COMMENTS	12/12/16	JTM		

LOC. # 278763

TINLEY PARK
POLICE

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TINLEY PARK, IL 60477

DRAWN BY: ZCN

CHECKED BY: TAZ

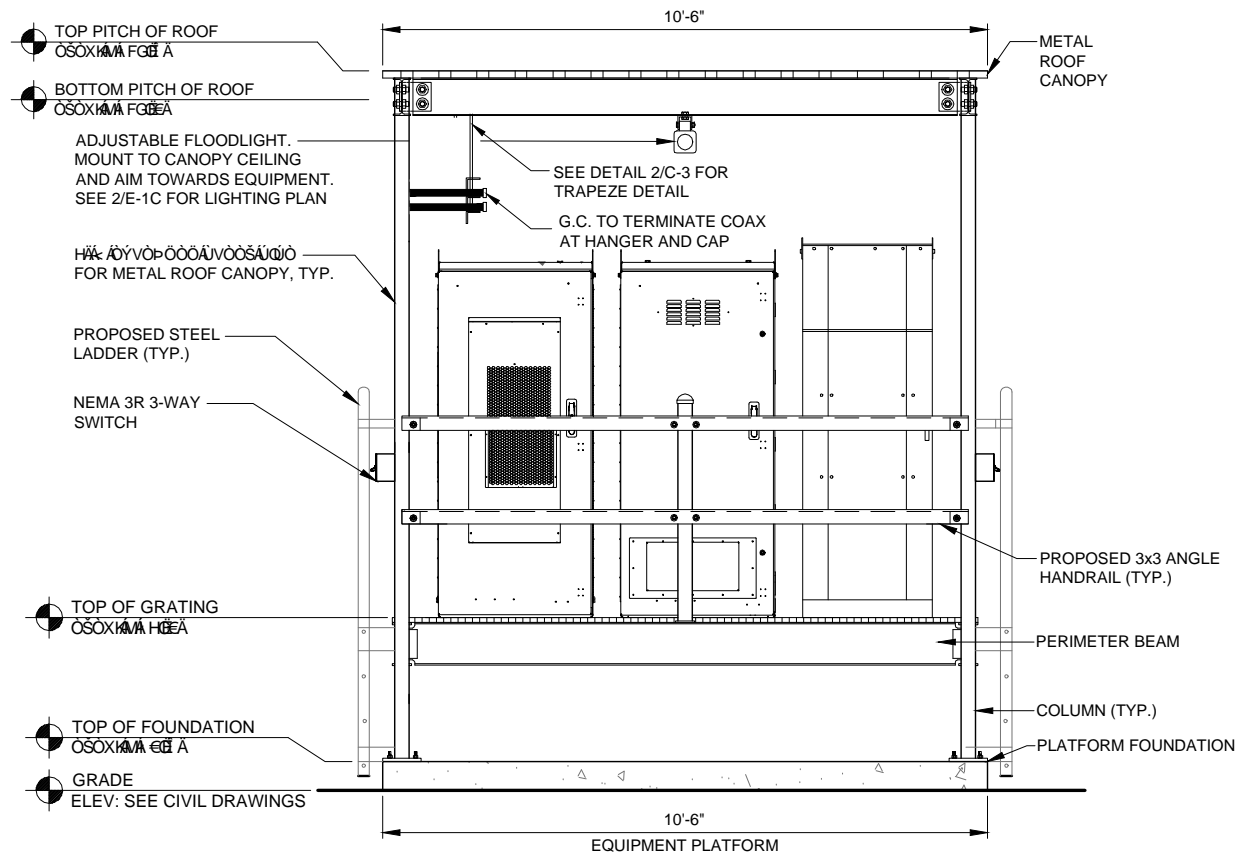
DATE: 03/07/14

PROJECT #: 33-1430

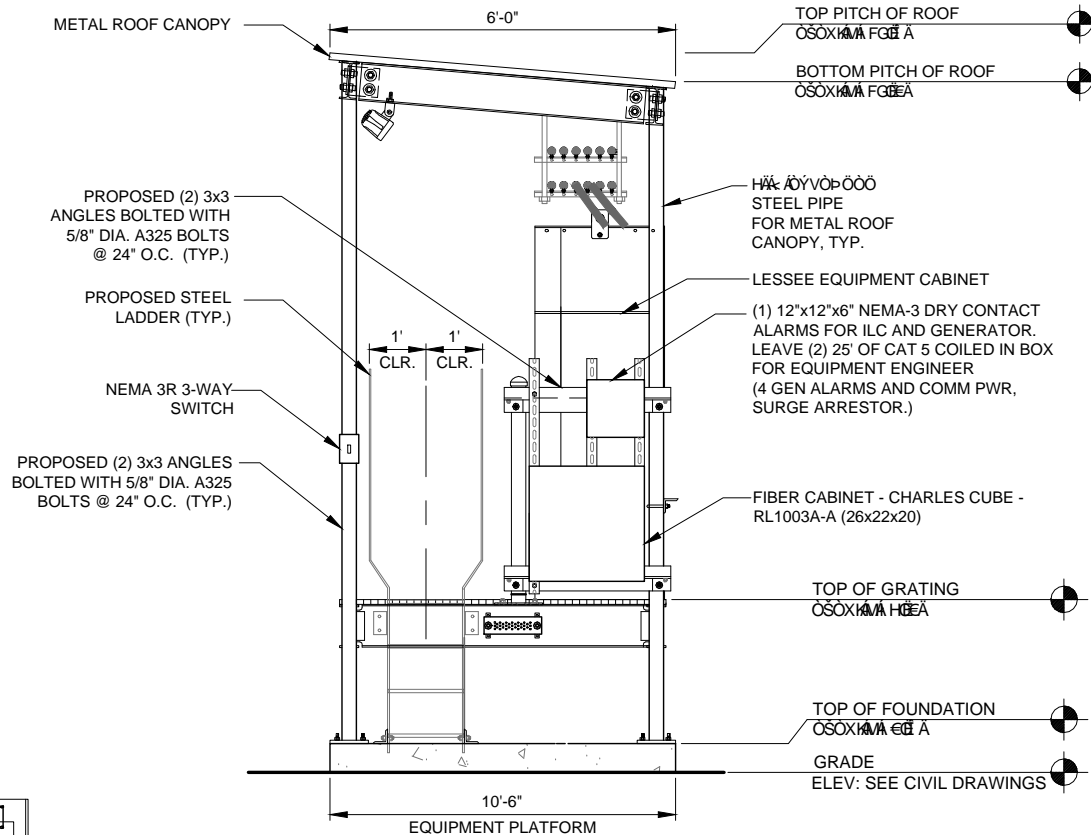
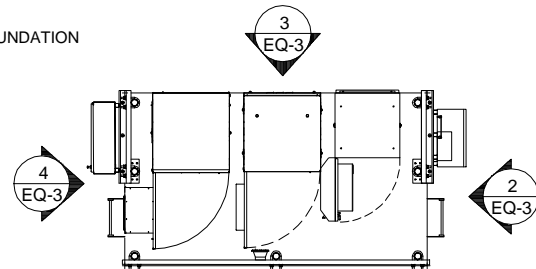
SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER

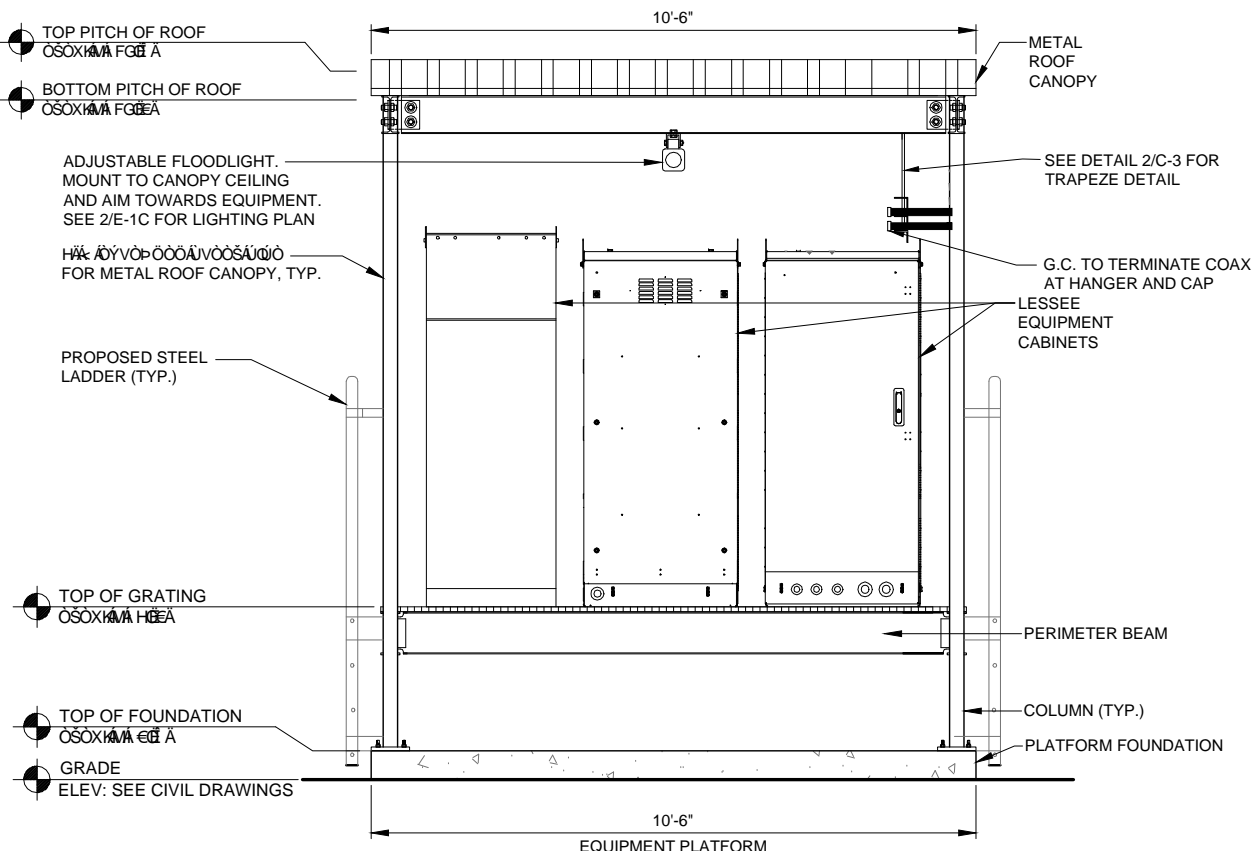
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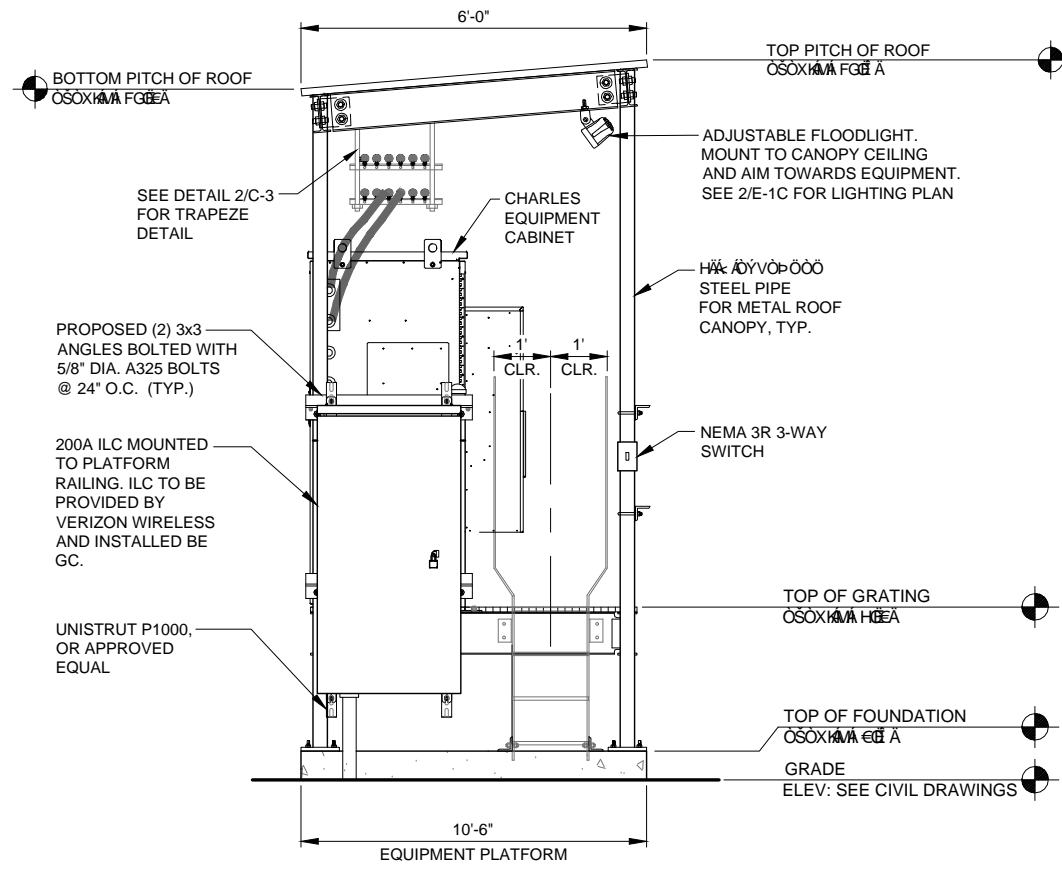
1 EQUIPMENT PLATFORM ELEVATION
SCALE: N.T.S.



