



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**January 19, 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 January 5, 2017 Regular Meeting

Item #1

WORKSHOP: MOBILITIE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT & SITE PLAN APPROVAL FOR NEW GROUND EQUIPMENT FOR DISTRIBUTED ANTENNA SYSTEM (DAS)

Consider a request for a Special Use Permit and Site Plan Approval from the Applicant, Carrie Lindenberg of Mobilitie, LLC, for new ground equipment accessory to a distributed antenna system (DAS) at 19100 Ridgeland Avenue within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing structures, related ground equipment, and a privacy fence and landscaping that surrounds the ground lease area. The proposed DAS will provide improvements to cellular service within the vicinity.

Item #2

WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS – B-5 AUTOMOTIVE SERVICE ZONING DISTRICT SIGNS

Continued from previous meetings. Discuss proposed Text Amendments to the Village's Sign Regulations specifically related to B-5 Automotive Service Zoning District 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

January 5, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of the Village Hall, Tinley Park, Illinois on January 5, 2017 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan, Acting Chairman
Ken Shaw
Tim Stanton

Absent: Edward Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Walter Smart, Zoning Administrator
Patricia Meagher, Commission Secretary

CALL TO ORDER

ACTING CHAIRMAN MOYLAN called to order the Regular Meeting of the Plan Commission for January 5, 2017 at 7:30 p.m.

ROLL CALL

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

ACTING CHAIRMAN MOYLAN asked for a Motion to approve the Minutes of the December 1, 2016 Regular Meeting. Motion was made by COMMISSIOR JANOWSKI, seconded by COMMISSIONER STANTON; all in favor.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 5, 2017 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.

Present were the following:

Plan Commissioners: Kevin Berghold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan, Acting Chairman
Ken Shaw
Tim Stanton

Absent: Edward Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Walter Smart, Zoning Administrator
Patricia Meagher, Commission Secretary

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

ACTING CHAIRMAN MOYLAN asked if there was anyone from the Public that would like to speak or oppose this matter. None were present to swear in.

ACTING CHAIRMAN MOYLAN stated that proper notification was published in accordance with State law and Village Code.

STEPHANIE KISLER, Planner I, presented the Staff Report. The Village's Official Zoning Map represents all of the map amendments/rezonings and annexation boundaries within the last year. Any map amendments/rezonings or changes to annexations up to December 31, 2016 are represented on the proposed Official Zoning Map for 2016. State statutes require adoption of an official Zoning Map by March 31st of each year. MS. KISLER presented a printed version for the COMMISSIONERS to review. The larger changes made to the Zoning Map represent projects that were updated such as the Aetna project, the Speedway project, as well as miscellaneous items that were corrected over time. Staff works with the GIS Department over the year to make corrections and Staff has ordinances and approvals to reflect all changes. Also represented on the Zoning Map were all overlay districts. PAULA WALLRICH, Interim Community Development Director, stated that this is a statutory requirement that a Zoning Map is adopted each year. The map will be considered the 'Official Zoning Map', although it will be kept up-to-date throughout the upcoming year and placed on the website for public view.

ACTING CHAIRMAN MOYLAN asked the Commissioners for any questions regarding the Village's Official Zoning Map. COMMISSIONER JANOWSKI asked how the Zoning Map will be updated. MS. KISLER stated that they would provide the GIS Department all map amendments as they are approved so there will always be an accurate map; however, at the end of each year the Zoning Map would be presented for adoption. ACTING CHAIRMAN MOYLAN asked the remaining Commissioners for any questions; none were asked.

ACTING CHAIRMAN MOYLAN asked if there were any questions for the Public Body; none were asked.

Final Staff statements were asked for by ACTING CHAIRMAN MOYLAN. MS. KISLER stated that once the Zoning Map is recommended for approval by the Commissioners it will be presented to the Village Board for final adoption.

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

ACTING CHAIRMAN MOYLAN asked Staff for any Findings of Fact. MS. KISLER stated there were none.

COMMISSIONER JANOWSKI addressed ACTING CHAIRMAN MOYLAN requested that the Minutes reflect all Aye's and Nay's. ACTING CHAIRMAN MOYLAN asked that the record show there were no Nay's.

A Motion was made by COMMISSIONER KRONER to recommend to the Village Board approval of the Village's Official Zoning Map for 2016, which reflects map amendments through December 31, 2016. The Motion was seconded by COMMISSIONER JANOWSKI.

AYE: Plan Commissioners Tim Stanton, John Domina, Anthony Janowski, Peter Kroner, Ken Shaw, Lori Kappel, Kevin Bergthold, and Mark Moylan

NAY: None

ABSENT: Chairman Ed Matushek

ACTING CHAIRMAN MOYLAN declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 5, 2017 MEETING

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.

Present were the following:

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan, Acting Chairman
Ken Shaw
Tim Stanton

Absent: Edward Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Walter Smart, Zoning Administrator
Patricia Meagher, Commission Secretary

Guest(s): Dennis Paul, Dolan Realty Advisors, LLC

STEPHANIE KISLER, Planner I, began the presentation of the Staff Report with slides and diagrams of the existing site as well as the proposed Site Plan request. The site is located on 183rd Street between the Tinley Park Police Station and the fire training tower. MS. KISLER stated that DENNIS PAUL is present as the Petitioner representing Verizon Wireless. MR. PAUL is with Dolan Realty Advisors. This project involves new ground equipment placed around the existing equipment. The Site Plan approval is required due to the changes to the footprint. MS. KISLER presented images of the existing cell tower. She noted that it is screened by an existing storage garage and the Petitioner will be erecting a vinyl privacy fence around the equipment area. MS. KISLER presented a diagram that illustrated the the proposed changes to the site.

COMMISSIONER KRONER asked why the change to the site was moving from the footprint and not equal to the building. MR. PAUL explained that Ground Council had a Lease Amendment from 2011 allowing up to 750 square feet. This will shift the area a couple of feet within the lease area to allow for the new Verizon equipment. COMMISSIONER SHAW asked for clarification regarding where the lines would be shifted and if that would be a minor movement. MR. PAUL stated that it is two feet (2') from the existing to the western edge of the building plus one half of a foot more to the east in order to fit the equipment. MS. KISLER stated that because this is a somewhat minor project the Plan Commission can choose to take action on the Site Plan approval tonight rather than require two meetings.

ACTING CHAIRMAN MOYLAN asked the Petitioner if there was any further information he would like to add. MR. PAUL stated that due to the large increase in cell phone usage this project is more of a capacity issue rather than a coverage issue.

COMMISSIONER SHAW asked if there are security cameras in place. MR. PAUL state that there are not. COMMISSIONER STANTON asked if there have ever been issues with security in the past at other locations. MR. PAUL stated that there have not been any problems at this site. COMMISSIONER JANOWSKI inquired about the security on a vinyl fence. The chain link fence is easier to secure. MR. PAUL stated that it is an industrial vinyl fence as well as having combination locks.

COMMISSIONER KRONER expressed concern regarding the current maintenance of the site and requested that something be included in the lease regarding the maintenance of the area. Lastly, he requested two meetings on this to allow for a Public Hearing. MS. KISLER stated that because it is just a Site Plan Approval it does not require a Public Hearing.

ACTING CHAIRMAN MOYLAN asked if there are any plans for additional towers within the Village. MR. PAUL stated that no, there he had no plans for additional towers. PAULA. WALLRICH, Interim Community Development Director, stated that there are two additional sites that cell towers may be considered to be built in the future. ACTING CHAIRMAN MOYLAN inquired if those would require a Public Hearing. MS. WALLRICH stated they require a Public Hearing since they are new towers; this proposal is a co-location on a Village property and therefore is a permitted use and only requires a Site Plan Approval.

COMMISSIONER SHAW inquired about the height of the current tower. MS. KISLER stated that it is 103 feet tall. COMMISSIONER SHAW inquired whether the tower is at capacity or if other carriers could locate on the tower. MR. PAUL stated that carrier antennas can be installed as low as sixty (60) or seventy (70) feet, so there is probably room for another one, although the lease area would need to be expanded for a future antenna co-location. COMMISSIONER SHAW inquired if there has been any type of study or analysis regarding future needs of different carriers. MS. WALLRICH stated that would be a very difficult exercise due to the large number of variables (i.e., number of carriers, type of antenna, capacity and coverage ratios of the provider and the speed of technology). She stated that as soon as a master siting plan would be completed it would be outdated.

COMMISSIONER STANTON discussed again the lack of security cameras when there are so many carriers and such high volume usage of cell phones. MS. KISLER stated that she will take these comments, as well as COMMISSIONER KRONER's comments about maintenance to STEVE TILTON, Assistant Village Manager, for advisement.

COMMISSIONER SHAW stated that as this project moves forward he would like this to be a single meeting. COMMISSIONER KAPPEL stated the same.

COMMISSIONER JANOWSKI addressed his concerns about the fencing. Due to the height of the fencing, eight feet (8'), he requested there be a cross rail supporting the gates as well as a barrel bolt going into the slab. MS. WALLRICH stated that this can be added to the comments in the Plan Review in the Building Department. COMMISSIONER KRONER stated that he would like to see this written in the lease. COMMISSIONER JANOWSKI stated he would be comfortable with leaving these decisions with the Certified Plan Reviewer. ACTING CHAIRMAN MOYLAN asked COMMISSIONER JANOWSKI to put his recommendations in writing to assist the Plan Reviewer with their review.

The following recommendations were presented to the Commission Secretary by COMMISSIONER JANOWSKI to be presented to the Building Department/Permit Reviewer:

- Security latch: Needs a backer plate in addition to carriage bolts on equipment side of gates for reinforcement.
- Posts: Install aluminum backing insert sleeves inside vinyl post.
- Swinging gates: Install aluminum cross rails to keep gate plumb, level and square.
- Inactive leaf gate: Should have barrel bolts installed on gate that drops into the concrete pad.

ACTING CHAIRMAN MOYLAN asked Staff for their Findings of Fact. MS. KISLER stated that there are no Findings for this request since it is only a Site Plan Review. She noted that the proposed Site Plan meets the Standards of the Site Plan Approval.

ACTING CHAIRMAN MOYLAN asked for a Motion. COMMISSIONER KRONER made 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, conditioned upon modification to the lease agreement that will include maintenance of the site on a bi-annual basis. COMMISSIONER JANOWSKI seconded the Motion.

There was discussion regarding whether the motion could be amended to exclude the reference to requiring maintenance in the lease agreement. COMMISSIONER SHAW questioned the motion and requested the reference to the lease agreement be stricken from the motion. MS. WALLRICH noted that the Village has a Property Maintenance Code and inspectors that will monitor the condition of the fence and would be more successful in addressing maintenance than including language in a lease. COMMISSIONER BERGTHOLD asked what the consequence to the lease holder if they do not comply. MS. WALLRICH stated that the Property Maintenance Code allows fines up to \$750 per day until in property is in compliance. COMMISSIONER SHAW requested the condition be withdrawn stating that he believed the Commission would be overstepping their jurisdiction if they make that a condition. He stated that he felt the Village had the appropriate Code and enforcement staff in place and that it would be an additional burden to administer maintenance through a lease agreement instead of using the existing system of code enforcement.. He does not feel that this is in the best interest of the Village to make these types of conditions. He noted that he does not want Tinley Park to be a Village that is difficult to deal with. ACTING CHAIRMAN MOYLAN noted there was a motion on the floor that was seconded and therefore requested the Secretary to record the vote.

AYE: Plan Commissioners Tim Stanton, John Domina, Anthony Janowski, Peter Kroner, Ken Shaw, Lori Kappel, Kevin Bergthold, and Mark Moylan

NAY: None

ABSENT: Chairman Ed Matushek

ACTING CHAIRMAN MOYLAN declared the Motion approved.

MS. KISLER explained to MR. PAUL that the Site Plan has been approved. The next step is to work on the plans for a Building Permit, noting the concerns expressed by COMMISSIONER JANOWSKI. The Lease Agreement portion of the project will be handled by the Assistant Village Manager, STEVE TILTON, which will require approval by the Village Board.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 5, 2017 MEETING

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

Continue 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.

Present were the following:

Plan Commissioners: Kevin Berghold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan, Acting Chairman
Ken Shaw
Tim Stanton

Absent: Edward Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Walter Smart, Zoning Administrator
Patricia Meagher, Commission Secretary

STEPHANIE KISLER, Planner I, began by stating that the workshop this evening will be only for temporary sign regulations. MS. KISLER presented the Staff Report, which included comparison information about temporary signage from the Village's current code, Orland Park, Frankfort, and New Lenox. Also included in this presentation was proposed verbiage for a possible Text Amendment for temporary sign regulations. She asked that the Commissioners note that anything in red text in the handout are items needing further discussion as well as further clarification.

PAULA WALLRICH, Interim Community Development Director, stated that changes to temporary signage regulations were necessary. She introduced WALTER SMART, Zoning Administrator, who reviews all temporary signage and can answer any questions regarding difficulties and ease of enforcing the current Code.

MS. KISLER stated that the current Code allows sixteen (16) square feet of sign face area per side of a temporary sign. The Zoning Administrator has the authority to allow the number of signs permitted as he sees fit in proportion to the site. The duration of the display of a temporary sign is currently limited to one (1) month. She discussed issues with requests for special events or seasonal signs, such as a Halloween store or the Odyssey Corn Maize wanting their signs for a longer period of time than thirty (30) days.

MS. WALLRICH pointed out that location of temporary signage is important as well. MS. KISLER stated that the most substantial change proposed for consideration is a matrix of size and duration of display, where as a larger sign would have a shorter duration of display versus a smaller sign. Current Code allows the same amount of weeks in a one (1) year period of time that is being proposed, which is one (1) month, every six (6) months, totaling eight (8) weeks per year. She stated that in reference to size of signage she would like to have a discussion about a little more flexibility with this regulation. Also incorporated is allowing a letter to be submitted for requesting extra time and the Zoning Administrator would have the authority to review those requests on a case-by-case basis.

MS. WALLRICH asked if one aspect at a time can be discussed starting with size. MS. KISLER presented photos showing signs noting that currently there is not a height limitation for temporary signs. Size requirements have been an issue for since some people purchase their signs before obtaining permits or finding out what the regulations are. MS. WALLRICH is suggesting a height size of twenty-five feet (25') maximum.

COMMISSIONER STANTON asked how often the Village is in communication with business owners (e.g., receive communication on a monthly basis reminding them of Code). MS. WALLRICH stated that the Zoning Administrator keeps a spreadsheet of permitted temporary signs that has a start date and an end date and then he follows up to make sure that the sign is removed by the appropriate end date. COMMISSIONER STANTON wanted to know if these business owners receive an email regarding their end date. MS. WALLRICH stated that that would be quite labor intensive. COMMISSIONER STANTON wanted to know what new businesses do if they are not aware of the Code. MS. KISLER stated that when a Change of Use is applied for by each new business, they are informed of Codes. MS. WALLRICH also stated that information is dispersed in the Village quarterly newsletter as well.

ACTING COMMISSIONER MOYLAN asked about dimensions of an inflatable sign. MS. KISLER stated that it is difficult to measure dimensions on an inflatable but typically there is a banner on the inflatable in addition to the inflatable itself. The height can be regulated more easily.

COMMISSIONER KAPPEL inquired about content. MS. KISLER stated that content cannot be regulated due to the First Amendment laws.

COMMISSIONER KRONER asked if there could be a height regulation on a banner sign at six feet (6'). COMMISSIONER BERGTHOLD stated the height should also consider how close the sign is to its intended audience. MS. WALLRICH stated that they will need to make distinctions and come back to the Commissioners with those examples and information, but noted that it is possible to regulate a maximum height and a setback requirement.

MR. SMART shared information about the types of banner signs that have been used. For example, the Tin Fish restaurant and Muscle Max put a freestanding banner sign at the corner of 183rd Street and Harlem Avenue. Muscle Max cannot be seen from 183rd Street or Harlem Avenue, so that is why they wanted the banner on the corner. COMMISSIONER SHAW asked if the sign was on the right-of-way or the property line. MR. SMART stated that it is in the right-of-way but he has made sure those signs go onto the private property. He also stated that if this banner sign was ten feet (10') in height it would be blocking the bank. COMMISSIONER JANOWSKI pointed out that most banner signs are three foot by six foot (3' x 6').

MS. WALLRICH asked for a consensus of dimensions for the freestanding banner signs and other temporary signs. COMMISSIONER KRONER asked to consider the verbiage that based on duration and/or size of building for banner signs. MR. SMART stated he would like to have a fair and consistent

Code he can apply. COMMISSIONER SHAW stated that he felt that a temporary sign should never exceed the allowable size of a permanent sign.

MS. WALLRICH addressed MR. SMART asking if the twenty-five (25) square foot signs would be viable for most people seeking temporary signs. MR. SMART agreed that they would. MS. KISLER stated that one hundred (100) square feet may be too large. She reviewed the matrix of size and duration of display. MS. WALLRICH felt that the Commissioners should decide on size while the Zoning Administrator can decide on length of display.

COMMISSIONER DOMINA asked how often fines are given for temporary signs. MS. WALLRICH stated that the fine is \$750 per day of violation and the judge can adjust the fine dependent upon the person's defense and willingness to correct the situation.

COMMISSIONER STANTON recommended working with the local schools having a team of students sending out a monthly newsletter to businesses with constant reminders of signage Code, Regulations and sizes.

COMMISSIONER KRONER asked to refer back to sign size and suggested they approve seventy-two (72) square feet for two (2) weeks and stop there. MS. KISLER asked the Commissioners if they would be comfortable with a seventy-five (75) square foot for the maximum sign face area of temporary signs. The Commissioners were in agreement.

COMMISSIONER BERGTHOLD felt the location should also be considered with this size. MS. KISLER stated that in the draft regulations a setback requirement is also up for discussion. MS. WALLRICH referred to New Lenox's Code in that the signage must be setback ten feet (10'), a balloon cannot be on the roof and has to be placed twenty feet (20') back from property lines. Naperville and Frankfort also require a ten foot (10') setback.

COMMISSIONER SHAW stated that he liked keeping the square footage lower and adding a setback. He felt that the goal is to minimize the use of temporary signs in general, preferring permanent signage. MS. KISLER stated that it is also important to stay business friendly. MS. WALLRICH stated that we could have verbiage such as "the purpose of a temporary sign is to advertise a special event," but noted that we can't regulate content but could make an intent statement.

MS. KISLER referred to her verbiage in the draft regulations stating that a temporary sign can be used for eight (8) weeks every year. ACTING CHAIRMAN MOYLAN stated that he likes issuing a permit for example fifteen (15) days paying a permit fee every fifteen (15) days. MS. WALLRICH asked the Commissioners if they had a preference of splitting the eight (8) weeks to using four (4) the first six months of the year then using the second four (4) weeks in the second half of the year. The Commissioners felt that the eight (8) weeks could be used anytime through one year (1) without a split.

COMMISSIONER SHAW mentioned a tier structure meaning permit fee based on size. Right now it is a flat fee. MS. WALLRICH stated that per this discussion we would be getting rid of a maximum size of one hundred (100) square foot sign and instead allow a maximum of seventy-five (75) square feet.

COMMISSIONER SHAW asked how Staff keeps track of signage and time allowed for display. MS. WALLRICH stated that it is kept track of by address at the discretion of the Zoning Administrator.

COMMISSIONER KRONER inquired about having times of display based on sign size. MS. KISLER stated that having the verbiage state that signs of a specific size cannot be displayed for consecutive periods would help alleviate the concern of having large signs displayed for a longer duration. MS.

WALLRICH raised the thought that the longer the business owner wants signage displayed they have to have sign size that goes along with that duration. There has to be some flexibility to the businesses that have no visibility.

COMMISSIONER JANOWSKI recommended capping the size at fifty square feet (50') and one flat fee so that the burden of monitoring is less on Staff. COMMISSIONER JANOWSKI asked what the most requested size of sign is requested. MR. SMART stated that normally it is about twenty to twenty-five (20-25) square feet. MS. WALLRICH stated that the feather flags are very popular right now.

ACTING COMMISSIONER MOYLAN asked about the signs that are pulled inside daily if those are considered temporary signs; MS. WALLRICH stated yes. COMMISSIONER KRONER referred back to the Staff Report regarding location of temporary signs. Orland and Naperville's verbiage of location are well-written as well as New Lenox's setback conditions, and we should consider adopting that verbiage. MS. KISLER noted the request to reference those codes.

STAFF noted the following recommendations from the Plan Commission:

1. Sandwich boards need to be brought in at the conclusion of the business day.
2. The location section should take notes from the codes for New Lenox and Naperville.
3. Existing lighting can be used for temporary signs.
4. Freestanding banners can be a maximum height of six feet (6').
5. The maximum sign face area shall be seventy-five (75) square feet without further review by the Zoning Administrator.

GOOD OF THE ORDER

Staff reminded the Commissioners that the adoption of the Official Zoning Map for 2016 will require Village Board approval.

RECEIVE COMMENTS FROM THE PUBLIC

ACTING CHAIRMAN MOYLAN asked if there were comments from the public; there were none.

ADJOURN MEETING

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER BERGTHOLD, to adjourn the Regular Meeting of the Plan Commission of January 5, 2017 at 10:10 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the Meeting adjourned.

The proposed Distributed Antenna System (DAS) will be mounted on the existing structure and existing light poles, which is allowed as a Special Use per Section III.V.1.b.(4). of the Zoning Ordinance. Site Plan Approval is required for the proposed ground equipment accessory to the DAS. A Public Hearing for the requested Special Use Permit will be held on February 2, 2017.

EXISTING SITE

The site is currently home to the Hollywood Casino Amphitheatre. A personal wireless service facility (cellular tower) does not exist at the site currently; however, the Amphitheatre typically brings in a Cell on Wheels (COW) to provide increased cellular service to the site during concert season (May through September). A Special Use Permit was granted for this purpose in June of 2016 (Ordinance 2016-O-037), which approved the use of the permanently affixed antenna on the Amphitheatre structure.