2 EQUIPMENT PLATFORM ELEVATION
SCALE: N.T.S.



3 EQUIPMENT PLATFORM ELEVATION
SCALE: N.T.S.



4 EQUIPMENT PLATFORM ELEVATION
SCALE: N.T.S.

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TINLEY PARK, IL 60477

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SHEET TITLE
PLATFORM ELEVATIONS

SHEET NUMBER

EQ-3

UTILITY NOTES:

- WORK INCLUDES:**
THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
 2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
 3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
 4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
 5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
 6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
 7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAM AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

UTILITY CONTACTS:

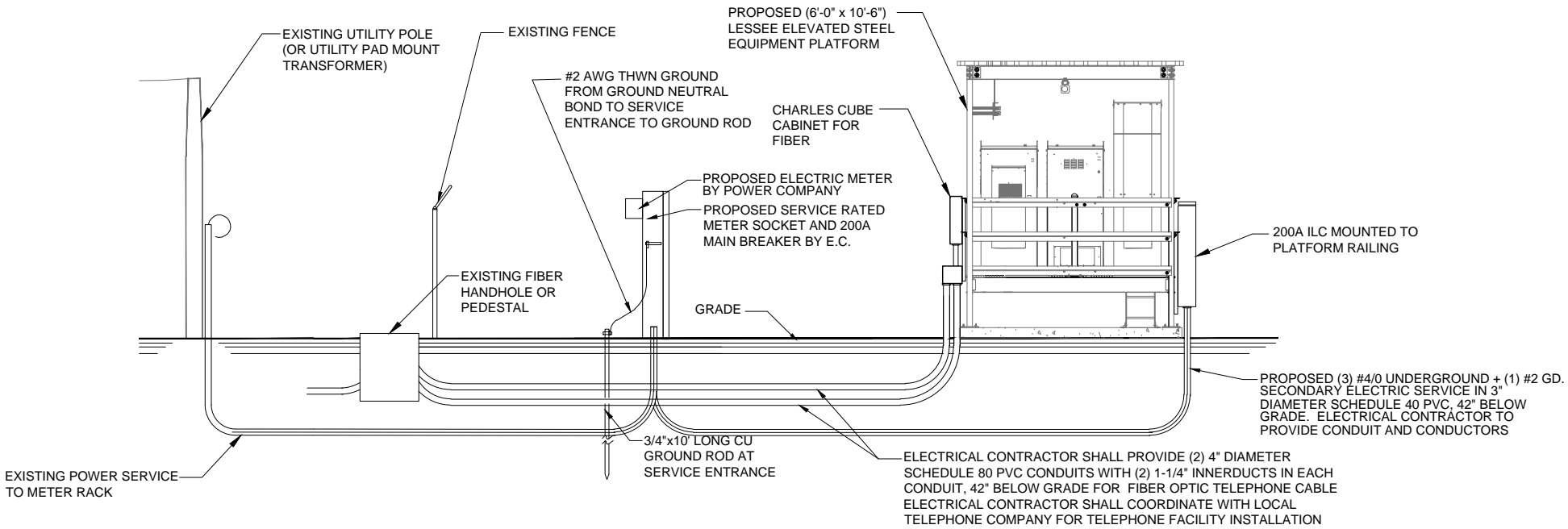
POWER: COMED KATHRYN SUGRUE 708-235-2337	FIBER: WOW ALONZO ESCATEL 630-219-3382
--	--

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND TELEPHONE SERVICE. COORDINATE WITH ELECTRIC AND PHONE COMPANY



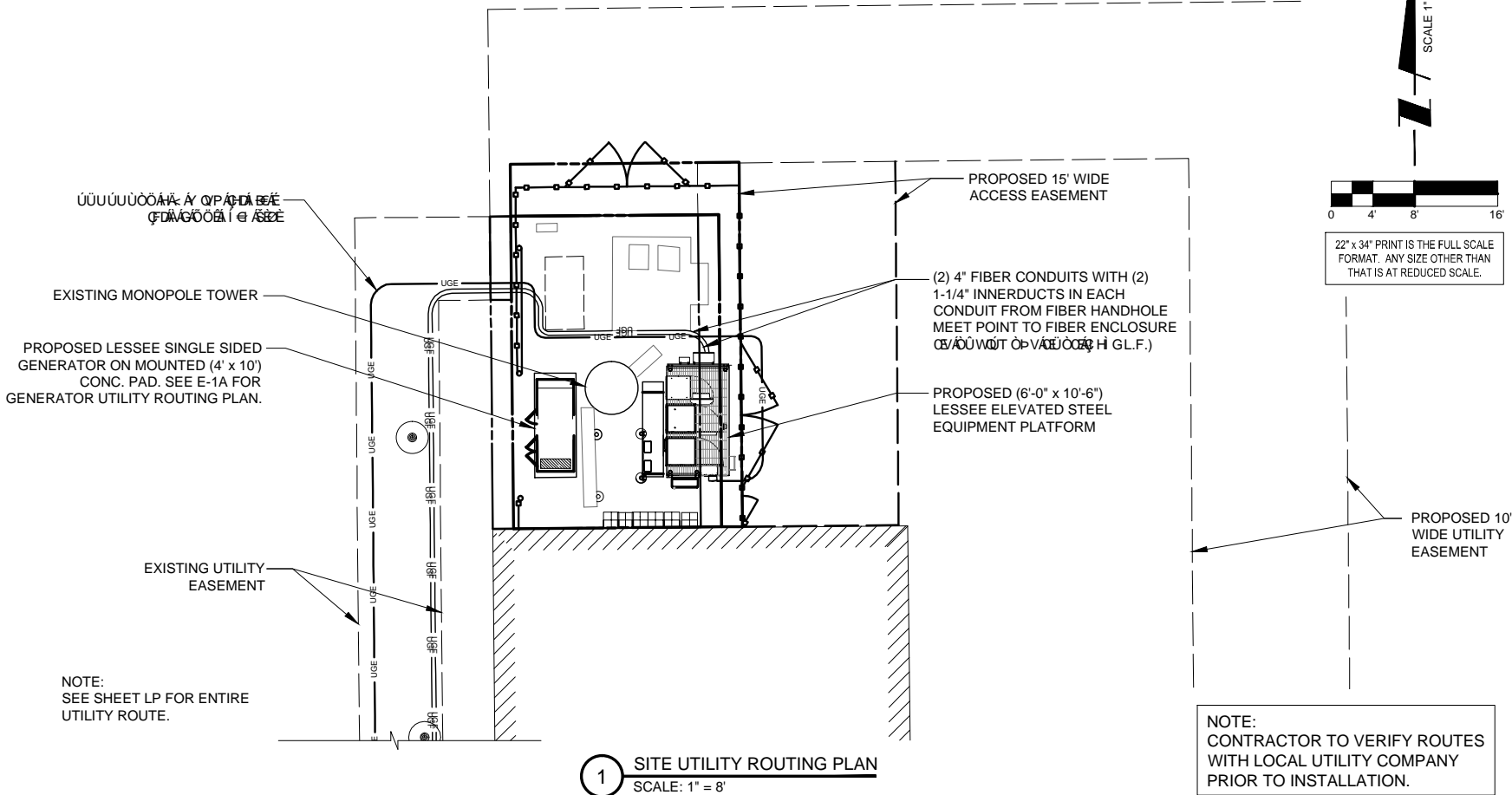
ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

NOTE: VERIFY TELEPHONE ROUTING REQUIREMENTS WITH LOCAL TELEPHONE COMPANY

2 ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MOBILIZATIONS:
1) POWER/TELCO PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETED PRIOR TO GENERAL CONSTRUCTION
2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION



1 SITE UTILITY ROUTING PLAN

SCALE: 1" = 8'

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limited partnership
d/b/a VERIZON WIRELESS



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LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE
UTILITY ROUTING PLAN

SHEET NUMBER
E-1

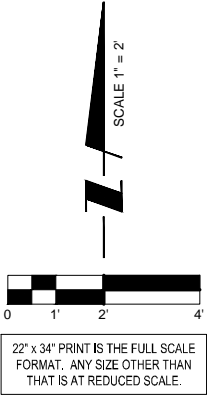
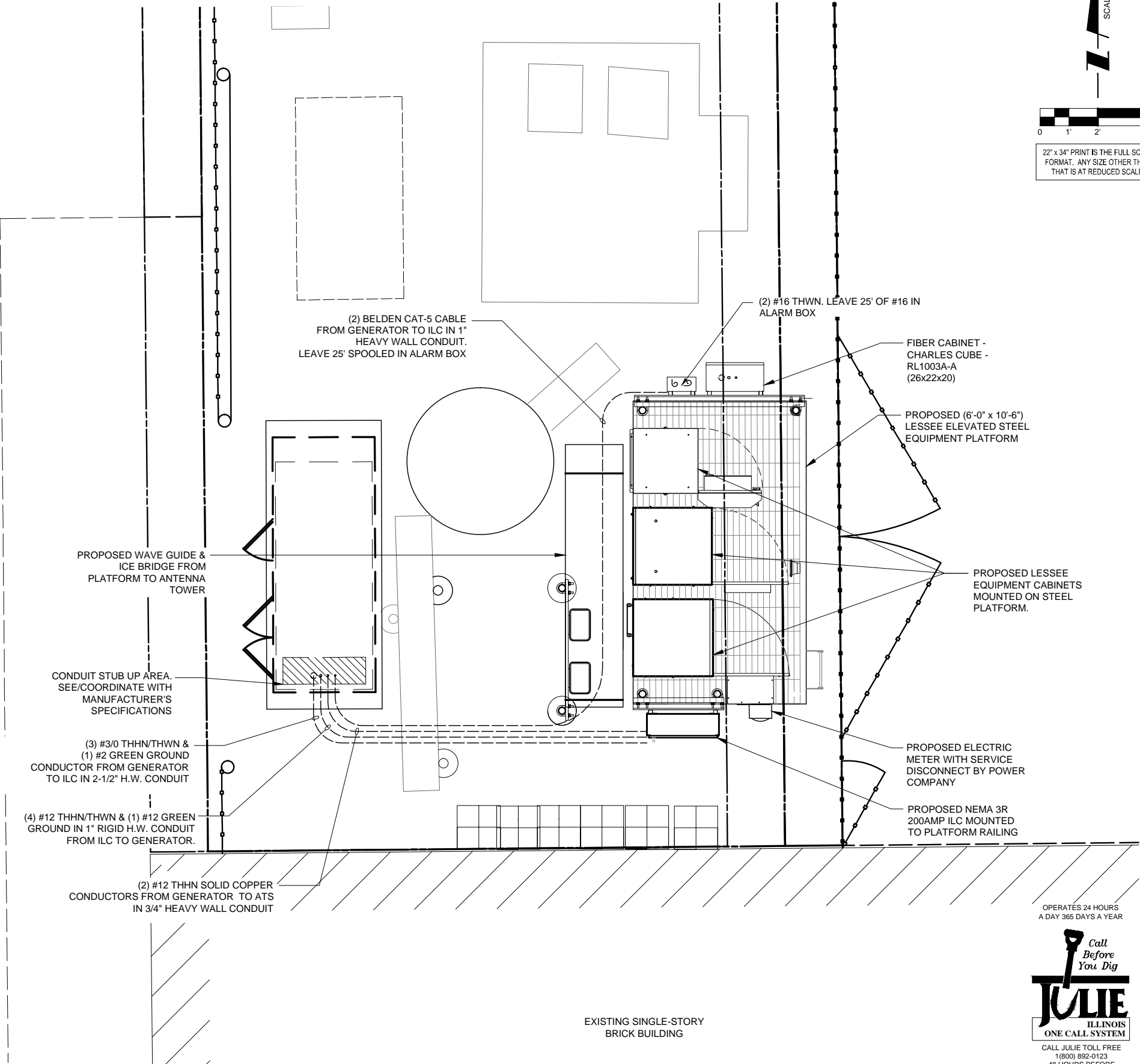
NOTES:

- 1) EXISTING MANUAL TRANSFER SWITCH TO BE REMOVED BY THE ELECTRICAL CONTRACTOR (E.C) AND TURNED OVER TO LESSEE. REMOVED EXTERNAL GROUND TERMINATION AND RECONNECT TO NEW TRANSFER SWITCH USING EXISTING GROUND LUG.
- 2) ALL UNDERGROUND GROUND TERMINATIONS AND TERMINATIONS TO EXISTING BUILDING GROUND GRID TO BE HEAVY DUTY EXOTHERMIC (CAD WELD).
- 3) NEW AUTOMATIC TRANSFER SWITCH, INSTALLED AND WIRED BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
- 4) EXISTING BUILDING GROUND GRID IS INDICATED ON THE NEW PLAN. HOWEVER, EXACT LOCATION IS NOT KNOWN. E.C. MUST LOCATE THIS GROUND GRID TO PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND GRID. ALSO THE UNDERGROUND CONDUITS FROM THE GENERATOR TO THE BUILDING WILL CROSS OVER THIS GROUND GRID. CARE MUST BE TAKEN NOT TO DAMAGE THE GROUND GRID. IF ANY DAMAGE OCCURS IT MUST BE REPAIRED SO THAT THE COMPLETE GRID SYSTEM REMAINS INTACT.
- 5) E.C. TO EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND RODS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACH TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
- 6) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRED BY E.C. DELIVERED AND SET BY CONTRACTOR.
- 7) EXISTING PANEL BOARD - E.C. TO PROVIDE (2) IP20A BREAKERS AND EXTEND CIRCUITS OUT TO GENERATOR LOCATIONS FOR WIRING OF 1800 WATT WATER JACKET HEATER, AND BATTERY CHARGER. PROVIDE RECEPTACLES OR TERMINATIONS AS REQUIRED. VERIFY EXACT LOCATIONS WITH GENERAC.
- 8) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL 2256 DC, E.C. MUST TURN ON THE MAIN POWER. THE CELL SITE CANNOT GO OFF LINE AT ANYTIME.

NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.

NOTES:

- 1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
- 2) PROVIDE NEW FEEDER CONDUCTORS FROM MAIN SERVICE SWITCH TO TRANSFER SWITCH FROM TRANSFER SWITCH TO EXISTING TAP BOX AND FROM TAP BOX TO EXISTING PANELBOARD.
- 3) CARE MUST BE TAKEN INTHE PLACEMENT OF NEW AUTOMATIC TRANSFER SWITCH SO THAT ENTRANCE OF THE FEEDER THRU THE BACK OF THE TRANSFER SWITCH DOES NOT INTERFERE WITH EQUIPMENT INSIDE TRANSFER SWITCH OR WITH TRANSFER SWITCH OPERATION.



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TINLEY PARK
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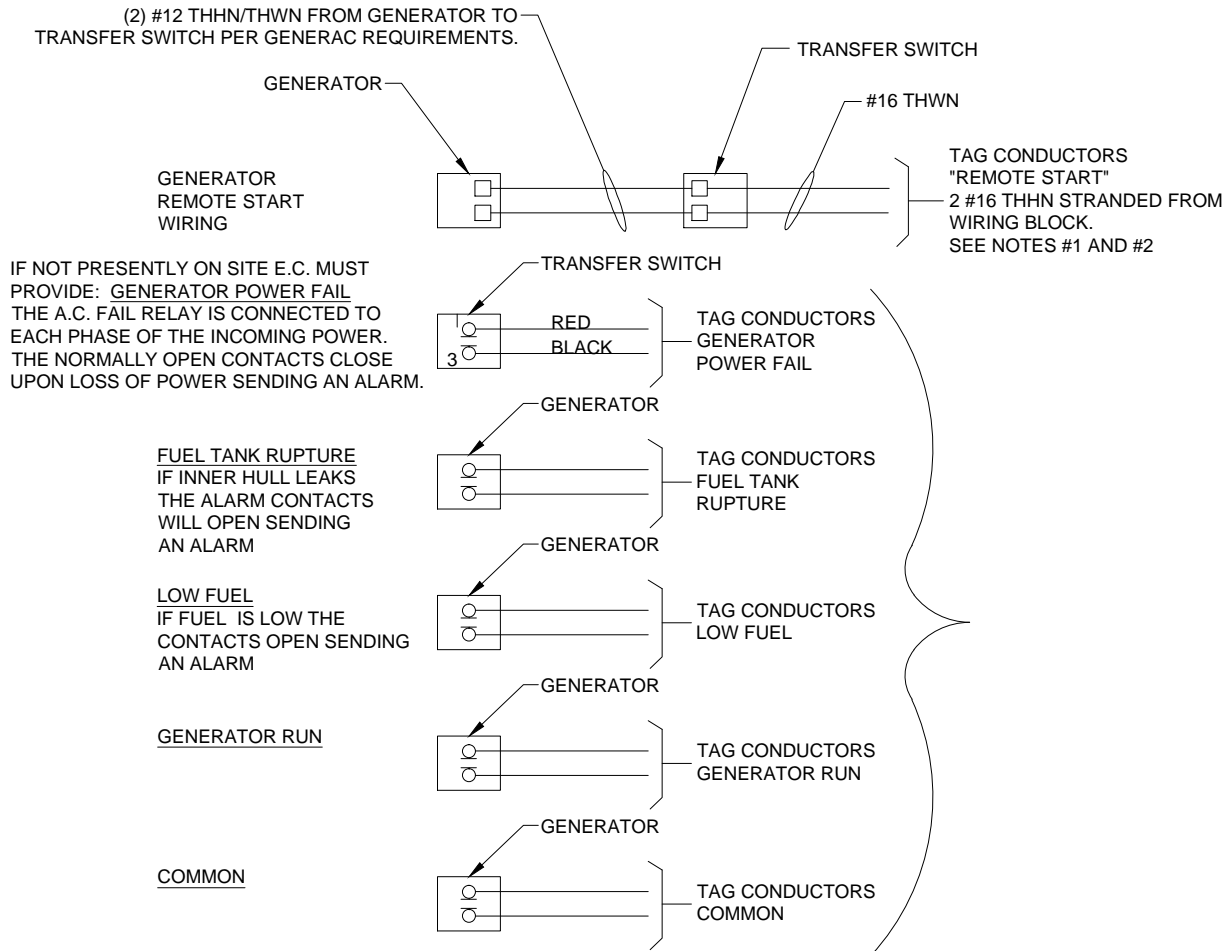
SHEET TITLE
GENERATOR
UTILITY ROUTING PLAN

SHEET NUMBER

E-1A

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR





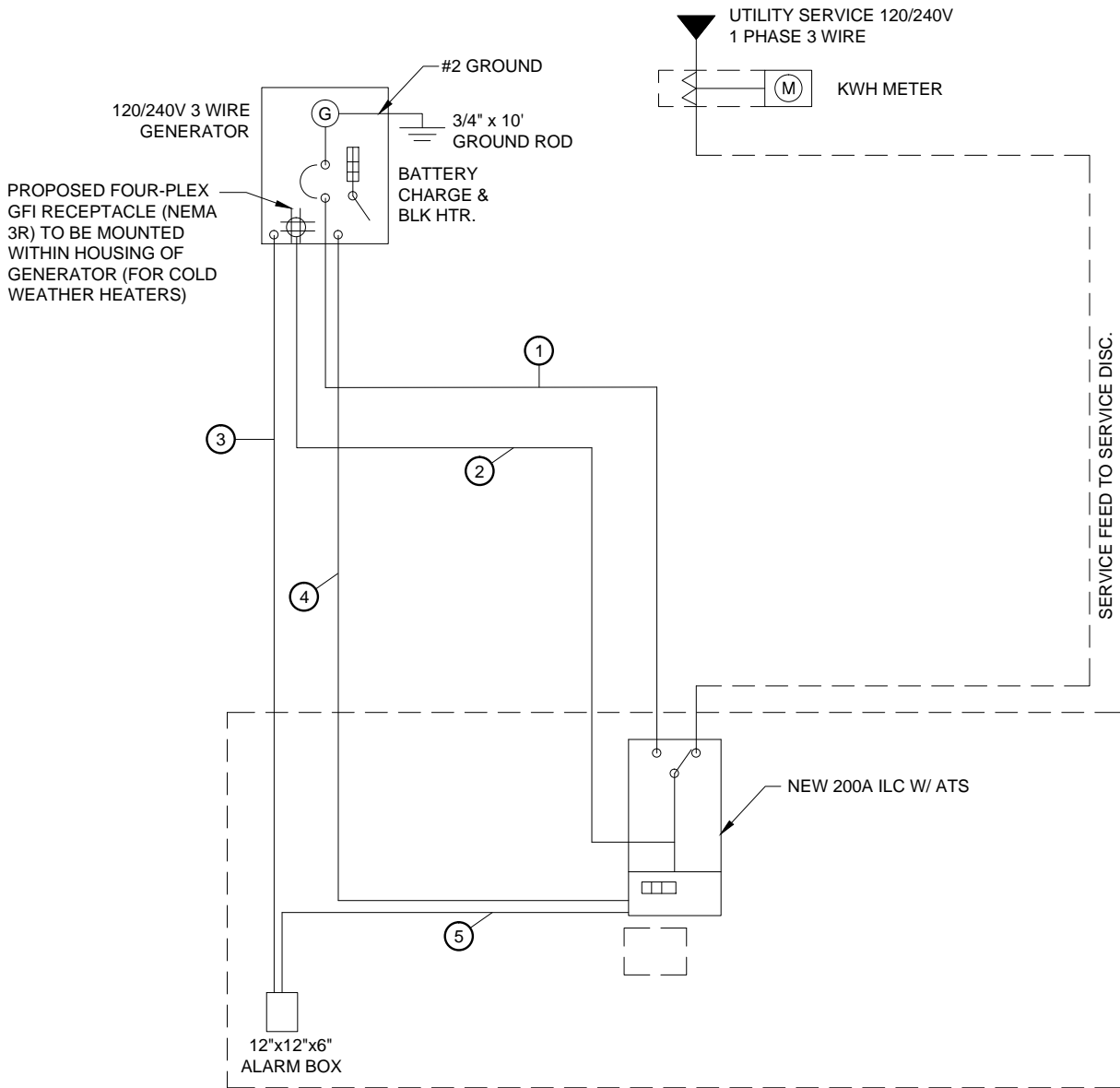
NOTES:

- 1) E.C. TO PULL A #16 AWG SOLID RED AND A #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.
- 2) E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED, TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.