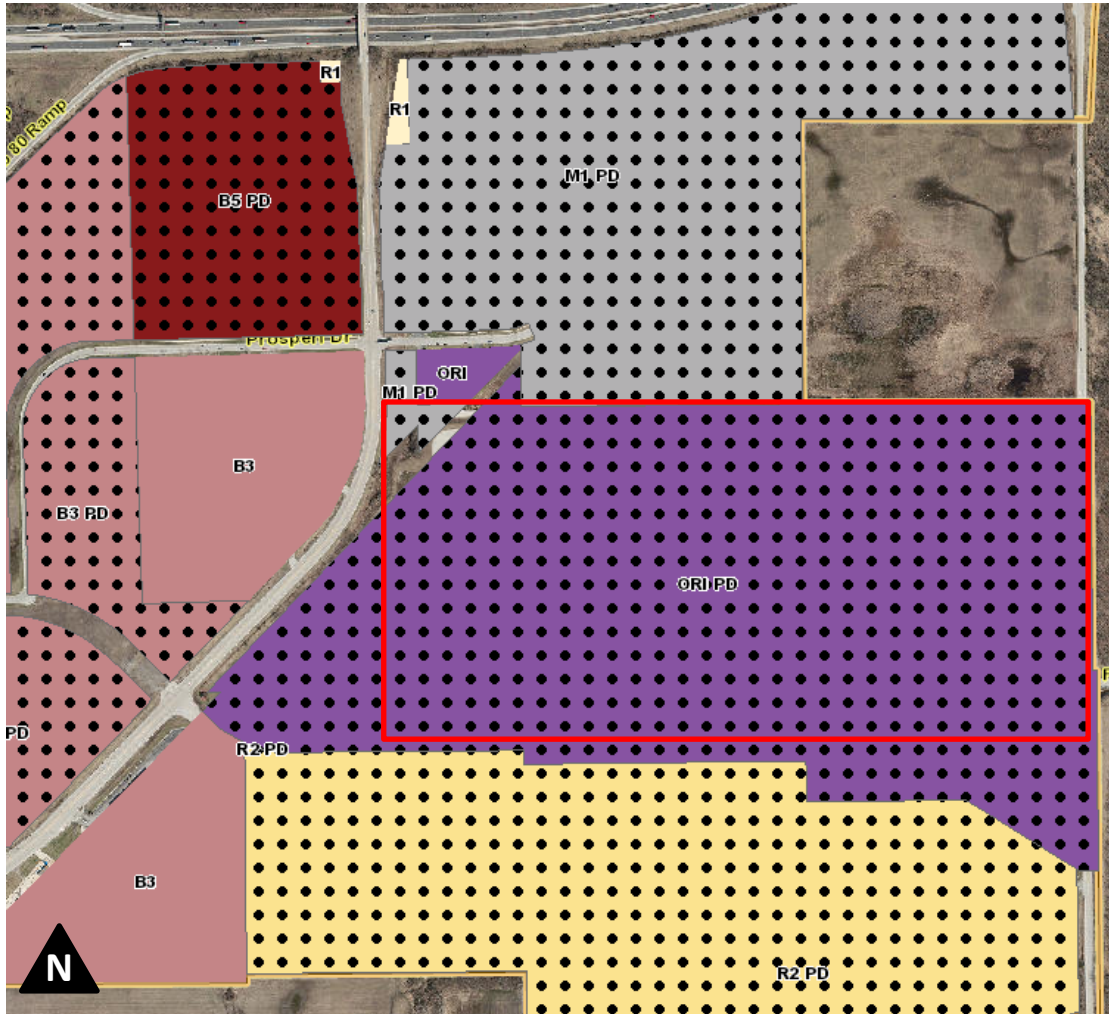
The Hollywood Casino Amphitheatre, formerly known as the First Midwest Bank Amphitheatre, Tweeter Center, New World Music Theatre, and the World Music Theater, opened in 1990. This venue can accommodate up to 28,000 people and is the largest outdoor theater in the Chicago area.



Aerial Image of the Existing Site

ZONING & NEARBY LAND USES

The zoning for the subject parcel is ORI PD (Office and Restricted Industrial, Planned Unit Development). The site is surrounded by commercial/industrial uses to the west and north, residential uses (golf course) to the south, and unincorporated forest preserve to the east (Bartel Grassland).



Graphic Showing Nearby Zoning Designations

PROPOSED SITE PLAN

The Applicant proposes to construct a distributed antenna system (DAS) at the Amphitheatre. A DAS is defined as “a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure. DAS antenna elevations are generally at or below the clutter level and node installations are compact. A distributed antenna system may be deployed indoors (an iDAS) or outdoors (an oDAS)” (Source: Wikipedia). The Applicant will be utilizing antennas that will be mounted to the existing Amphitheatre structure and existing light poles in the parking lot. The antennas mounted to the existing structures are connected to the ground equipment shelter via an underground wiring network.

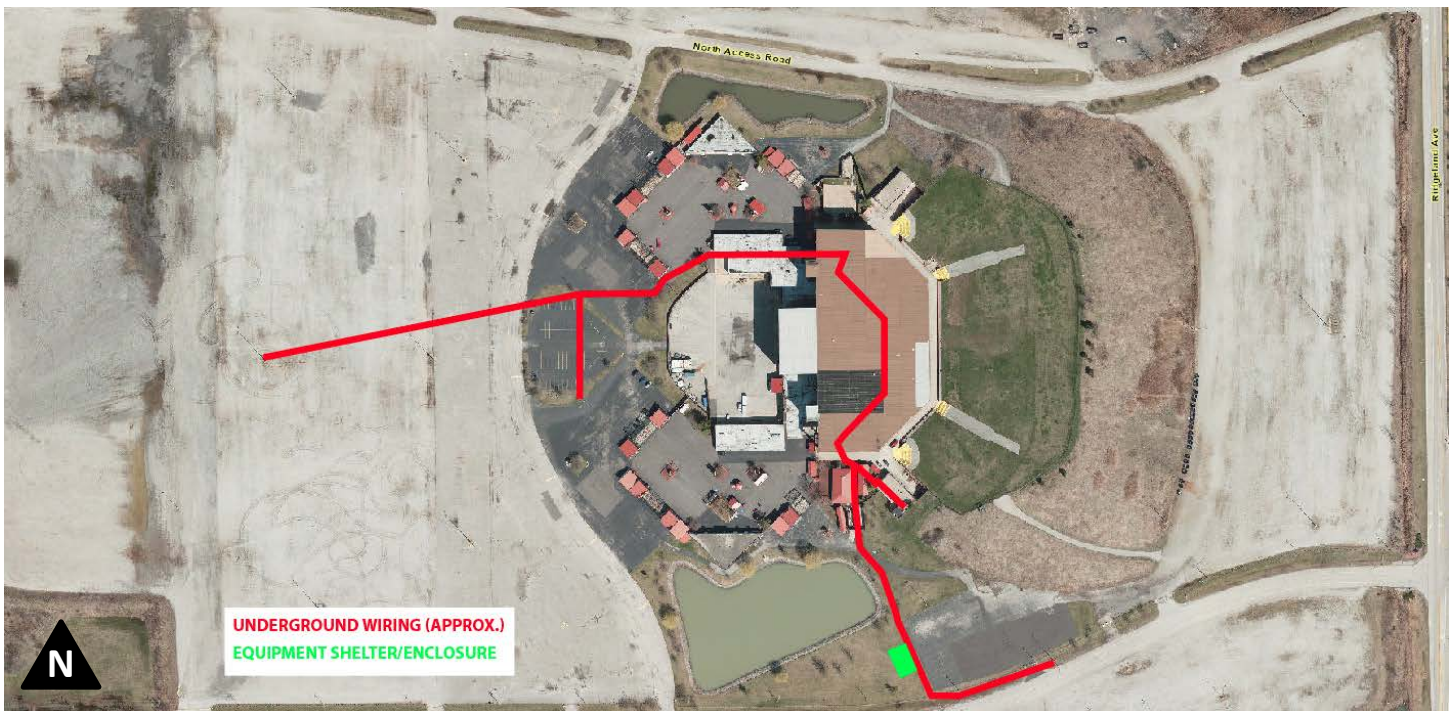
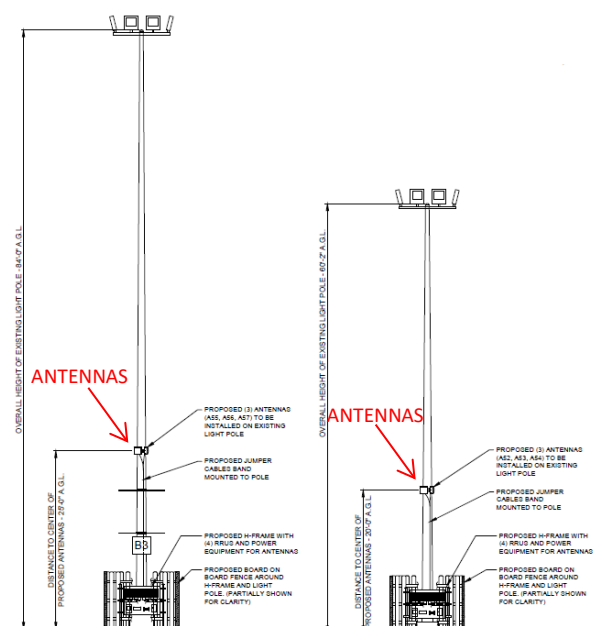


Diagram Showing Proposed Underground Wiring and Ground Equipment Shelter

Staff notes that the antennas proposed for five (5) of the existing light poles would be attached at a height of twenty to twenty-five feet (20-25'). The base of the light pole would have a power source, which would be enclosed by a fence (see graphic at right).

Staff notes that the proposed fencing at the base of the light pole is of wood material, which is more likely to show weathering. Staff recommends the Plan Commission require an 8' PVC/vinyl privacy fencing instead of wood for better durability and aesthetics. Additionally, the same recommendation applies to the fencing around the ground equipment shelter area where wood fencing is proposed. Staff notes that the Plan Commission has expressed concern with fence and gate construction in past reviews and therefore recommends the Commission direct Staff to relay these concerns to the Plan Reviewer.



The proposed Distributed Antenna System (DAS) will be mounted on the existing structure and existing light poles, which is allowed as a Special Use per Section III.V.1.b.(4). of the Zoning Ordinance. Site Plan Approval is required due to the addition of the ground equipment necessary to support the DAS, which is proposed to be located just west of an existing parking lot and south of the Amphitheatre structure.

The cellular carriers that will initially provide service to the DAS are T-Mobile and Verizon Wireless. The ground equipment area includes room for future expansion for another cellular carrier. Staff verified that the DAS will not interfere with the Village's communications at the Amphitheatre; however, Staff recommends that any approval be conditioned upon verification that there will be no interference with Village communication infrastructure in the future.