1 ALARM WIRING
N.T.S.

- KEY**
- 1 (3) #3/0 & (1) #2 GND IN 2-1/2" C
 - 2 (4) #12 & (1) #12 GND IN 1" C (SEE NOTE)
 - 3 (2) CAT-5 BELDEN IN 1" C FROM GENERATOR TO ALARM BOX. LEAVE 25' SPOOLED IN ALARM BOX
 - 4 (2) #12 THWN IN 3/4" C
 - 5 (2) #16 THWN. LEAVE 25' OF #16 IN ALARM BOX

NOTE:
E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER



2 NEW SINGLE LINE DIAGRAM
N.T.S.

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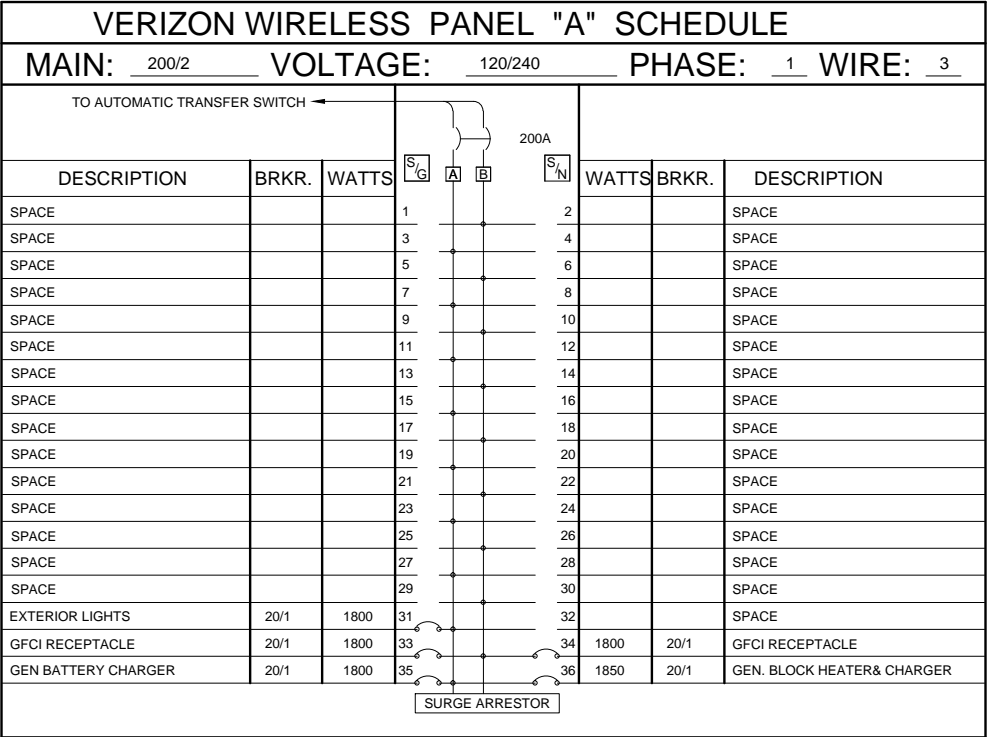
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SHEET TITLE
GENERATOR SINGLE
LINE DIAGRAM &
ALARM WIRING

SHEET NUMBER

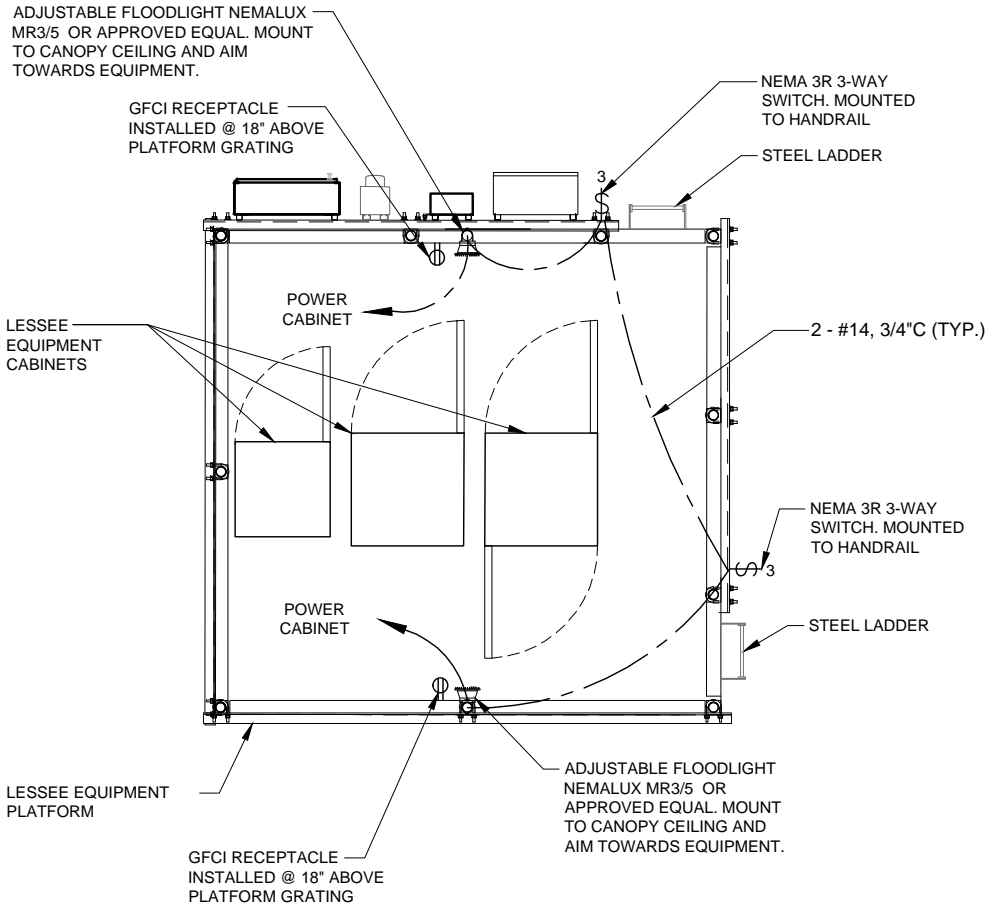
E-1B



SURFACE MOUNTED NEMA 3R w/DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/LOCAL POWER CO.)

NOTE:
VERIZON WIRELESS EQUIPMENT
ENGINEERING TO SUPPLY BREAKER
FOR RADIO AND POWER CABINETS

1 PANEL BOARD SCHEDULE
N.T..S



2 PLATFORM LIGHTING PLAN
SCALE: N.T.S.

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NO.	DESCRIPTION	DATE	BY	JMS	PP	DMS	BTE	RA	JTM	JTM
1.	ISSUED FOR REVIEW	12/15/14								
2.	REVISED PER CLIENT COMMENTS	03/23/15								
3.	UPDATE PER GAS UTILITY	04/28/15								
4.	UPDATE WITH CABINET LAYOUT	08/24/16								
5.	UPDATE PER FIBER COORDINATION	09/12/16								
6.	ISSUED FOR PERMITTING	10/20/16								
	UPDATE PER VILLAGE COMMENTS	12/12/16								

LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430









SHEET TITLE
PANEL SCHEDULE &
LIGHTING PLAN

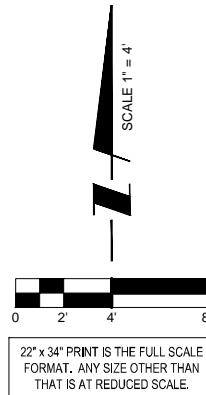
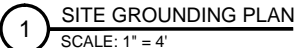
SHEET NUMBER

E-1C

3. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
4. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B5S11 (OR EQUAL).
5. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
6. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
7. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
8. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
9. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

- (1) #2 AWG TNNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
- (2) PLATFORM CORNER POST, STEEL COLUMN, STEEL BEAM & CANOPY GROUND
- (3) CABINET GROUND BOLTED TO UNIT HOUSING
- (4) DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
- (5) 5/8" x 10' COPPER CLAD GROUND ROD
GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-5.)
- (7) MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
- (9) EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
4"X20"x1/4" TNNND INSULATED COPPER GROUND BA, NON ISOLATED WITH 10.0' LONG #2 AWG TNNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VVV)
- (10) GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
4"x20"x1/4" TNNND INSULATED COPPER GROUND BAR, NON-ISOLATED, WITH 10.0' LONG #2 AWG TNNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VVV)
- (13) EXISTING TOWER OR COMPOUND GROUND RING (V.I.F.)
- (14) GATE JUMPERS (SEE DETAIL, SHEET E-4)
- (15) BOND EXISTING TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG TNNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON PLATFORM.
- (17) BOND RAYCAP TO MGB.
- (18) EACH TOWER FOUNDATION REBAR MESH/CAGE TO BE BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
EACH TOWER FOUNDATION TO HAVE AT LEAST ONE ANCHOR BOLT BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
- (20) COPPER CLAD GROUND ROD WITH INSPECTION WELL
TOP OF GROUND ROD MAX 24" BURY. SEE DETAIL SHEET G-2.
EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC.
- (22) MGB MOUNTED UNDER PERIMETER BEAM

	GROUND BAR OR ARRESTOR BAR
	ISOLATED GROUND
	GROUND SYSTEM TEST WELL
	CADWELD OR APPROVED CONNECTION
	SPARE GROUND LEAD
	MECHANICAL CONNECTION
	EXISTING GROUNDING
	NEW GROUNDING



*Call
Before
You Dig*

JULIE

**ILLINOIS
ONE CALL SYSTEM**

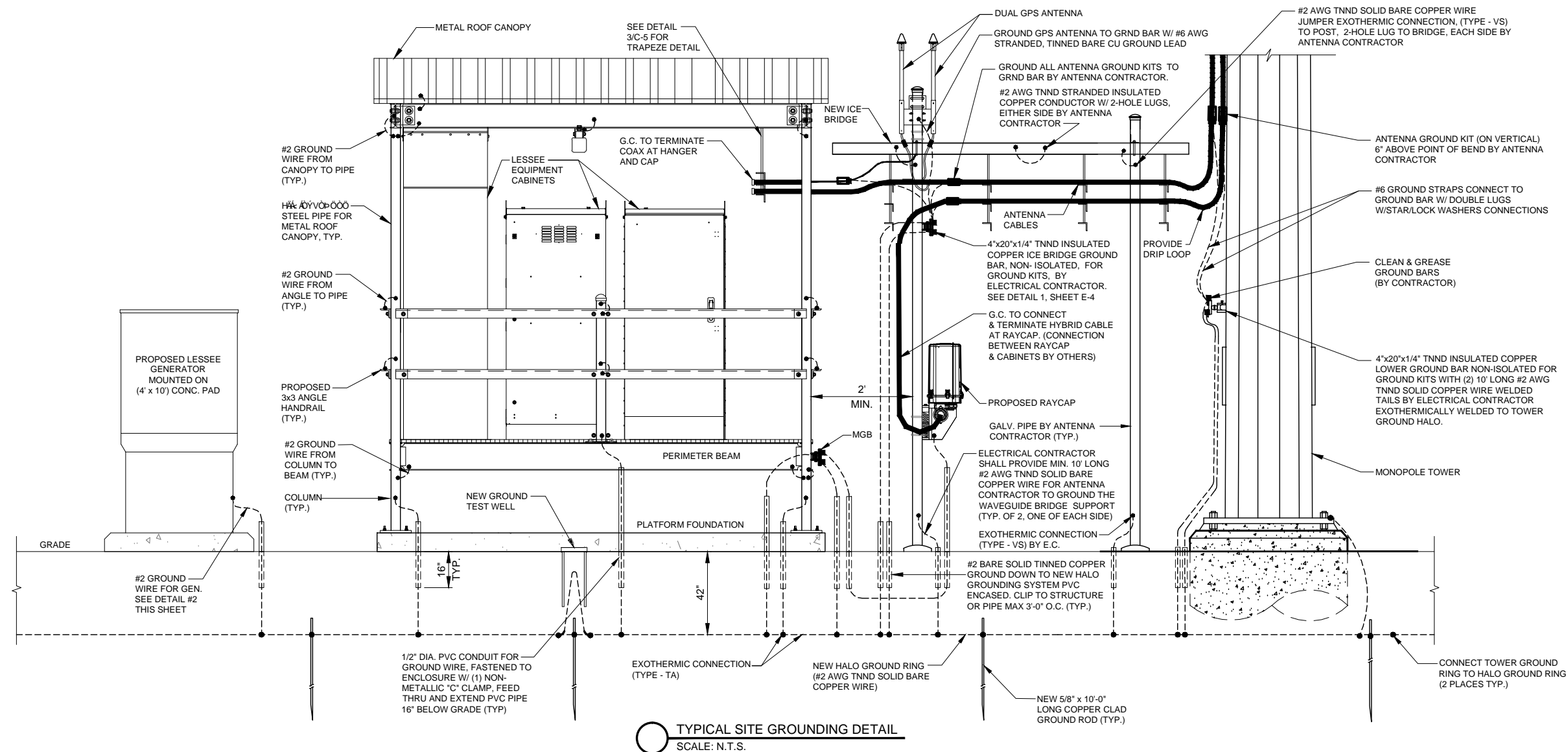
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



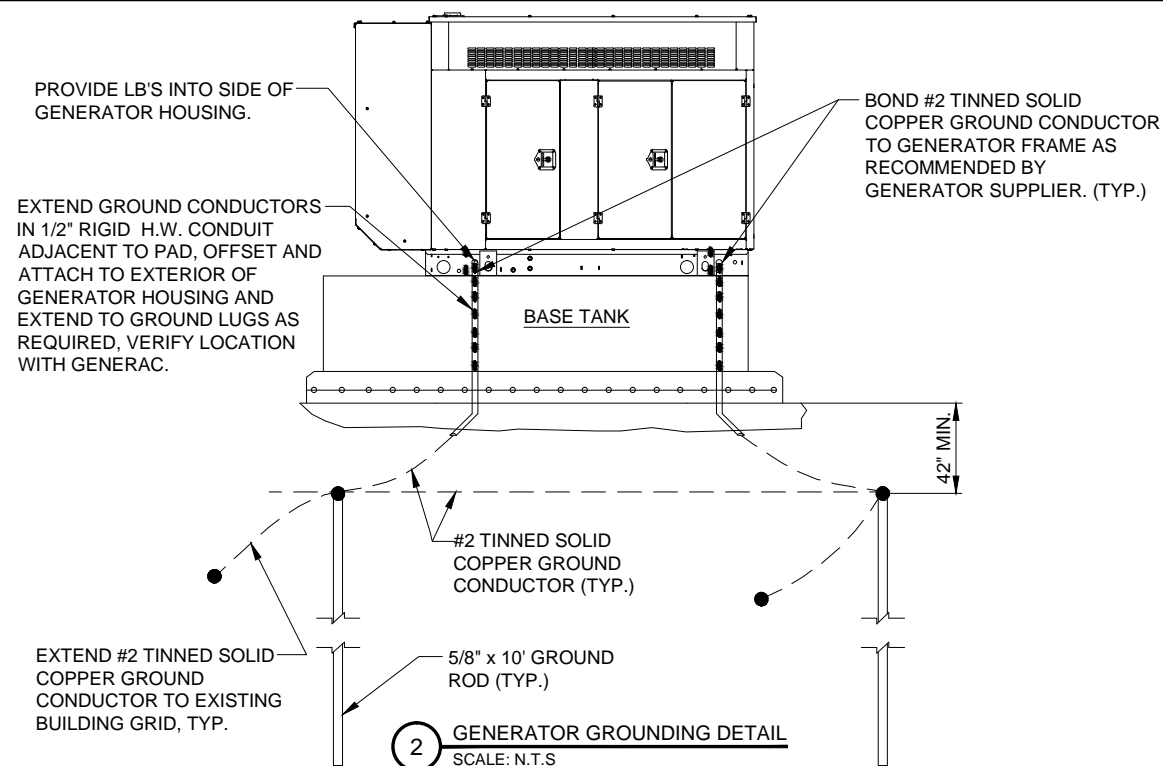
TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

E-2

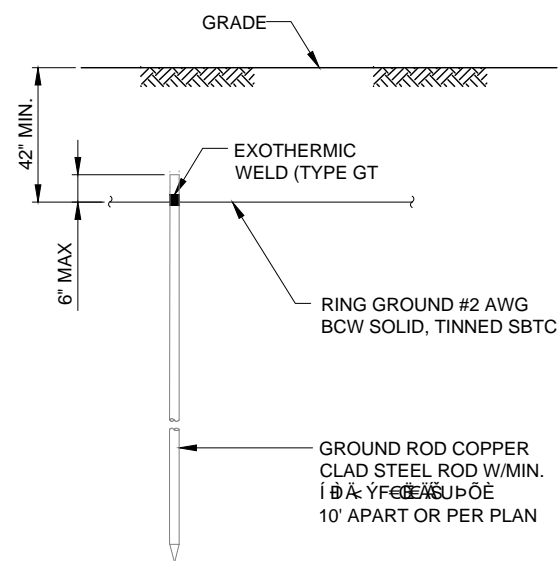
NOTE:
ALL CABINET GROUND
CONNECTION BY OTHERS.



TYPICAL SITE GROUNDING DETAIL
SCALE: N.T.S.



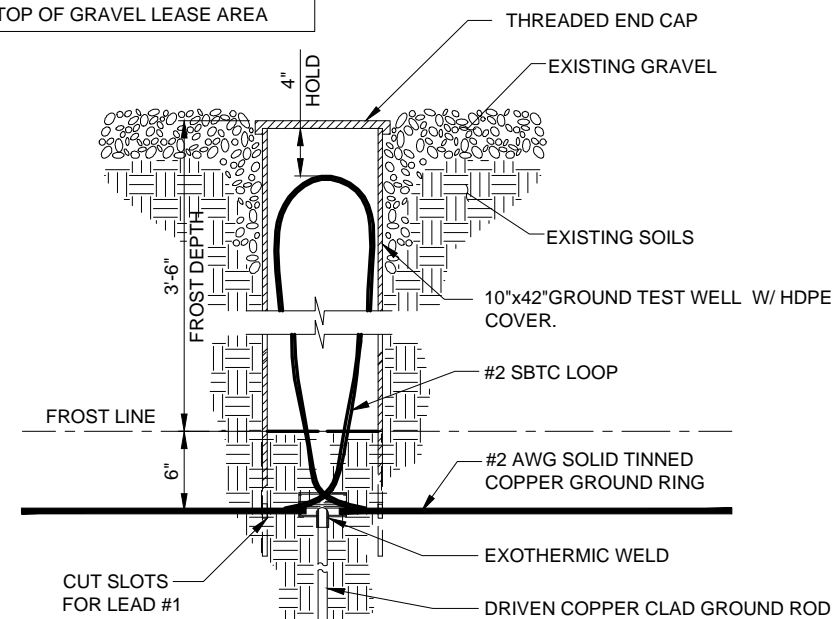
2 GENERATOR GROUNDING DETAIL
SCALE: N.T.S



NOTE:
GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

3 GROUND ROD DETAIL
SCALE: N.T.S.

NOTE:
SET TEST WELL COVER 1" BELOW
TOP OF GRAVEL LEASE AREA



4 TEST WELL DETAIL
SCALE: N.T.S.

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6.	UPDATE PER VIII AGE COMMENTS	12/12/16	JTM

LOC. # 278763

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POLICE

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TINLEY PARK, IL 60477

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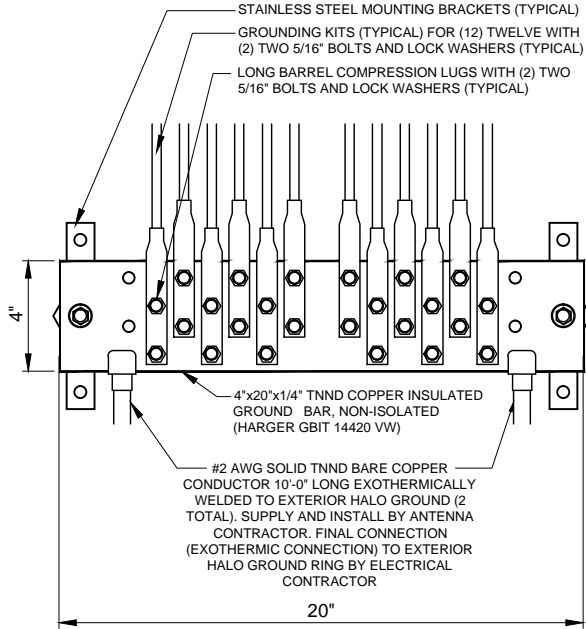
SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

E-3

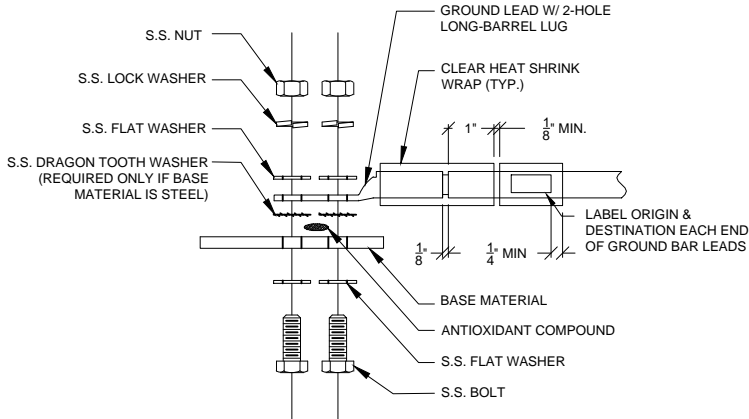
GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
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5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
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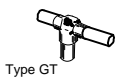


1 EXTERIOR GROUND BAR DETAIL
N.T.S.

- NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
 2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
 3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
 4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.



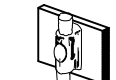
Type GT
THROUGH CABLE TO TOP OF GROUND ROD.



Type TA
TEE OF HORIZONTAL RUN AND TAP CABLES.



Type HS
HORIZONTAL CABLE TAP TO HORIZONTAL STEEL SURFACE OR PIPE. CABLE OFF SURFACE.



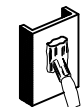
Type VV
THROUGH VERTICAL CABLE TO VERTICAL STEEL SURFACE OR TO THE SIDE OF EITHER HORIZONTAL OR VERTICAL PIPE



Type XB
CROSS OF HORIZONTAL CABLES. LAPPED AND NOT CUT



Type VN
HORIZONTAL CABLE TAP TO VERTICAL STEEL SURFACE OR THE SIDE OF HORIZONTAL PIPE



Type VS
VERTICAL CABLE TAP TO VERTICAL STEEL SURFACE OR SIDE OF HORIZONTAL OR VERTICAL PIPE.



Type GY
THROUGH CABLE TO SIDE OF GROUND ROD



Type GR
CABLE TAP TO TOP OF GROUND ROD



Type NC
THROUGH AND TAP CABLES TO GROUND ROD

3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

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TINLEY PARK
POLICE

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SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-4