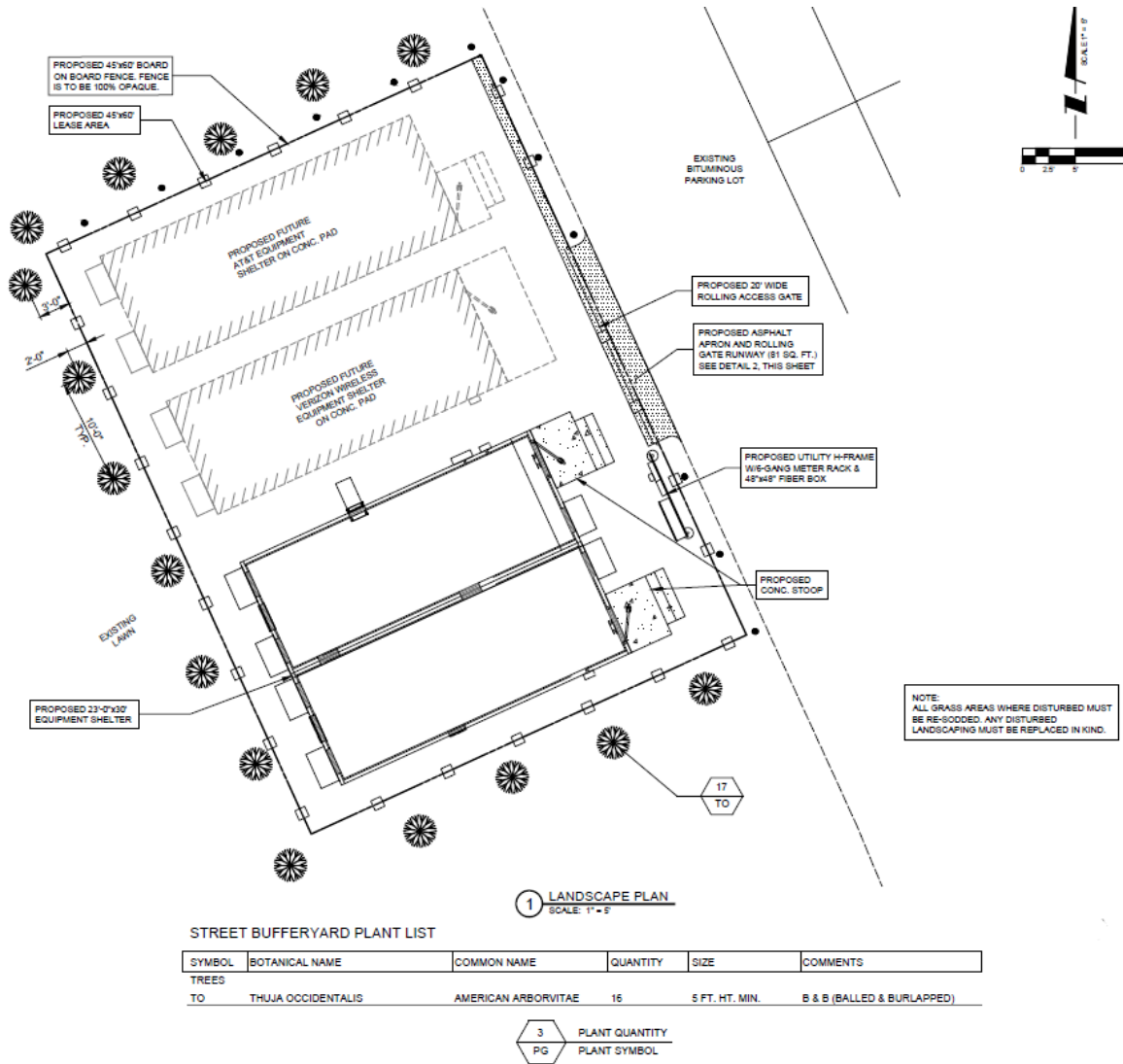
Photo of a Similar DAS Ground Equipment Shelter

Staff notes that the Applicant has not included plans for security cameras around the DAS ground equipment; however, Staff has inquired if the Amphitheatre security system will cover the same area.

The Village Engineer has requested additional information about the location of the compensatory storage. The engineering details will be finalized during the building permit stage of approvals.

LANDSCAPING

The Applicant plans to install landscape screening around the ground equipment area's fencing. The current Landscape Plan does not show adequate quantities or variety of plant material; however, the Village's Landscape Architecture Consultant has provided feedback for the Applicant regarding the necessary requirements for landscaping. Staff recommends that the Plan Commission make Staff's approval of a Landscape Plan a condition of Site Plan Approval.



Excerpt from the Proposed Landscape Plan

SUMMARY OF OPEN ITEMS

- 1. Provide adequate landscaping around the ground equipment shelter.**
 - a. The current Landscape Plan does not provide enough quantity or variety.
 - b. Staff has provided the Applicant with recommendations from the Village's Landscape Architecture Consultant. A revised Landscape Plan has not yet been received for re-review and final approval.
 - c. The Plan Commission may require final approval of a Landscape Plan by Staff as a condition of Site Plan Approval.
- 2. Require PVC/vinyl fencing around equipment and light pole areas.**
 - a. Wood fencing has been known to appear more weathered and is not as aesthetically pleasing as PVC/vinyl fencing.
- 3. Verify adequacy of existing security cameras**

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the February 2, 2017 Plan Commission meeting.

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 cellular antennas, is a permitted use and is encouraged to be located upon existing structures.
 - The accessory ground equipment is necessary to provide service to the DAS antennas that are proposed to be mounted on existing structures throughout the site.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The existing site has adequate parking, access, and lighting.
 - A privacy fence and landscaping will be installed around the ground equipment 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 equipment. Access is from Oak Park Avenue and Ridgeland Avenue.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - The existing site surrounding the ground equipment allows for parking around the fenced areas. A person can park close enough to the equipment 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.
 - There will be new landscaping added around the ground equipment shelter area. Staff has also required that all disturbed areas be re-sodded after the underground wiring is installed.
- f. That all outdoor trash storage areas are adequately screened.
 - The project does not include an outdoor trash area.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

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

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
T-1	Title Sheet	Terra	12/20/2016
L-P	Site Plan	Terra	12/20/2016
C-1	Grading Plan	Terra	12/20/2016
C-2	Enlarged Site Plan	Terra	12/20/2016
C-2A	Landscape Plan	Terra	12/20/2016
C-3	Equipment Enclosure Foundation Plan	Terra	12/20/2016
C-4	Equipment Enclosure Foundation Plan	Terra	12/20/2016
C-5	Fence Details	Terra	12/20/2016
B-2	Equipment Enclosure Elevations	Terra	12/20/2016
E-1	Utility Plan	Terra	12/20/2016
E-2	Grounding Plan	Terra	12/20/2016
E-3	Site Grounding Details	Terra	12/20/2016
I-0	Overall Routing Plan	Terra	12/20/2016
I-1	Second Level Conduit Route	Terra	12/20/2016
I-2	IDF #3 Plan	Terra	12/20/2016
I-3	IDF Utility Plan	Terra	12/20/2016
P-1	Proposed Elevations	Terra	12/20/2016
P-2	Antenna & Equipment Details	Terra	12/20/2016
GN-1	General Notes	Terra	12/20/2016
GN-2	General Notes	Terra	12/20/2016
DE-1	Drainage Exhibit	Terra	12/20/2016
DE-2	Cross Sections	Terra	12/20/2016
PS-2	Site Grounding Plan	Terra	12/19/2016

Terra = Terra Consulting Group, Ltd.

LEGEND

△ - TRAVERSE POINT

▲ - WELL

⬢ - HIGHWAY

⊙ - MONUMENT

⊠ - MONUMENT BOX

■ - RIGHT OF WAY MARKER

□ - SET WOODSTAKE

+ CUT - XCUT

oPK - PK NAIL

○ - FOUND IRON STAKE

◦ - SET IRON STAKE

↓ - SIGN

RR - RR SIGN

○ - GUY POLE

— - GUY ANCHOR

• - UTILITY POLE

☼ - LIGHT POLE

☆ - ORNAMENTAL LIGHT POLE

• - POST

⊢ - U.G. UTILITY MARKER

oGR - GROUND ROD

SB#XX

⊙ - SOIL BORING

⊠ - MAILBOX

⌋ - SATELLITE DISH

□ - HAND HOLE

⊠ - AC UNIT

⊠ - U.G. UTILITY MARKER

⊠ - FIRE HYDRANT

⊙ PIV - POST INDICATOR VALVE

◊ - WATER VALVE

⊗ - GAS VALVE

⊕ - UST FILL PORT

⊠ - GAS PUMP

⊠ - GAS METER

⊠ - WATER METER

⊠ - TELEPHONE RISER

⊠ - ELECTRIC METER

⊠ - ELECTRIC TRANSFORMER

⊠ - CABLE TV RISER

⊠ - CATCH BASIN

⊠ - ROUND CATCH BASIN

⊠ - UTILITY MANHOLE

⊠ - STORM MANHOLE

⊠ - SANITARY MANHOLE

⊠ - ELECTRIC MANHOLE

⊠ - TELEPHONE MANHOLE

⊠ - WATER MANHOLE

⊠ - HANDICAP PARKING SPACE

⊠ - SHRUB

⊠ - TREE

⊠ - PINE TREE

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INTER CONTL BANQ

PARCEL NO.
31-07-200-002-0000
MICHAEL ROBERTSON

PARCEL 3

PARCEL NO.
31-06-406-001-0000
FIRST INDUSTRIAL REALTY

PARCEL 1

PARCEL NO.
31-07-201-002-0000
MICHAEL ROBERTSON

PARCEL 2

1 SITE PLAN
SCALE: 1" = 100'-0"

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NO.	DESCRIPTION	DATE	BY	REVISIONS
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C	REVISED PER COMMENTS/ISSUED FOR PERMIT	10/18/16	JAS	
D	REVISED PER COMMENTS	12/5/16	JAS	
E	COMPENSATORY STORAGE	12/20/2016	KSB	

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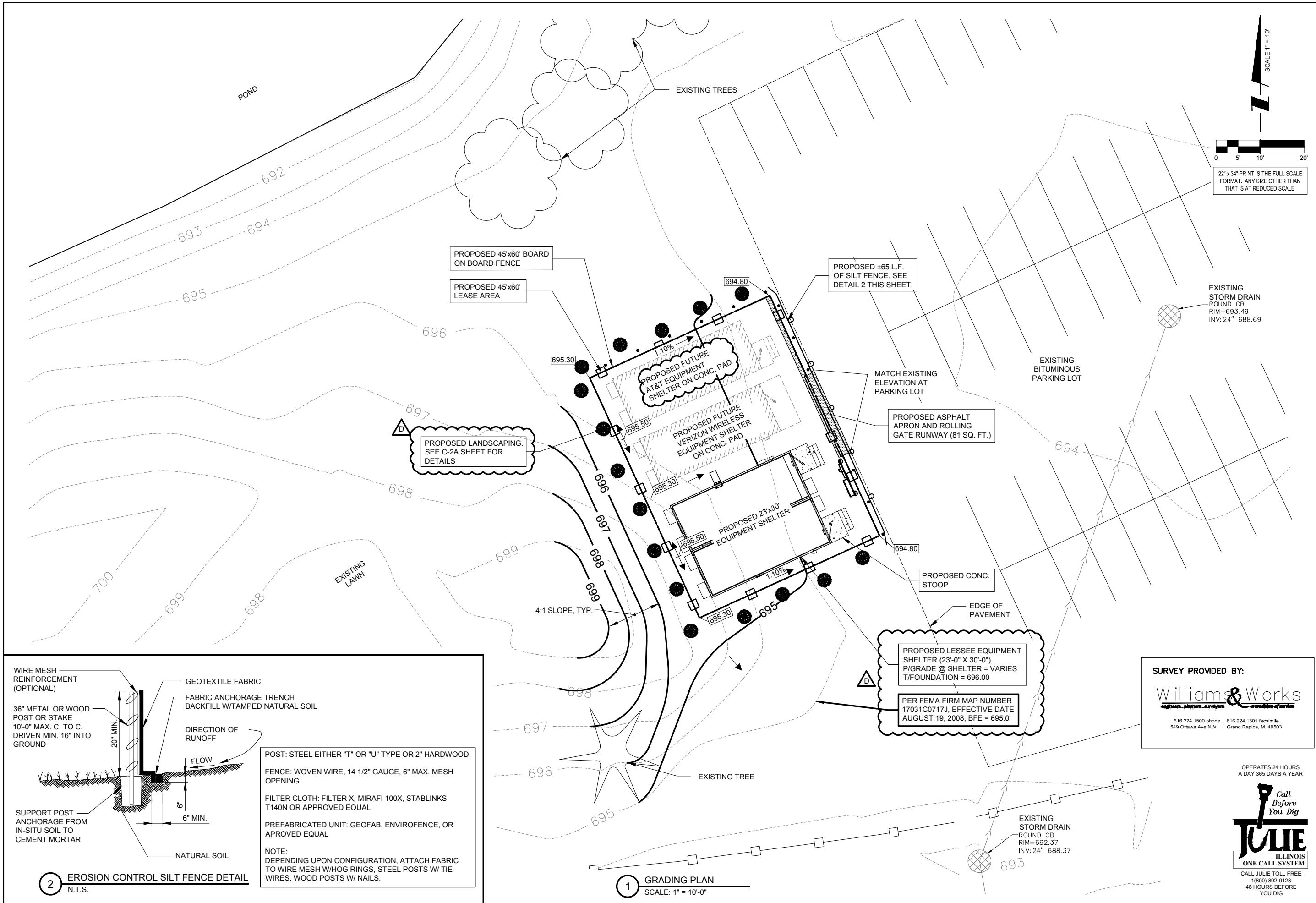
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PROJECT #:	95-028