- 1

PROPOSED 120/240V 100A SINGLE PHASE METER SOCKET MOUNTED ON NEW UTILITY H-FRAME (METER BY UTILITY COMPANY)
- 2

PROPOSED DISCONNECT
- 3

200A ILC W/ ATS MOUNTED TO PLATFORM RAILING. ILC TO BE PROVIDED BY VERIZON WIRELESS AND INSTALLED BE GC.
- 4

EQUIPMENT GROUND BAR
- 5

24"x24"x12" NEMA 3R FIBER ENCLOSURE (NON-AT&T)
- 6

24"x24"x12" NEMA 3R FIBER ENCLOSURE (NON-AT&T)
- 7

PROPOSED (3) #4/0 UNDERGROUND + (1) #2 GD. SECONDARY ELECTRIC SERVICE IN 3" DIAMETER SCHEDULE 40 PVC
- 8

(3) 4/0 IN 3" DIA. SCH. 40 PVC CONDUIT FROM POWER SOURCE TO METER
- 9

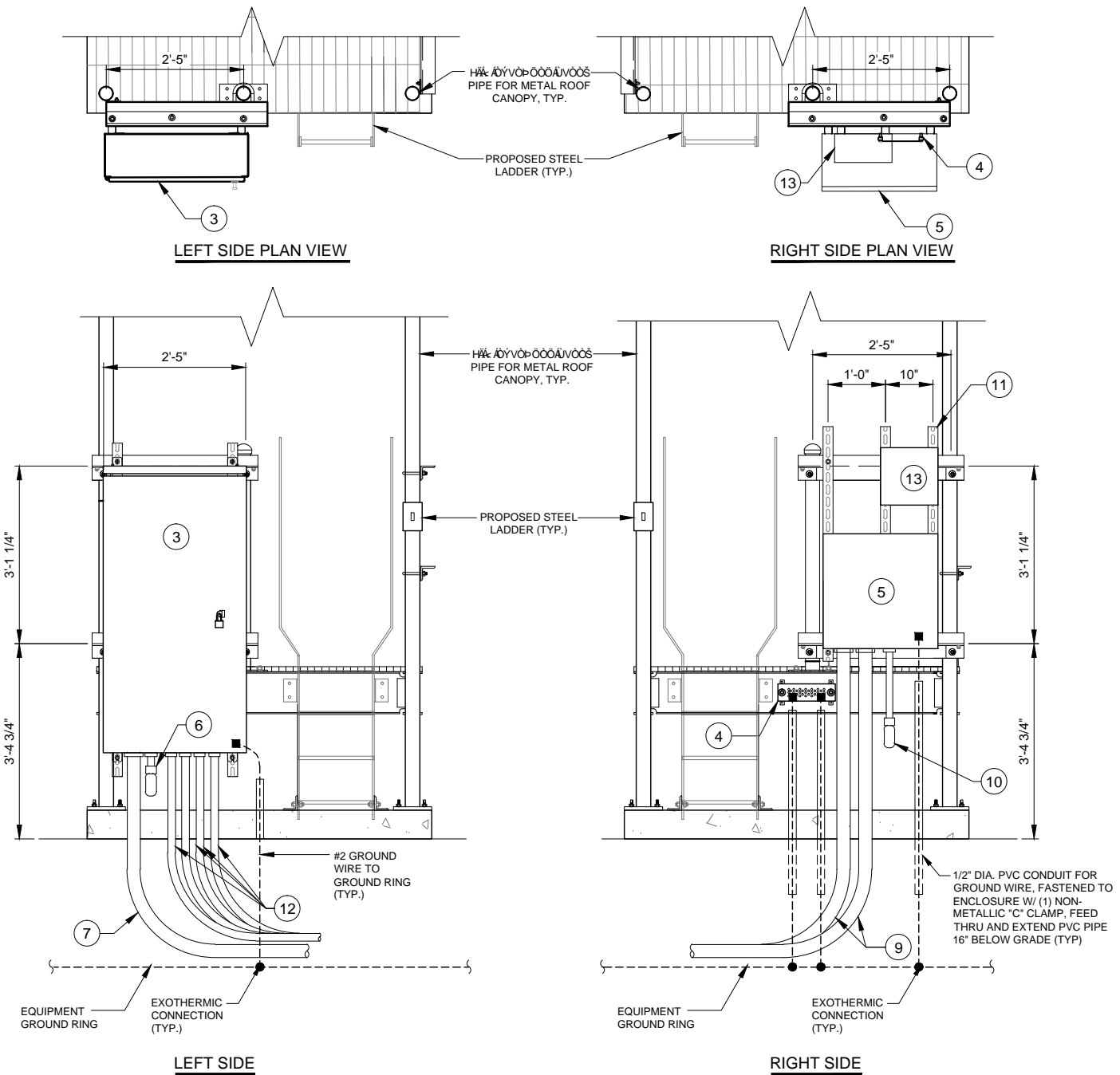
(2) 4" FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS IN EACH CONDUIT FROM FIBER SOURCE TO FIBER ENCLOSURE AT EQUIPMENT AREA
- 10

12"x12"x6" NEMA-3 DRY CONTACT ALARMS FOR ILC AND GENERATOR. LEAVE (2) 25' OF CAT 5 COILED IN BOX FOR EQUIPMENT ENGINEER (4 GEN ALARMS AND COMM PWR, SURGE ARRESTOR.)
- 11

HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000, OR APPROVED EQUAL)
- 12

UNDERGROUND CONDUITS FOR GENERATOR SEE SHEET E-1A
- 13

12"x12"x6" NEMA-3 DRY CONTACT ALARMS FOR ILC AND GENERATOR. LEAVE (2) 25' OF CAT 5 COILED IN BOX FOR EQUIPMENT ENGINEER (4 GEN ALARMS AND COMM PWR, SURGE ARRESTOR.)



UTILITY H-FRAME DETAIL
SCALE: N.T.S.



RETURN ORIGINAL MATERIAL TO TRENCH, COMPACT TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557

UNDISTURBED SOIL

CONDUITS FOR ELECTRICAL & ANTENNA SHARING WHERE APPLICABLE

TRENCH

RESTORE SURFACE COARSE MATERIAL AND BASE COARSE TO ORIGINAL CONDITION AFTER INSTALLATION OF UTILITIES. GRADE SURFACE TO LEVEL.

PROVIDE PANDUIT UNDERGROUND HAZARD TAPE (FOIL TYPE) 'CAUTION-ELECTRICAL LINE BURIED BELOW' AT 1'-0" ABOVE SAND FOR THE ENTIRE LENGTH OF THE CONDUIT RUN

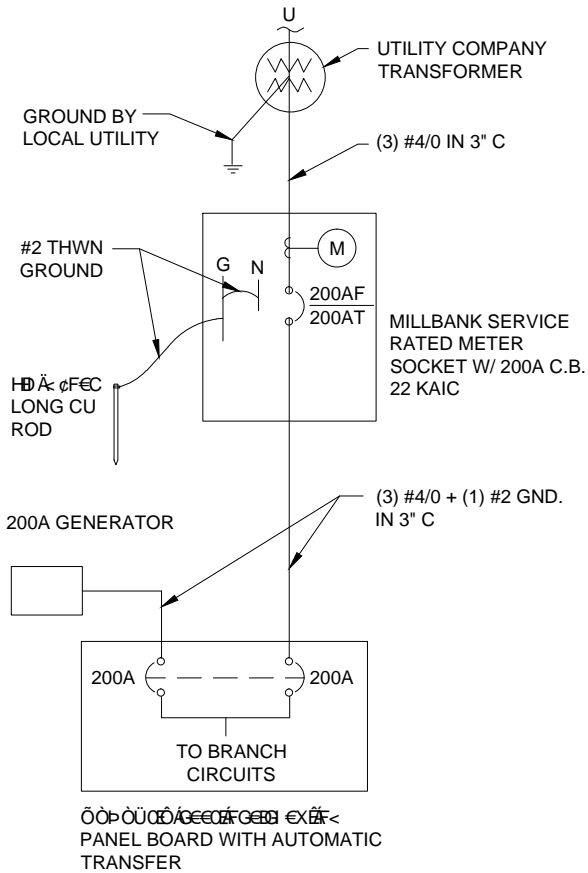
CA-17 COARSE AGGREGATE COMPACTED TO 90% STANDARD PROCTOR

COMPACTED SAND (SEE NOTE 1)

COMPACTED SAND BED (SEE NOTE 1)

12" (MIN) SEPARATION

UTILITY TRENCH DETAIL
SCALE: N.T.S.



SINGLE LINE DIAGRAM
N.T.S.

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-5

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

- A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
- B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
- a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
- b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE
- c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
- d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
- e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
- f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER “UL” AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
- g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED: SEE SITE PLAN.
2. SEQUENCING
- a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.
- b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH

PART 2 - EXECUTION

1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
- a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.
- b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6”) BELOW GRADE.
- c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
- e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
- a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
- b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
- c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
- e. PLACE FILL OR STONE IN SIX INCH (6”) MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
- f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
- g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.

- h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
- j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
- l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
5. PROTECTION

- a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
- b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE
2. QUALITY ASSURANCE
- a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE “E” ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
- a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
- a. MANUFACTURER'S DESCRIPTIVE LITERATURE.
- b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL
- a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148”) WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
- c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
- i. LINE 2” SCHEDULE 40 (2 3/8” O.D.)
- ii. CORNER 3” SCHEDULE 40 (3 1/2” O.D.)
- iii. GATE 3” SCHEDULE 40 (3 1/2” O.D.)
- d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.
- e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
- h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
- j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

- k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
- l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.
- n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

PART 3 - EXECUTION

1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,
2. INSTALLATION
- a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6”) CONCRETE COVER UNDER POST.
- b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4”)
- c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
- d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
- e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
- f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
- g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
- i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:

ASTM-A120	SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.

- A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
- a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
- b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
- c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
- a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.
- b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
- c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
- d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS
- a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
- b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.
- c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.

- d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
2. CONCRETE MATERIALS
- a. CEMENT: ASTM C150, PORTLAND TYPE
- b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED: ONE INCH (1”) SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
- c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
- d. AIR ENTRAINING ADMIXTURE: ASTM C260
- e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
- f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
3. CONCRETE MIX

- a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
- c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
- i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.
- ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
- a. THE CONSTRCTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
- b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
- c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
- d. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
2. REINFORCEMENT PLACEMENT
- a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
- b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
- c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
- d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3”) UNLESS OTHERWISE NOTED.
- e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3”) NOR BE LESS THAN TWO INCHES (2”).
3. PLACING CONCRETE
- a. VIBRATE ALL CONCRETE.
- b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCECURES IF SEASONAL CONDITIONS APPLY.
4. CURING
- a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
- b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
- a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
- b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
- c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	DATE	BY	JTS	PP	DMS	BTE	RA	JTM	JTM
1.	ISSUED FOR REVIEW	12/15/14								
2.	REVISED PER CLIENT COMMENTS	03/23/15								
3.	UPDATE PER GAS UTILITY	04/28/15								
4.	UPDATE WITH CABINET LAYOUT	06/24/16								
5.	UPDATED PER FIBER COORDINATION	09/12/16								
6.	ISSUED FOR PERMITTING	10/20/16								
	UPDATE PER VILLAGE COMMENTS	12/12/16								

LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

SECTION 05000 – METALS

PART 1 – GENERAL

- SECTION INCLUDES:
STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
- SUBMITTALS:
SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
- QUALITY ASSURANCE
 - FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
 - PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

- MATERIALS:
 - STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
 - STRUCTURAL TUBING: ASTM A500, GRADE B
 - PIPE: ASTM A53, TYPE E OR S, GRADE B
 - BOLTS, NUTS, AND WASHERS: ASTM A325
 - ANCHOR BOLTS: ASTM A307
 - WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
 - GROUT: NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
 - SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE
 - TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
- FABRICATION:
CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
- FINISH:
 - PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
 - STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

- EXAMINATION AND PREPARATION:
VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
- ERECTION:
 - ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
 - FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
 - DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
 - AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000,—METALS, PART 2 – PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
- FIELD QUALITY CONTROL:
FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 – BASIC ELECTRICAL MATERIALS AND METHODS

- CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
- ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- ALL CONDUIT SHALL HAVE A PULL CORD.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 – SERVICE AND DISTRIBUTION

- WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
 - ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
 - METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
 - CONDUIT:
 - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
 - FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
 - ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
 - CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
 - ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
 - UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
 - GROUNDING ELECTRODE SYSTEM
 - PREPARATION
 - SURFACE PREPARATION:
ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
 - GROUND BAR PREPARATION:
ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
 - SLEEVES:
ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
 - GROUND BARS
 - ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
 - ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
 - BOLT-HEAD
 - 2-HOLE LUG
 - TINNED COPPER BUSS BAR
 - STAR WASHER
 - NUT
 - EXTERNAL CONNECTIONS
 - ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
 - ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
 - GROUND RODS
ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
 - GROUND CONDUCTORS
ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
 - LUGS
 - LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548__BE OR EQUIVALENT
 - 535 MCM DLO 54880BE
 - 262 MCM DLO 54872BE
 - #1/0 DLO 54862BE
 - #4/0 THWN AND BARE 54866BE
 - #2/0 THWN 54862BE
 - #2 THHN 54207BE
 - #6 DLO 54205BE
- GROUNDING RESISTANCE TEST REPORT

- WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

- THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
- ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

- GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
- CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

- FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

- FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

- AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
- AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 – POLES, POSTS, AND STANDARDS
(SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL

- LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
- PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- GROUNDING:
GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.
NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 – TELECOMMUNICATIONS WIRING COMPONENTS
(COAXIAL ANTENNA CABLE)

1. GENERAL

- ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. COAXIAL CABLE:

- INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
- ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".

3. ANTENNA AND COAXIAL CABLE GROUNDING

- ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

- TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

- FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
- SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.

- USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

CHICAGO
SMSA

limited partnership
d/b/a VERIZON WIRELESS



REVISONS		DESCRIPTION	BY	DATE
			TJS	12/15/14
NO.	1.	ISSUED FOR REVIEW	PP	03/23/15
	2.	REVISED PER CLIENT COMMENTS	DMS	04/28/15
	3.	UPDATE PER GAS UTILITY	BTE	06/24/16
	4.	UPDATE WITH CABINET LAYOUT	RA	09/12/16
	5.	UPDATED PER FIBER COORDINATION	JTM	10/20/16
	6.	ISSUED FOR PERMITTING	JTM	12/12/16
		UPDATE PER VILLAGE COMMENTS		

LOC. # 278763

TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY: ZCN

CHECKED BY: TAZ

DATE: 03/07/14

PROJECT #: 33-1430

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

SP-2



1 EXISTING OVERALL SITE
SCALE: N.T.S.



2 EXISTING OVERALL SITE
SCALE: N.T.S.



3 EXISTING PORT ON TOWER @ XXX'
SCALE: N.T.S.



4 EXISTING COAX ROUTE
SCALE: N.T.S.



5 EXISTING COAX ROUTE
SCALE: N.T.S.

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
					TJS
1.	ISSUED FOR REVIEW	12/15/14	REVISED PER CLIENT COMMENTS	03/23/15	PP
2.	UPDATE PER GAS UTILITY	04/28/15	UPDATE PER GAS UTILITY	06/24/16	DMS
3.	UPDATE WITH CABINET LAYOUT	08/24/16	UPDATE WITH CABINET LAYOUT	09/12/16	BTE
4.	UPDATE PER FIBER COORDINATION	09/12/16	UPDATE PER FIBER COORDINATION	10/20/16	RA
5.	ISSUED FOR PERMITTING	10/20/16	ISSUED FOR PERMITTING	12/12/16	JTM
6.	UPDATE PER VILLAGE COMMENTS	12/12/16	UPDATE PER VILLAGE COMMENTS		JTM

LOC. # 278763

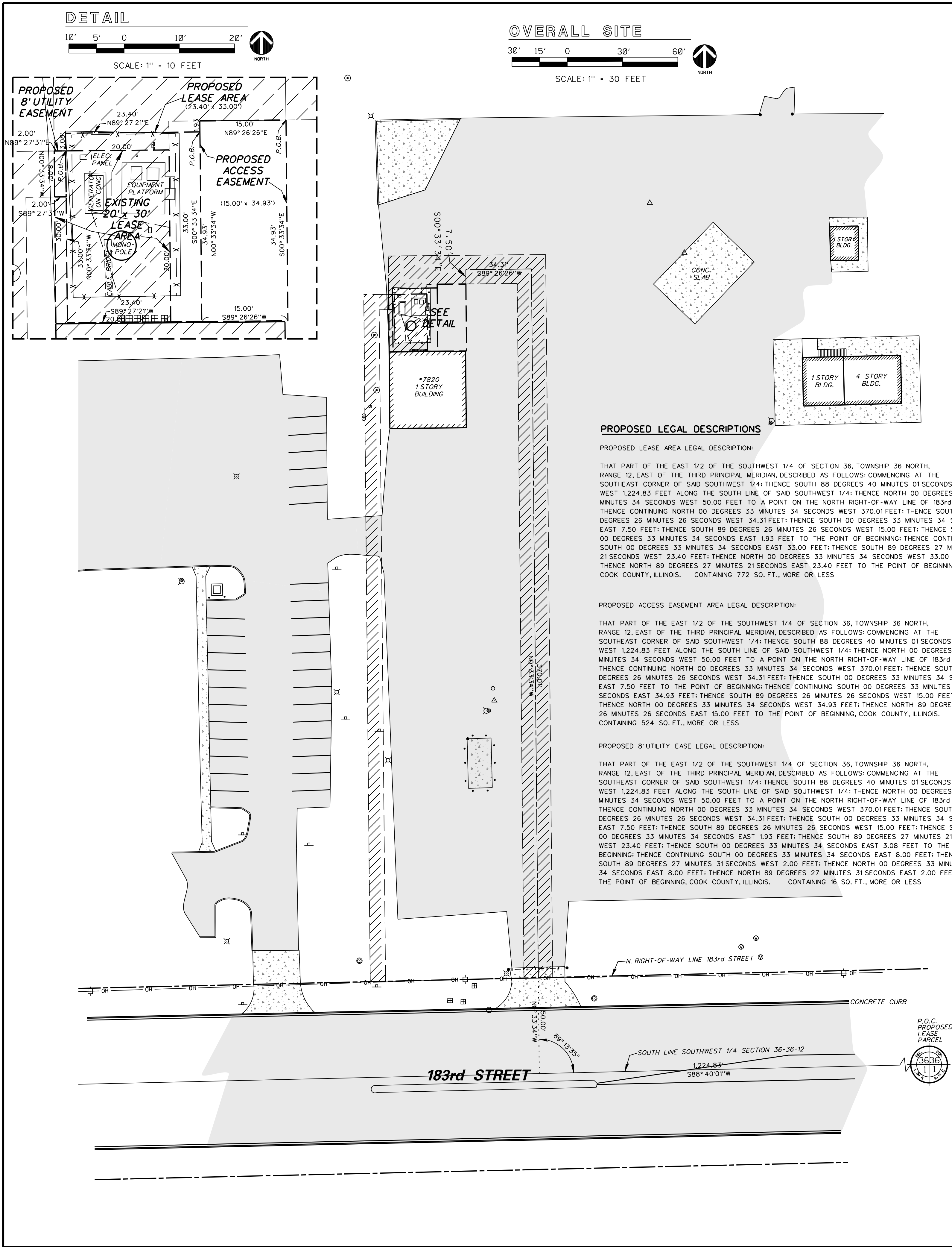
TINLEY PARK
POLICE

7850 W 183RD ST
TINLEY PARK, IL 60477

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	03/07/14
PROJECT #:	33-1430

SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER
P-1



PARENT PARCEL LEGAL DESCRIPTION PER COMMITMENT

PARENT PARCEL LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND WEST OF THE CENTER LINE OF THE NORTH BRANCH OF THE FLOSSMOOR ROAD DRAINAGE DITCH (EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THE WEST 50 FEET AND THE SOUTH 50 FEET TO BE RETAINED FOR HIGHWAY PURPOSES),

ALSO

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND WEST OF THE CENTER LINE OF THE BRANCH OF THE FLOSSMOOR DRAINAGE DITCH (EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THE SOUTH 50 FEET TO BE RETAINED FOR HIGHWAY PURPOSES)

LEGAL DESCRIPTION BY OTHERS (EXISTING)

LEGAL DESCRIPTION LEASEHOLD SITE:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12, EAST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 88 DEGREES 40 MINUTES 11 SECONDS WEST 1,217.44 FEET ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 0 DEGREES 34 MINUTES 17 SECONDS WEST 427.41 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS WEST 82.21 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 18 SECONDS EAST 20.200 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 25 MINUTES 42 SECONDS EAST 20.00 FEET THENCE SOUTH 0 DEGREES 34 MINUTES 18 SECONDS EAST 30.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 42 SECONDS WEST 20.00 FEET; THENCE NORTH 0 DEGREES 34 MINUTES 18 SECONDS WEST 30.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LEASEHOLD ACCESS EASEMENT:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH RANGE 12, EAST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 88 DEGREES 40 MINUTES 11 SECONDS WEST 1,217.44 FEET ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 0 DEGREES 34 MINUTES 17 SECONDS WEST 50.00 FEET TO THE NORTH BOUNDARY OF 183rd STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 40 MINUTES 11 SECONDS WEST 15.00 FEET ALONG SAID NORTH BOUNDARY. THENCE NORTH 0 DEGREES 34 MINUTES 17 SECONDS WEST 362.61 FEET THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS WEST 47.21 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 18 SECONDS EAST 5.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 42 SECONDS WEST 20.00 FEET; THENCE NORTH 0 DEGREES 34 MINUTES 18 SECONDS WEST 20.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS EAST 82.21 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 17 SECONDS EAST 377.41 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LEASEHOLD UTILITY EASEMENT:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH RANGE 12, EAST, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 88 DEGREES 40 MINUTES 11 SECONDS WEST 1,217.44 FEET ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 0 DEGREES 34 MINUTES 17 SECONDS WEST 50.00 FEET TO THE NORTH BOUNDARY OF 183rd STREET; THENCE CONTAINING SOUTH 88 DEGREES 40 MINUTES 11 SECONDS WEST 87.22 FEET ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 88 DEGREES 40 MINUTES 11 SECONDS WEST 8.00 FEET; THENCE NORTH 0 DEGREES 34 MINUTES 18 SECONDS WEST 358.67 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 42 SECONDS EAST 13.00 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 18 SECONDS EAST 8.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 42 SECONDS WEST 5.00 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 18 SECONDS EAST 350.57 FEET TO THE POINT OF BEGINNING.

(ALL LEASEHOLD LEGAL DESCRIPTIONS ALSO PER RECORDED DOCUMENT 08051730)

TITLE SCHEDULE B - SECTION II EXCEPTION NOTES:

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B OF COMMITMENT:

7. GRANT (EASEMENT) TO ILLINOIS BELL TELEPHONE CO. DOCUMENT 12138853; DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT STATES "ALONG THE NORTH SIDE OF 183RD" BUT DOES NOT SPECIFY LOCATION OF EASEMENT.

8. AGREEMENT (EASEMENT) TO ILLINOIS BELL TELEPHONE CO. & COMMONWEALTH EDISON CO. DOCUMENT 22455156; DOCUMENT DOES SPECIFY LOCATION OF EASEMENT.

(OTHERWISE, ALL EASEMENTS FROM SCHEDULE B THAT MAY AFFECT THE LEASE SITE HAVE BEEN PLOTTED HEREON.)

GEOGRAPHIC COORDINATES OF EXISTING TOWER

LATITUDE(NA83)	41°33'33.96" N
LONGITUDE(NA83)	87°48'25.96" W
LATITUDE(NA27)	41°33'33.83" N
LONGITUDE(NA27)	87°48'25.78" W
GROUND ELEVATION	704.5
T. TOWER	799.4
T. ANTENNA	807.3
B. ANTENNA	804.5
T. LIGHTING ROD	807.1

PLAN COMMISSION STAFF REPORT

January 5, 2017

Text Amendments to the Zoning Ordinance: Sign Regulations – Temporary Signs



WORKSHOP MEMO

As part of the continued review of the Village's Sign Regulations (Section IX) this memo will address Section IX.D.7. (Temporary Signs) of the Zoning Ordinance. Enforcement is a consistent issue with temporary signs, including compliance with maximum sizes, duration of the display, and location. The current regulations allow for little administrative flexibility in some critical areas, such as consideration for special events and the relationship between size and duration of display.

Temporary signage trends are constantly changing with respect to size, format, and delivery. As businesses continue to look for new ways to attract attention, it has been difficult to remain current with the marketplace. Just the temporary nature of these signs challenges the permitting and enforcement processes. The following analysis is Staff's attempt at streamlining the permitting process and provide for more consistent regulation of temporary signs. Signs, both permanent and temporary, impact the aesthetics of a community; therefore, regulations need to define the balance between aesthetics and economic impact by providing regulations that allow our business to remain successful and competitive yet attractive. Staff has attempted to provide this balance in the following analysis. The Plan Commission is encouraged to do their own 'inventory' of temporary signs within our community and surrounding communities in preparation for this workshop.

CONSIDERATIONS FOR TEMPORARY SIGNS

Staff has provided a list of considerations for Temporary Sign Regulations below. In addition, for each consideration Staff has provided analysis of the current Sign Regulations, the proposed text amendments by Staff, and comparable information from other communities.

1. Size:

- a. **Current Code**: 16 SF per side for a total of 32 SF.
- b. **Staff Proposal**: Permit range of sizes 25 SF – 100 SF based on duration. Smaller signs would be allowed longer periods of time; larger signs allowed shorter periods of time. Staff also proposes to allow signs greater than 100 square feet in certain areas at the discretion of the Zoning Administrator, which is necessary for large inflatable signs and signs for temporary uses/special events.
- c. **Comparison Ordinances**:



1. **Orland Park**: Does not define a maximum sign face area for banners, pennants, and hot air balloon type signs; however, temporary signs for public, charitable, or religious events can be a maximum of 40 sqft.
2. **New Lenox**: Allows up to 50 SF and ten feet (10') in height; however, an inflatable balloon can be a maximum of twenty-five feet (25') in height and diameter. Vertical banners are limited to 30 SF and fifteen feet (15') in height.
3. **Naperville**: 32 SF maximum. Inflatable signs can be a maximum of twenty-five feet (25') in height. Noncommercial special event signs can be a maximum of 8 SF and five feet (5') in height.
4. **Frankfort**: Portable signs can be 16 SF per side and up to four feet (4') tall. Banners can be 24 SF per side and up to four feet (4') tall. Inflatable signs do not have size limitations.