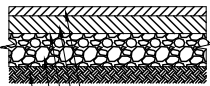
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SITE PLAN

SHEET NUMBER

LP-1

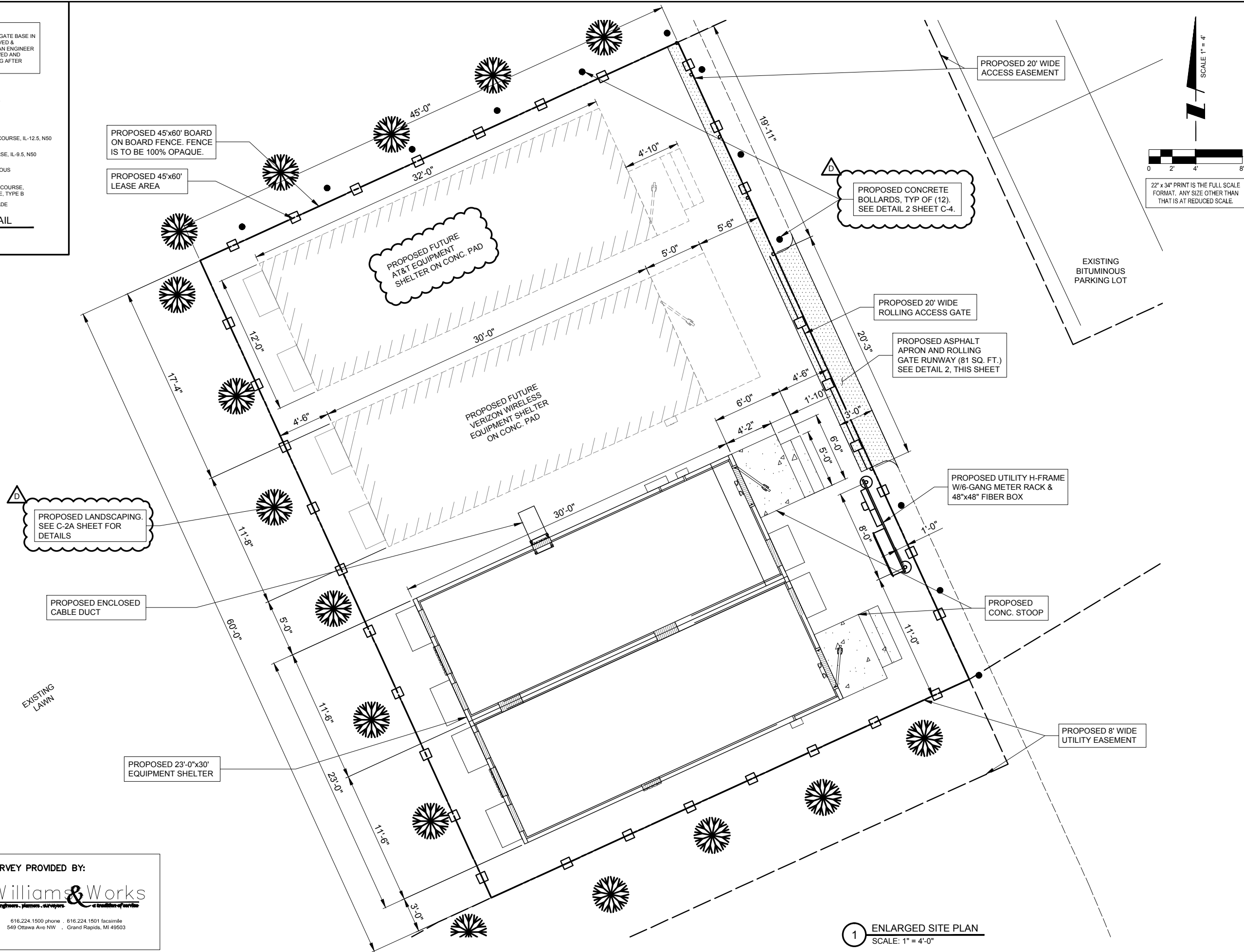


NOTE:
CONTRACTOR TO REUSE EXISTING AGGREGATE BASE IN
AREAS WHERE PAVEMENT IS BEING REMOVED &
REPLACED. PROOF-ROLL THE BASE WITH AN ENGINEER
ON SITE. UNSUITABLE SOILS TO BE REMOVED AND
REPLACED PER "PAVEMENT UNDERCUTTING AFTER
PROOF-ROLL" UNDERCUT DETAIL.



1-1/2" HMA SURFACE COURSE, IL-12.5, N50
3" HMA BINDER COURSE, IL-9.5, N50
0.30 GAL/SY. BITUMINOUS
PRIME COAT (MC-30)
6" AGGREGATE BASE COURSE,
CA-6 CRUSHED STONE, TYPE B
COMPACTED SUBGRADE

2 PAVEMENT DETAIL
SCALE: N.T.S.



0 2' 4' 8'
22" x 34" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

SCALE 1" = 4'

EXISTING
BITUMINOUS
PARKING LOT

PROPOSED 20' WIDE
ACCESS EASEMENT

PROPOSED CONCRETE
BOLLARDS, TYP OF (12).
SEE DETAIL 2 SHEET C-4.

PROPOSED 20' WIDE
ROLLING ACCESS GATE

PROPOSED ASPHALT
APRON AND ROLLING
GATE RUNWAY (81 SQ. FT.)
SEE DETAIL 2, THIS SHEET

PROPOSED UTILITY H-FRAME
W/6-GANG METER RACK &
48"x48" FIBER BOX

PROPOSED
CONC. STOOP

PROPOSED 8' WIDE
UTILITY EASEMENT

PROPOSED ENCLOSED
CABLE DUCT

PROPOSED LANDSCAPING.
SEE C-2A SHEET FOR
DETAILS

PROPOSED FUTURE
AT&T EQUIPMENT
SHELTER ON CONC. PAD

PROPOSED FUTURE
VERIZON WIRELESS
EQUIPMENT SHELTER
ON CONC. PAD

PROPOSED 23'-0"x30'
EQUIPMENT SHELTER

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SHEET TITLE

ENLARGED
SITE PLAN

SHEET NUMBER

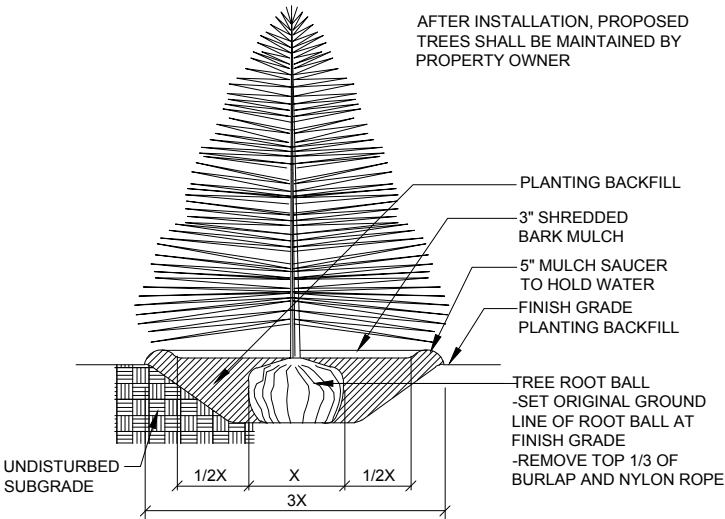
C-2

GENERAL LANDSCAPE NOTES

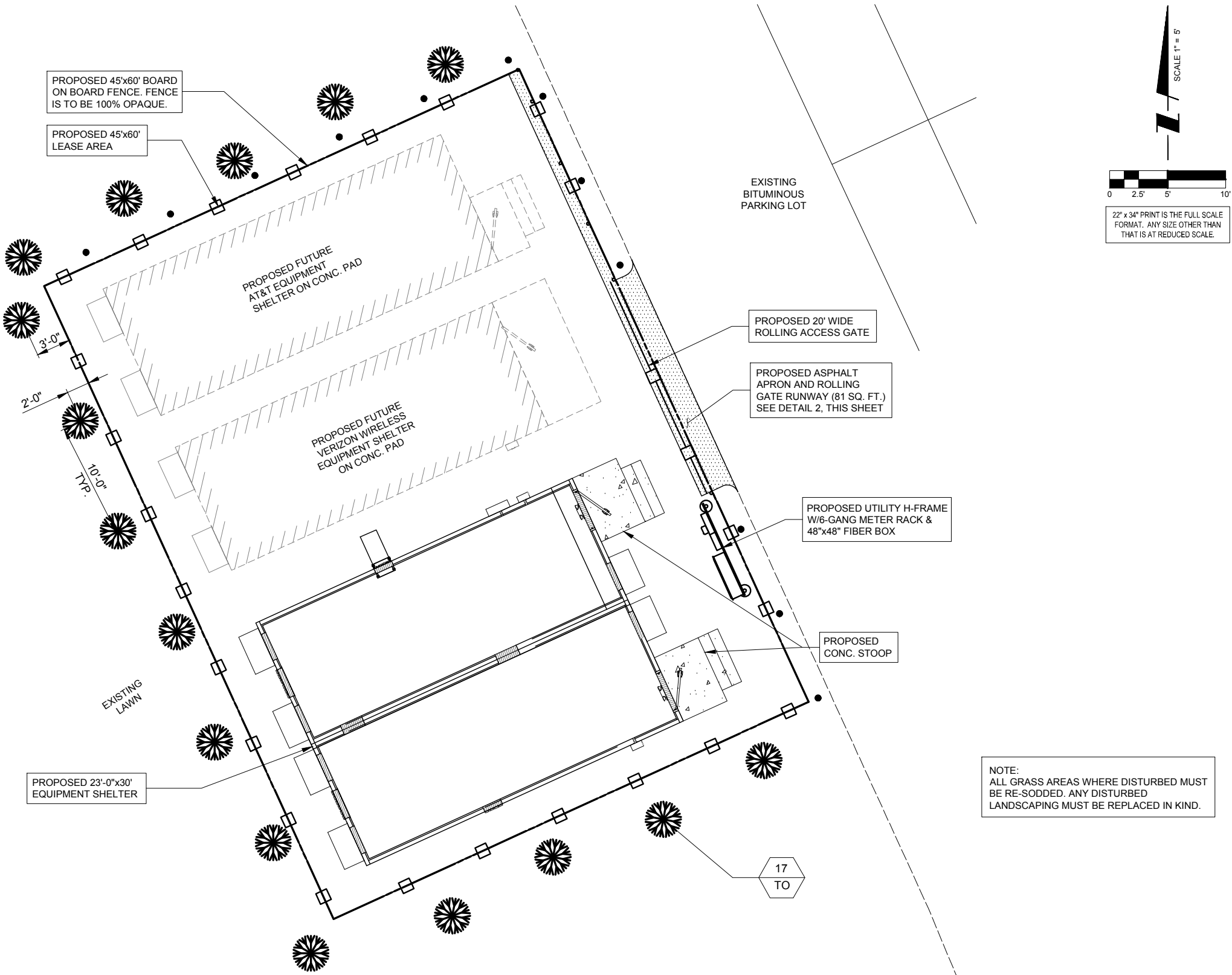
1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARANTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM. REPLACEMENTS: DURING THE WARRANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.
7. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
8. THE PLANTING SEASON SHALL BE APPROXIMATELY OCTOBER 15 TO DECEMBER 1, AND MARCH 15 TO MAY 1.