2. Number of Signs:

- a. **Current Code:** Zoning Administrator determines the allowable number of temporary signs.
- b. **Staff Proposal:** Continue to allow the Zoning Administrator to have authority to regulate the allowable number of signs; however, Staff added that the number of signs must be proportional to the area in which the signs are placed and the size of the sign (attempt to evaluate impact).
- c. **Comparison Ordinances:**
 1. **Orland Park:** No restriction listed.
 2. **New Lenox:** One (1) sign per lot, except within multi-tenant shopping centers each business may have one (1) sign so long as not more than 50% of the businesses have temporary signage at the same time. Three (3) vertical banners are allowed per lot, except for businesses within multi-tenant shopping centers are allowed one (1) vertical banner each provided that not more than 50% of the businesses have a vertical banner displayed at the same time.
 3. **Naperville:** No restriction listed.
 4. **Frankfort:** One (1) sign per permit.



3. Frequency/Duration:

- a. **Current Code:** Temporary signs are allowed for one (1) month per every six (6) month period (i.e. total of two (2) months of display per year).
- b. **Staff Proposal:** Create a matrix for duration of display that is based on the size of the sign. A smaller sign (ex. 25 SF) could be allowed for a period of four (4) weeks at a time while a large sign (ex. 100 SF) could be allowed for up to one (1) week. Staff also added that each entity would be allowed a maximum of eight (8) weeks of display period within a twelve (12) month period, which allows more flexibility than the current code but still results in the same allowable total amount of time.
- c. **Comparison Ordinances:**
 1. **Orland Park:** Pennants are allowed for grand openings for no longer than 14 days. Banners attached to buildings are allowed for no more than thirty (30) days at a time and no more than five (5) times per year. Freestanding banners or banners mounted to freestanding signs are allowed for no more than fourteen (14) days at a time and no more than five (5) times per year (i.e. total of two and a half (2.5) months of display per year).
 2. **New Lenox:** Special event signs are permitted for up to fourteen (14) days at a time and are allow up to four (4) times per calendar year (i.e. total of two (2) months of display per year).



3. **Naperville**: Allowed for a one (1) week period four (4) times per calendar year (i.e. total of one (1) month of display per year).
4. **Frankfort**: Permits are good for fifteen (15) days and no more than six (6) permits can be issued per applicant per calendar year (i.e. total of three (3) months of display per year).

4. Location:

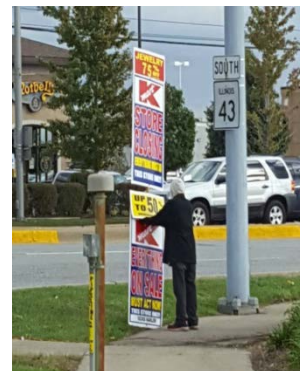
- a. **Current Code**: Does not provide any location requirements.
- b. **Staff Proposal**: To clarify by adding that temporary signs are only allowed within private property lines. The Plan Commission may also want to consider setbacks for temporary signs mounted on the ground and whether to permit signs above a roof line.
- c. **Comparison Ordinances**:

1. **Orland Park**: Banners and pennants may be wall-mounted, ground-mounted, or attached to an existing freestanding sign. Hot air balloons can be displayed on the roof or in the parking lot. Signs are not permitted in parkways or within sight triangles. All freestanding signs shall be setback a minimum of five feet (5').
2. **New Lenox**: May be attached to the building or within a front yard setback provided that it is setback a minimum of ten feet (10') from any property line. Inflatable balloons are only allowed on the ground and must be setback twenty feet (20') from property lines. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, in the way of sidewalks, or in areas that obstruct clear sight/vehicular visibility.
3. **Naperville**: Must be setback ten feet (10') from the property line when adjacent to major arterial or five feet (5') when adjacent to another street.
4. **Frankfort**: Portable signs must meet a setback requirement. Banners can only be affixed to a wall. Criteria for locations of inflatable signs does not distinguish where on the lot the inflatable is allowed to be placed.



4. Other Considerations:

- Illumination of Temporary Signs
- Requiring Permits for Temporary Signs (require for all or some?)
- Types of Temporary Signs (what should be allowed or prohibited?)
 - a. "Portable signs", such as sandwich boards/easel signs
 - b. Inflatables
 - c. Hand-held signs (*pictured at right*)
 - d. Construction Signs
 - e. Real Estate Signs
 - f. Civic Signs
 - g. Garage Sale Signs



- Electronic Message Centers (EMC); currently, if a property has an EMC it precludes any additional temporary signage.
- Temporary Signs for Special Events or Temporary Uses
 - a. **Current Code:** No special regulations for Special Events or Temporary Uses.
 - b. **Staff Proposal:** To offer an extension of time for special circumstances with approval by the Zoning Administrator. Also allowing off-premise signs for charitable or non-profit special event signs with short duration of display.
 - c. **Comparison Ordinances:**
 1. **Orland Park:** 40 SF no more than twenty-one (21) days before the special event and must be taken down within seven (7) days after the special event.
 2. **New Lenox:** Temporary signs are considered Special Event signs.
 3. **Naperville:** Temporary signs are considered Special Event signs, defined as “promoting special community activities, special events, grand openings for businesses, the activities of nonprofit organizations, or the sale or lease of real property, and are subject to the following provisions of this Section. Temporary signs are limited to events outside the normal routine of the business activities and are used to promote the special event itself. All signage must be temporarily anchored or secured to the ground or building.”
 4. **Frankfort:** Temporary signs are considered Special Event signs. Other types of temporary signs mentioned within their ordinance include civic signs, political signs, real estate signs, window signs, development signs, garage sale signs, and contractor signs.
- Automotive Uses
 - a. **Current Code:** No special provisions for automotive dealerships.
 - b. **Staff Proposal:** To allow the B-5 Zoning District (where automotive dealerships reside) the same matrix of sign face area and duration of display as other zoning districts, except instead of allowing a total of eight (8) weeks of display periods per twelve (12) month period they would be allowed twelve (12) weeks per twelve (12) month period (i.e. total of 3 months of display per year).
 - c. **Comparison Ordinances:**
 1. **Orland Park:** Banners affixed to light poles are allowed on light poles that are adjacent to the public right-of-way but are limited to one (1) banner per every thirty (30) lineal feet. No other special temporary sign regulations are noted for automotive districts.
 2. **New Lenox:** No special regulations.
 3. **Naperville:** No special regulations.
 4. **Frankfort:** Inflatable signs are allowed for auto dealerships and anchor tenants.



PROPOSED TEXT AMENDMENTS FOR TEMPORARY SIGNS AS OF 12/8/2016

I. STANDARDS FOR TEMPORARY SIGNS

1. General Regulations for Temporary Signs:

- a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- b. Permit(s) are required for temporary signs, except:
 - (1) Sandwich boards/easel signs when located within ten (10) feet of a store entrance door, a maximum of eight (8) square feet of sign face area per side, and a maximum height of four (4) feet;
 - (2) Civic signs erected by the Village of Tinley Park;
 - (3) Garage sale signs (give dimensional regulations and limitation of time);
 - (4) Political signs (give dimensional regulations and limitation of time);
 - (5) Signs as noted in “Exemptions” (Section IX.C.11.); and
 - (6) Other temporary sign type that shouldn’t require permits?
- c. Location of Temporary Signs: All temporary signs must be within private property lines and are not permitted within the public right-of-way. Additionally, the property owner must give permission to locate the sign within the private property. Temporary signs shall not be located on utility poles or traffic signs. Allowed on roof? Setback requirement? Temporary signs must identify a use or event located within the premises of where the sign is located (i.e. off-site signage is not allowed).
 - (1) Exemptions:
 - i. Civic signs erected by the Village of Tinley Park;
 - ii. Signs advertising a special event for a charitable or non-profit entity when displayed for less than seven (7) days; and
 - iii. Garage sale signs?
- d. Materials: Temporary signs may be constructed of materials including, but not limited to: fabric, wood, vinyl, or plastic.
- e. Illumination of Temporary Signs: No lighting shall be installed in order to

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illuminate a temporary sign without obtaining an electrical permit issued by the Village. **Allow illumination?**

2. Allowable Types of Temporary Signs: The following types of temporary signs are permitted with stipulations below. In the event that a proposed type of sign is not included on the list below, the Zoning Administrator or his designee may determine if the proposed sign type is similar and compatible with the allowable types and choose to allow or prohibit the proposed temporary sign.
 - a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed ten (10) feet in height from grade.
 - b. Flag/Feather Sign: Flags/feather signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed twelve (12) feet in height from grade.
 - c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes.
 - d. Inflatable Signs: Inflatable signs may be **placed on the ground or on top of a tenant space**. The maximum height of an inflatable sign is twenty-five (25) feet from grade.
 - e. Construction Signs: **Relocate from another section?**
 - f. Real Estate Signs: **Relocate from another section?**
 - g. Political Signs: **Relocate from another section?**

ADD GRAPHIC SHOWING SIGN TYPES

3. Prohibited Temporary Signs: The following types are expressly prohibited.
 - a. Off-premise temporary signs, except as provided in Section IX.I.1.c.(1).
 - b. Temporary signs for properties with freestanding signs containing electronic message centers (EMC) or dynamic variable electronic messages (DVEM), including but not limited to banners, flag/feather signs, lawn signs, inflatable signs, construction signs, and real estate signs.
 - c. Hand-held Signs
4. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or his designee. The number of temporary signs displayed shall not be ostentatious and the number and size of

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said signs shall be proportional to the area in which the signs are placed.

5. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, B-5, ORI, & M-1 Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below:

SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN ALL ZONING DISTRICTS	
Maximum Allowable Sign Face Area	Maximum Duration of Display
Twenty-five (25) square feet	Four (4) weeks
Fifty (50) square feet	Three (3) weeks
Seventy-five (75) square feet	Two (2) weeks
One hundred (100) square feet	One (1) week
Greater than one hundred (100) square feet	At the discretion of the Zoning Administrator or his designee

a. Number of Display Periods Per Year:

- (1) R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
- (2) B-5 Zoning District: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.

b. Extensions for Display Period: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.

6. Non-Compliance: Should a temporary sign be erected that does not comply with the regulations above, the Village reserves the right to remove such sign immediately or require the entity to remove the sign until such sign is brought into compliance.

CURRENT TEMPORARY SIGN REGULATIONS

7. Temporary Signs:

The following signs may be allowed and shall require a permit:

- a. Pennants or streamers specially approved by the Zoning Administrator or his designee after showing that the pennants or streamers are an integral part of a campaign or program for the promotion of a specific product or event, and then only for the location and period of time designated by the Zoning Administrator or designee;
- b. Temporary signs not to exceed a total of thirty-two (32) square feet and sixteen (16) square feet for each face. Signs shall be non-illuminated. Each permit shall specify the location of the sign on the property or building along with a rendering of the statements or pictures proposed. Each permit shall be valid for a period of one (1) month in any six (6) month period and may be renewed at the discretion of the Building Department;
- c. A sign shall no longer be considered a temporary sign if said sign is in place for a time period exceeding one (1) month, without expressed written consent from the Zoning Administrator or designee;
- d. The Zoning Administrator or designee shall reserve the right to limit the number of temporary signs on a property or building; and
- e. For Sale, Rent, or Lease Signs: Signs advertising the availability of a business or commercial site or building for sale, rent, or lease, provided that such a sign shall not exceed sixteen (16) square feet per face. If a multi-faced sign or more than one sign is erected, the combined areas of all signs shall not exceed thirty-two (32) square feet in total area. Such sign(s) shall be removed within seven (7) days after a sale is closed or a lease or rental agreement is signed. For shopping centers, real estate or leasing information may be displayed on the main shopping center identification sign if the total area of such information does not exceed twenty-five (25) percent of the sign display area.