NOTE: CONTRACTOR MUST WATER ALL PLANTINGS
CONTRACTOR MUST GUARANTEE PLANTINGS
FOR 1 YEAR.

AFTER INSTALLATION, PROPOSED
TREES SHALL BE MAINTAINED BY
PROPERTY OWNER



2 EVERGREEN TREE PLANTING
N.T.S.

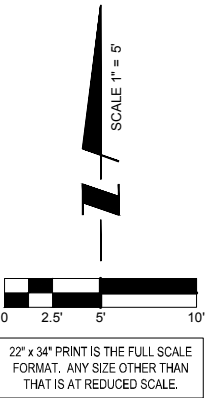


1 LANDSCAPE PLAN
SCALE: 1" = 5'

STREET BUFFERYARD PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	16	5 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

3 PLANT QUANTITY
PG PLANT SYMBOL



NOTE:
ALL GRASS AREAS WHERE DISTURBED MUST
BE RE-SODDED. ANY DISTURBED
LANDSCAPING MUST BE REPLACED IN KIND.

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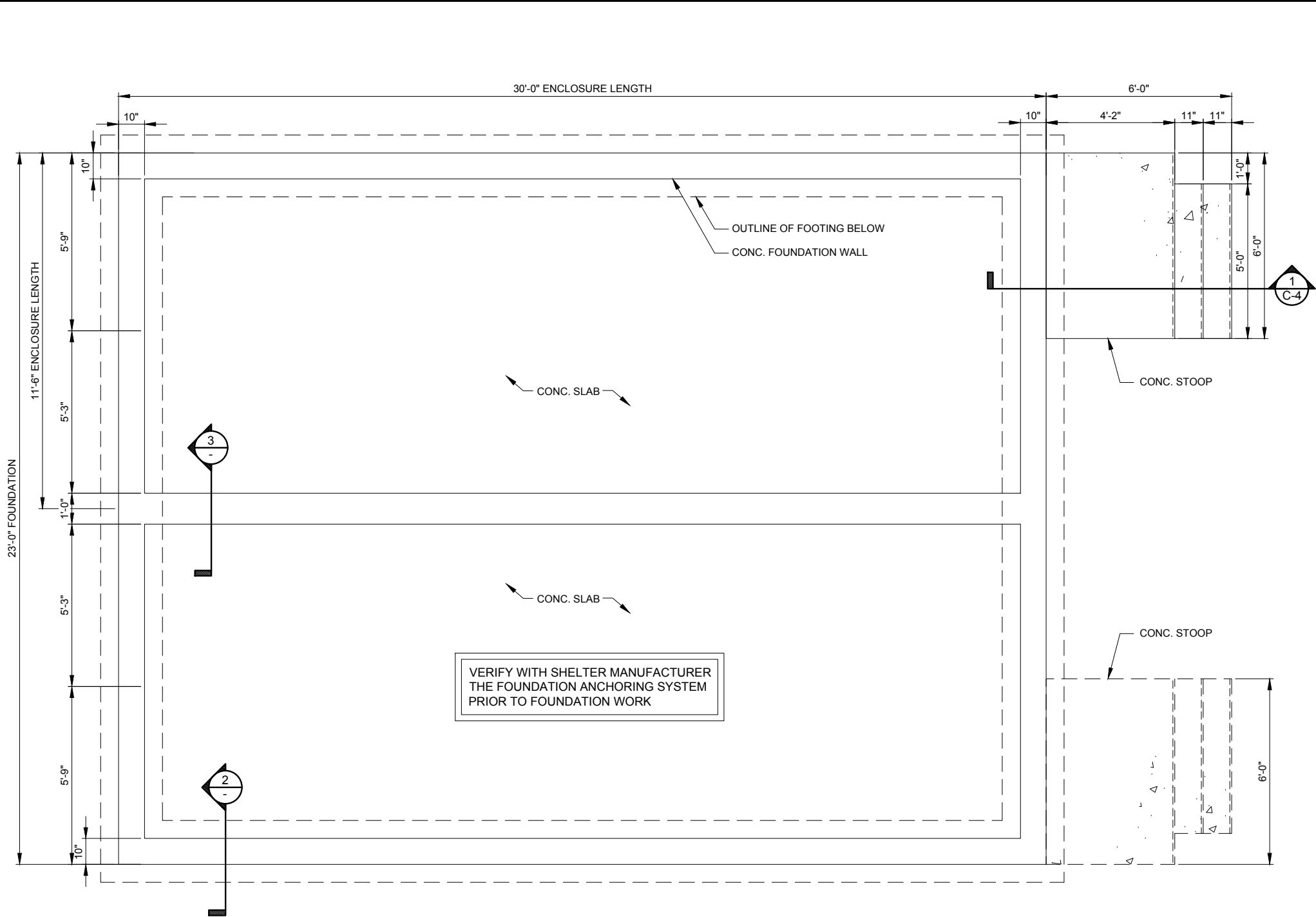
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SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
C-2A



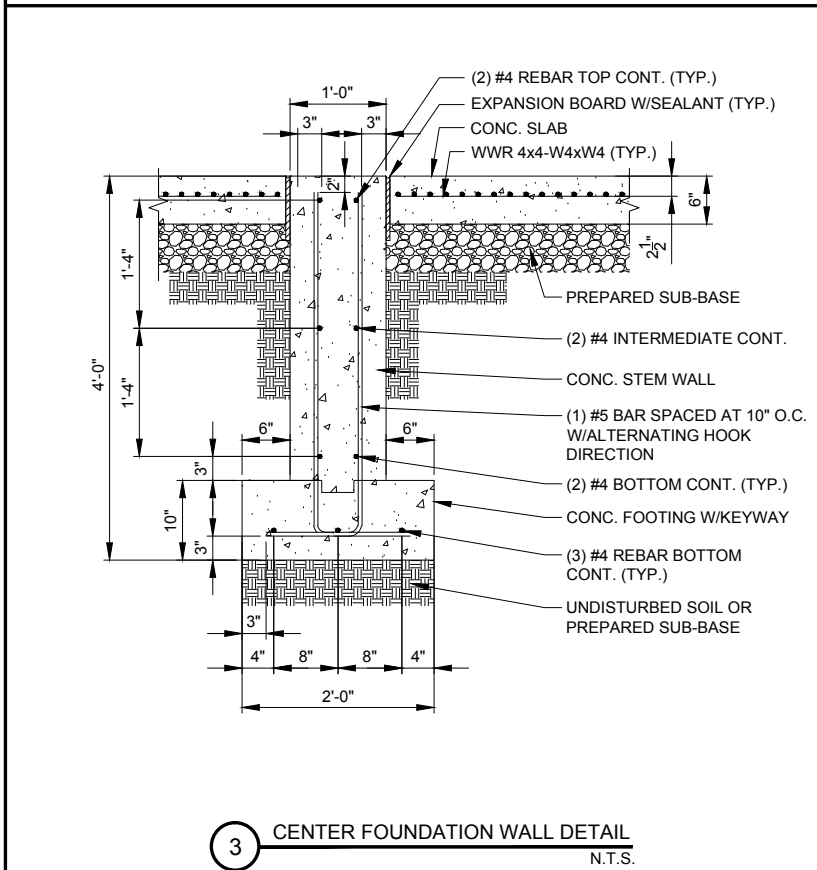
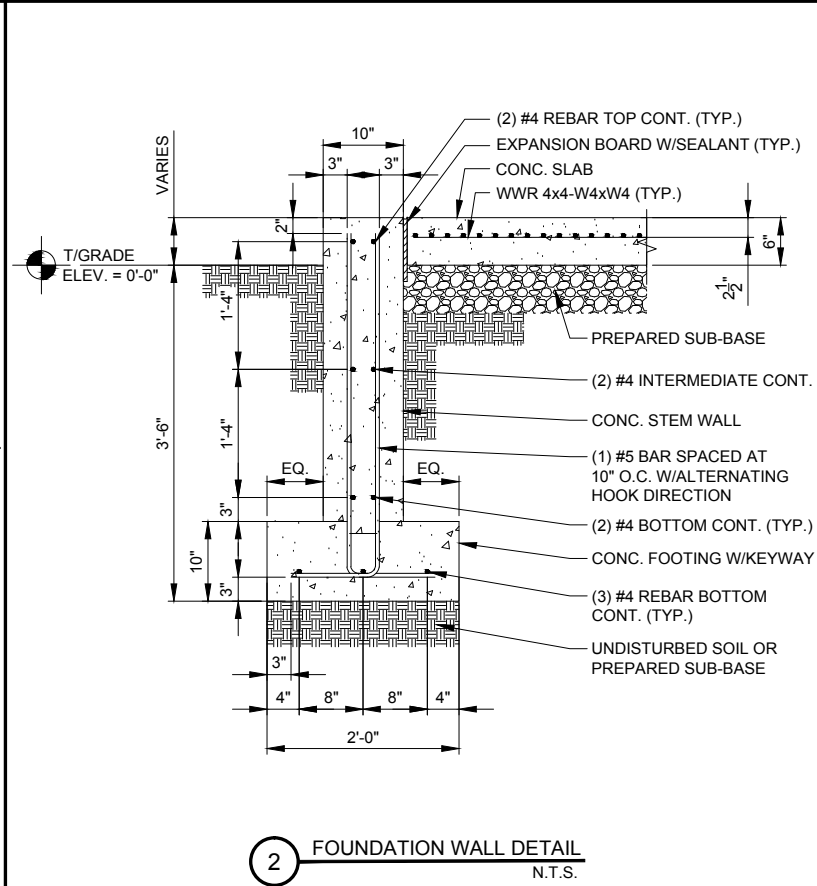
1 EQUIPMENT ENCLOSURE FOUNDATION AND FLOOR SLAB PLAN
N.T.S.

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LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVERDIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUBGRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.



NO.	DESCRIPTION	DATE	BY	REVISIONS
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DATE: 10/27/15

PROJECT #: 95-028

SHEET TITLE
EQUIPMENT
ENCLOSURE
FOUNDATION PLAN

SHEET NUMBER

C-3

A. EQUIPMENT ENCLOSURE FOUNDATION

1. REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
2. EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:

ENCLOSURE DEAD LOAD: 70,000 LBS.

ROOF LIVE LOAD: 50 PSF

FLOOR LIVE LOAD: 125 PSF
3. THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
4. FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 2000 PSF.
5. SUBGRADE PREPARATION:

A. REMOVE ALL SOILS CONTAINING TOPSOIL: ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.

B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.

C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
6. FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
7. ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.
8. CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

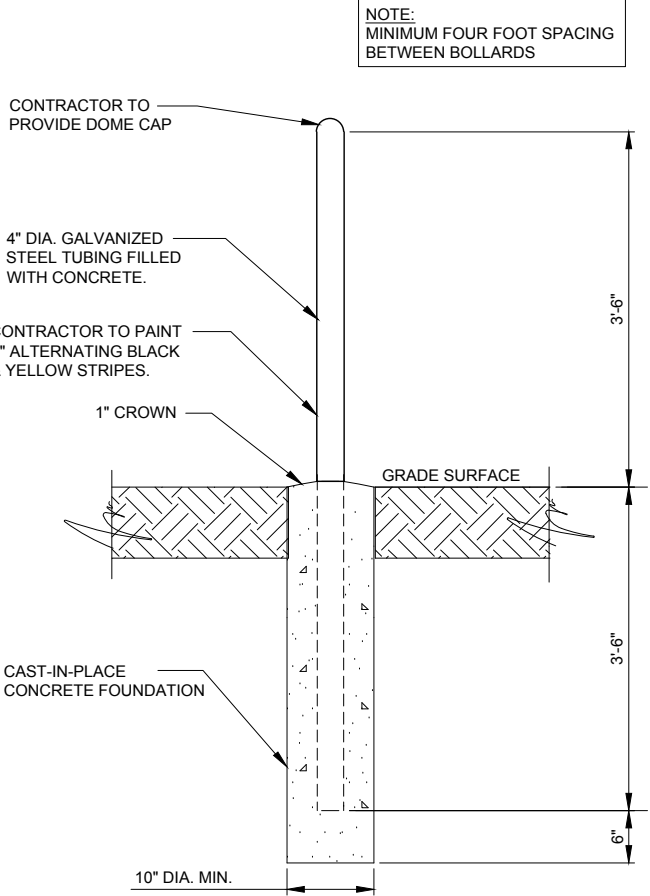
B. EQUIPMENT ENCLOSURE

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.

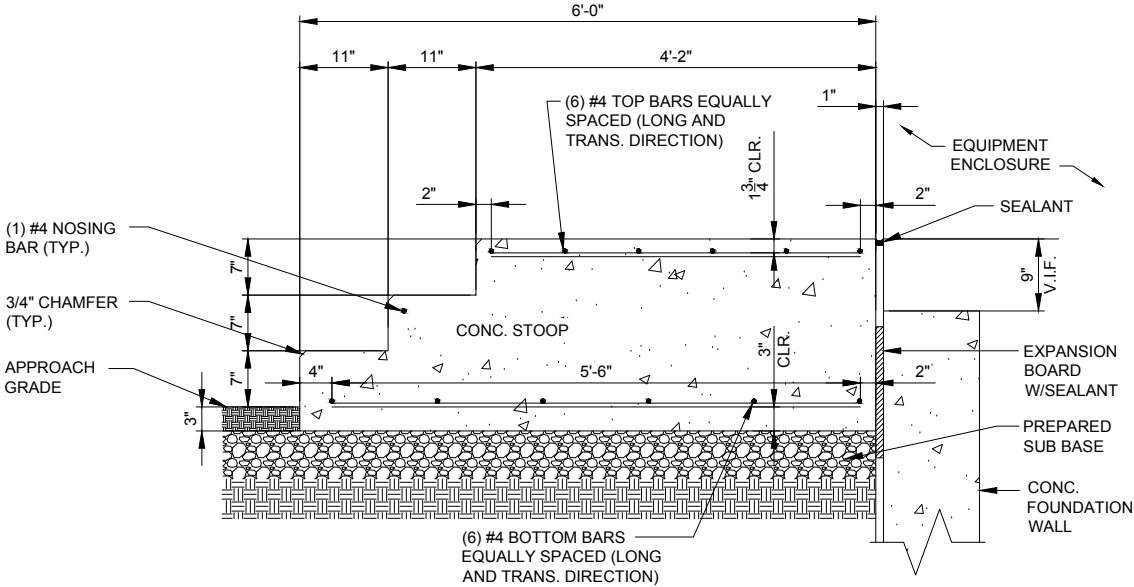
THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

C. CONCRETE NOTES

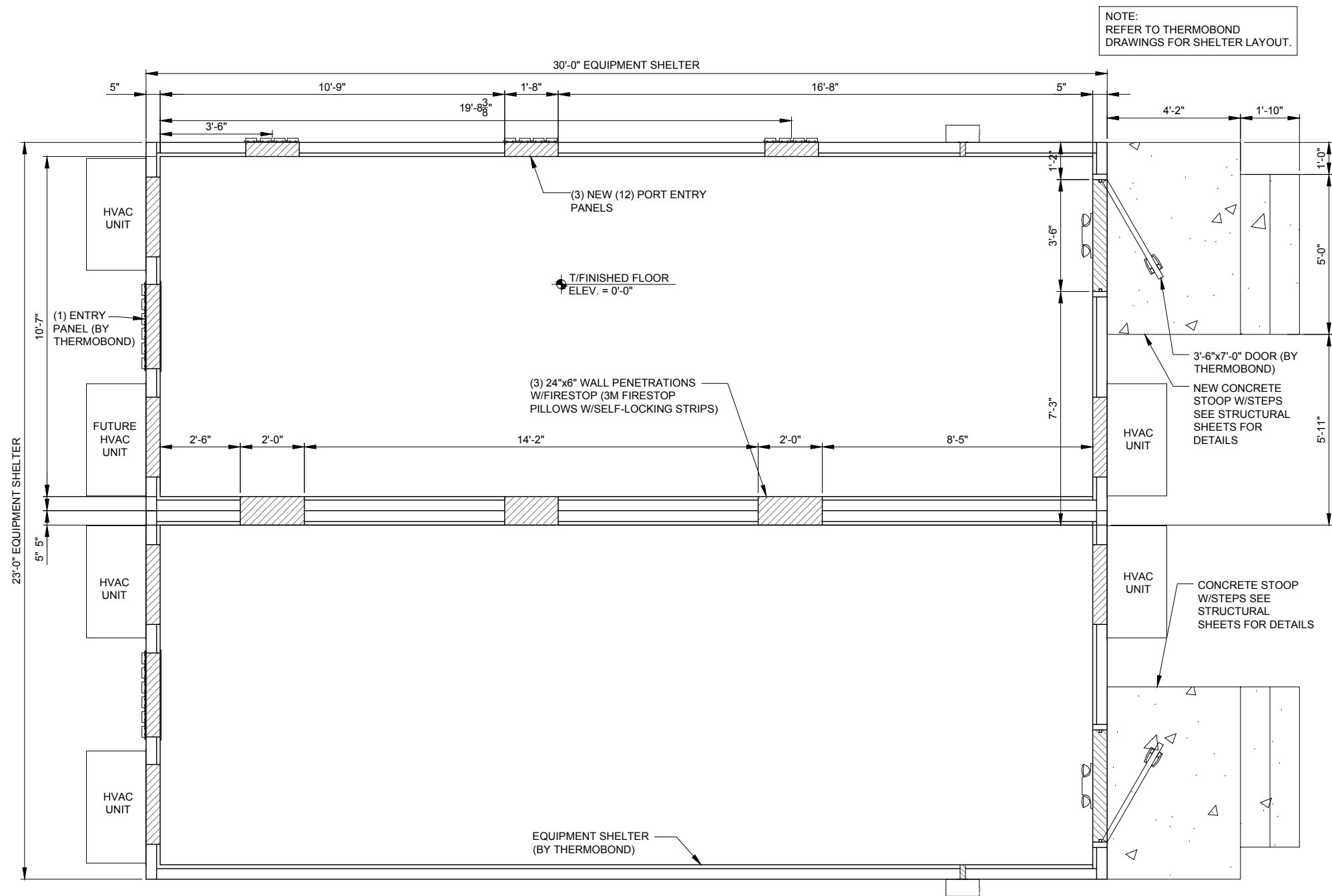
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F_c=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.



2 BOLLARD POST DETAIL
SCALE: N.T.S.



1 CONCRETE STOOP DETAIL
N.T.S.



NO.	DESCRIPTION	DATE	BY
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D	REVISED PER COMMENTS	12/5/16	JAS
E	COMPENSATORY STORAGE	12/20/2016	KSB

SITE ID: 3IL41027

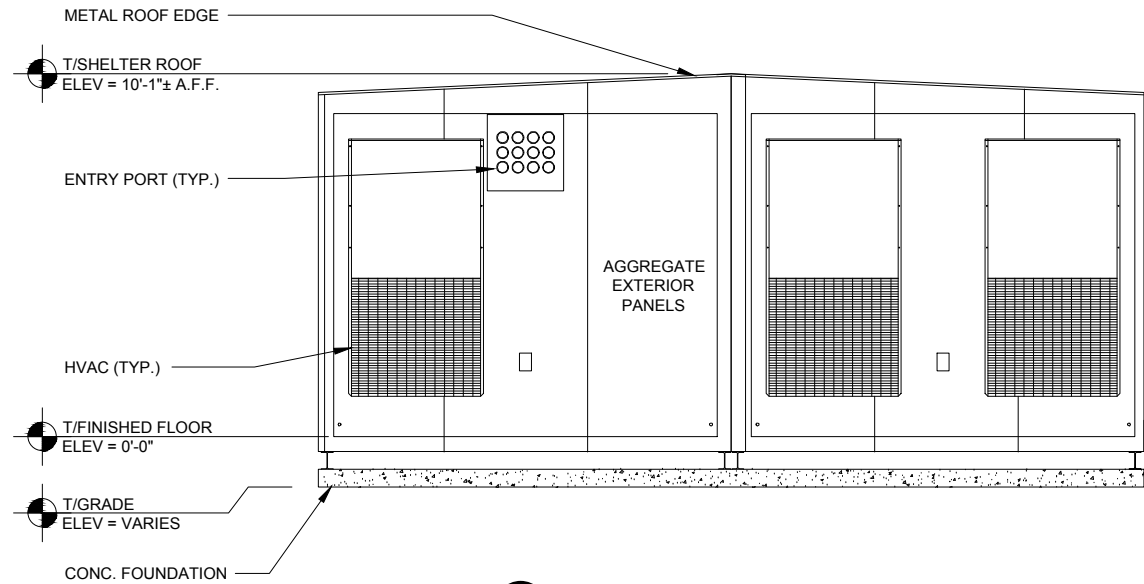
**HOLLYWOOD
CASINO
AMPHITHEATER**

19100 RIDGELAND AVE.
TINLEY PARK, IL 60477

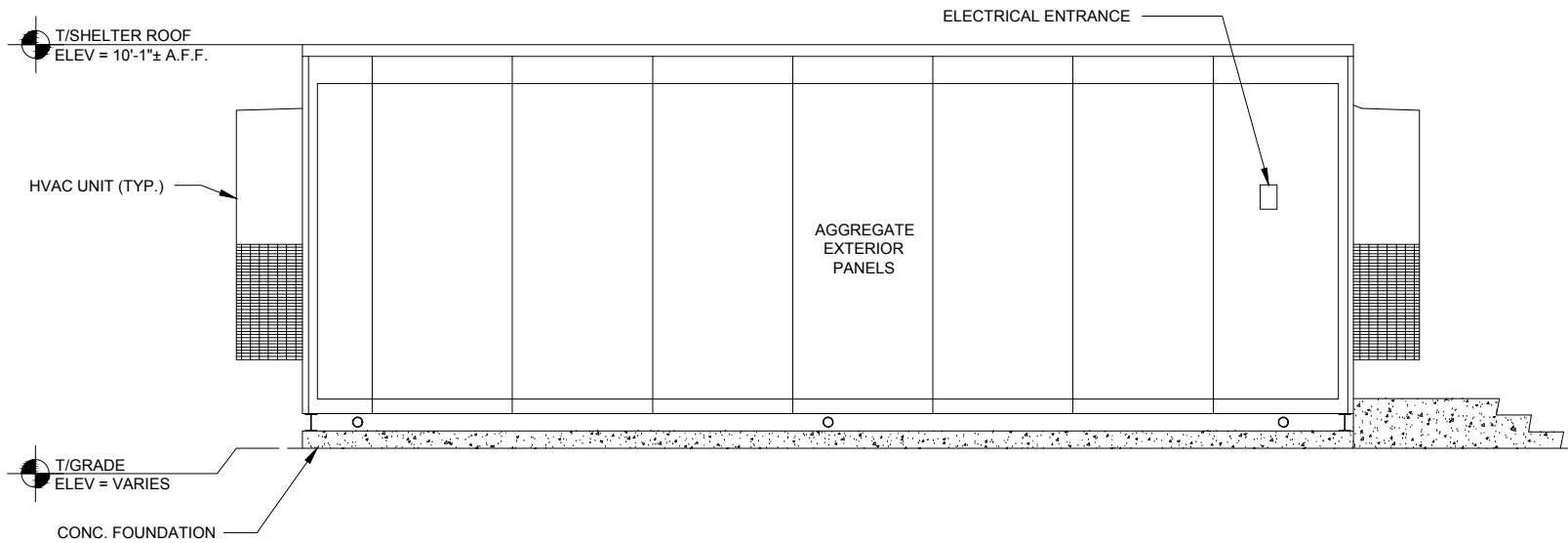
DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	10/27/15
PROJECT #:	95-028

SHEET TITLE
**HOST SHELTER
FLOOR PLAN**

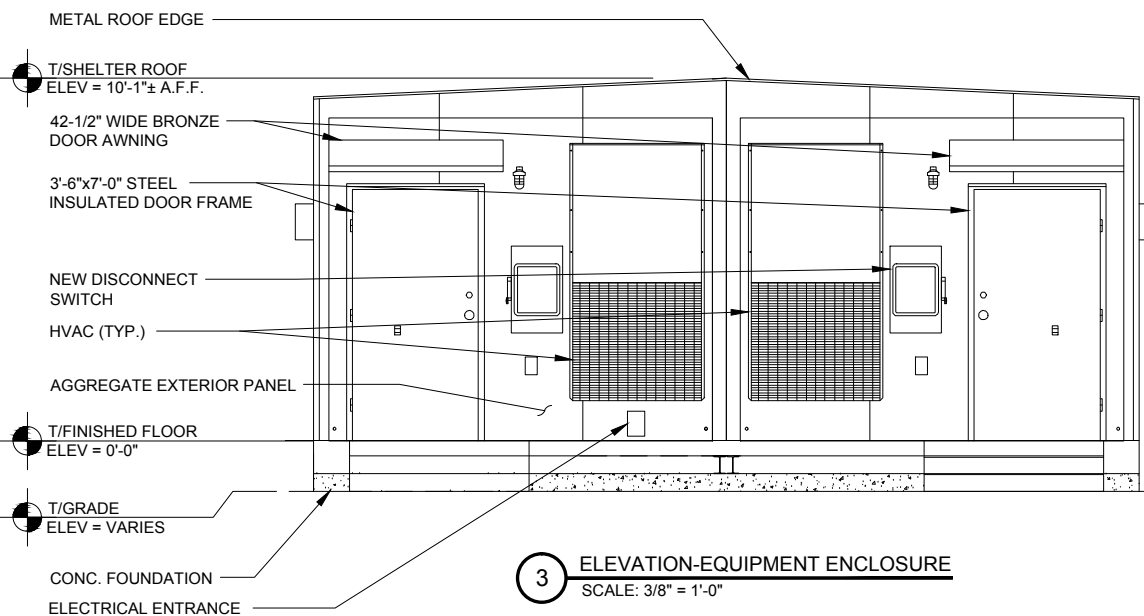
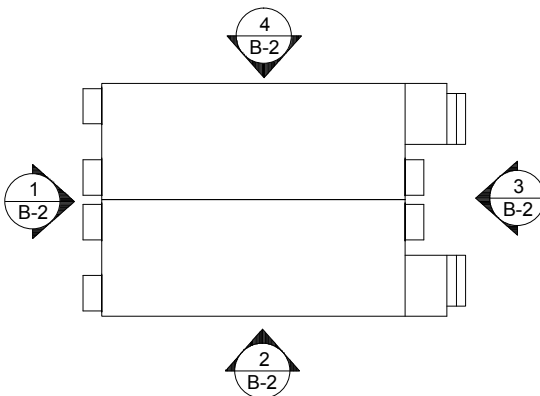
SHEET NUMBER
B-1



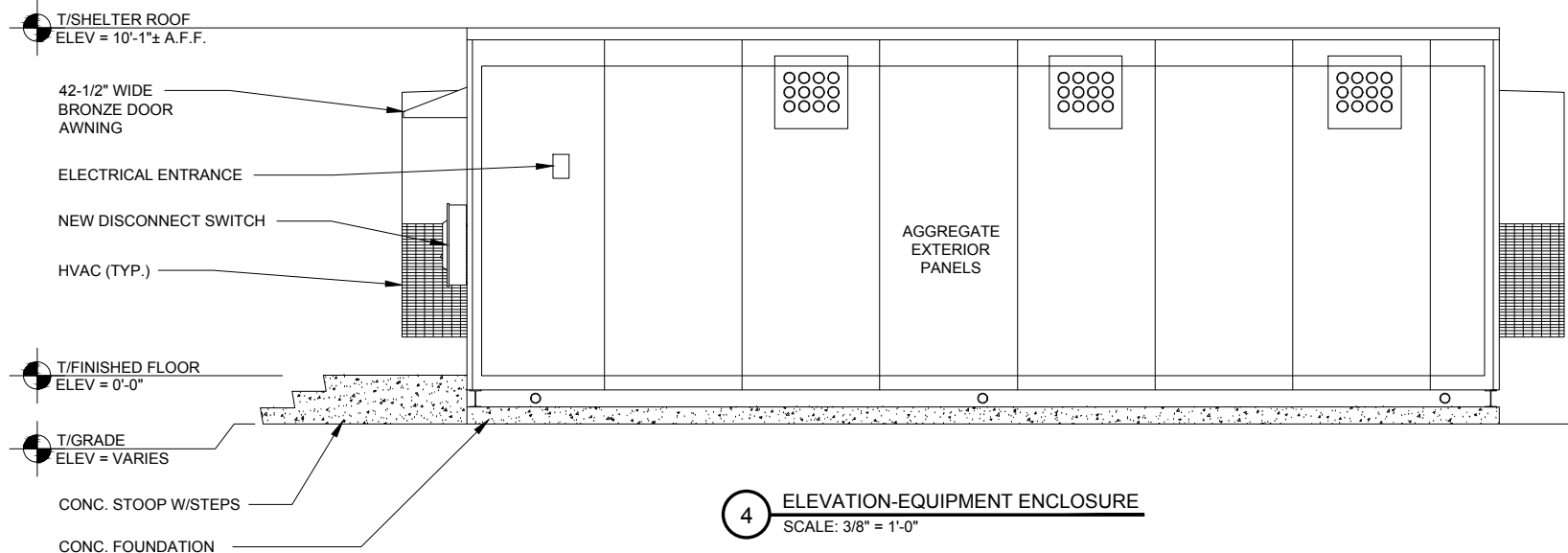
1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 3/8" = 1'-0"



2 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 3/8" = 1'-0"



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 3/8" = 1'-0"



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 3/8" = 1'-0"

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E	COMPENSATORY STORAGE	12/20/2016	KSB	

SITE ID: 3IL41027

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CASINO
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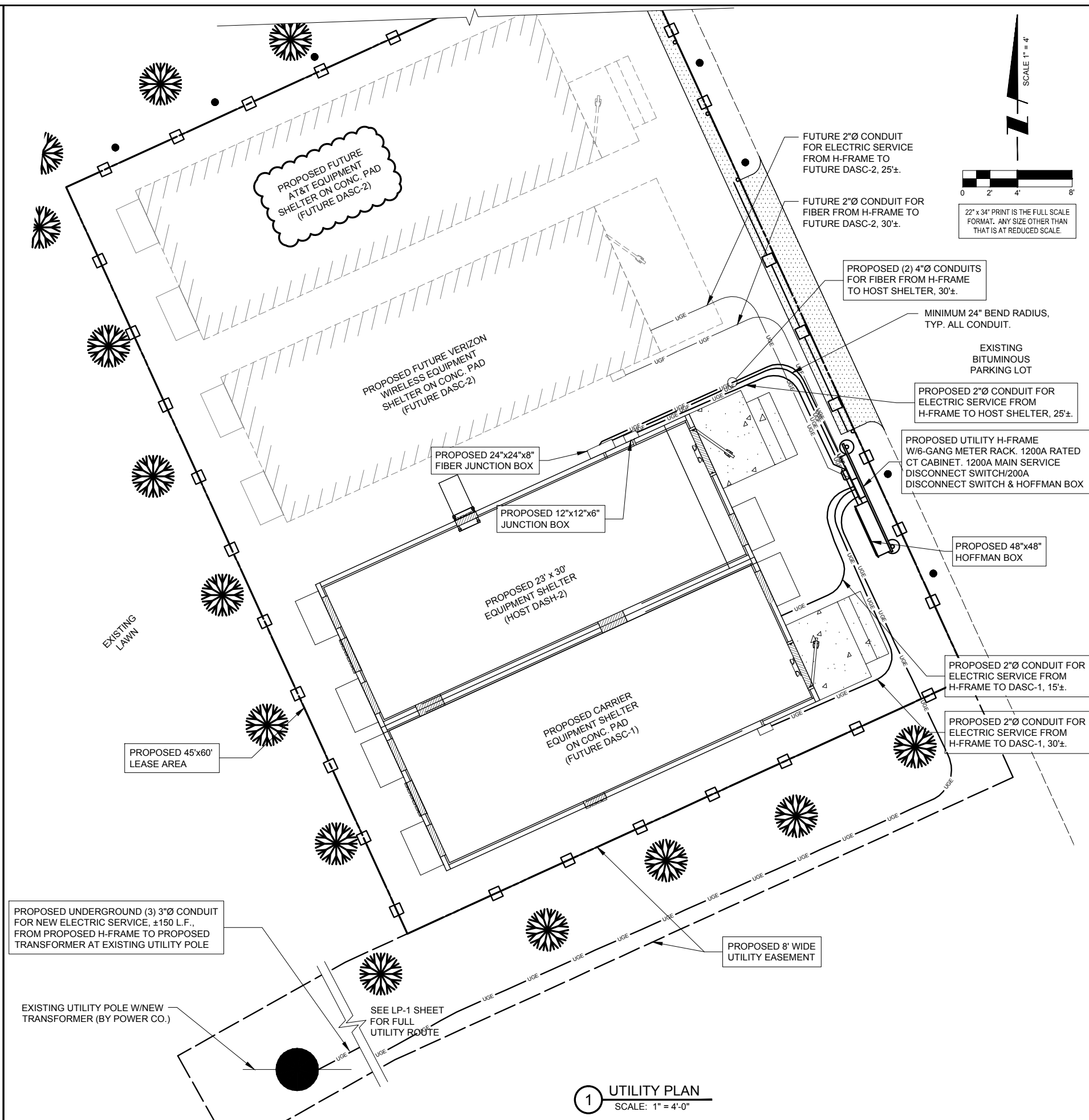
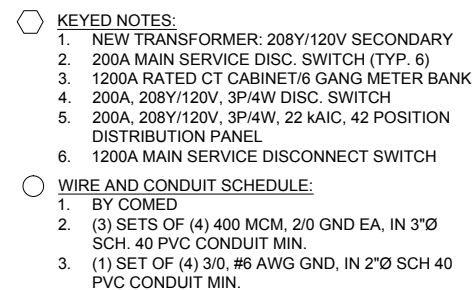
19100 RIDGELAND AVE.
TINLEY PARK, IL 60477

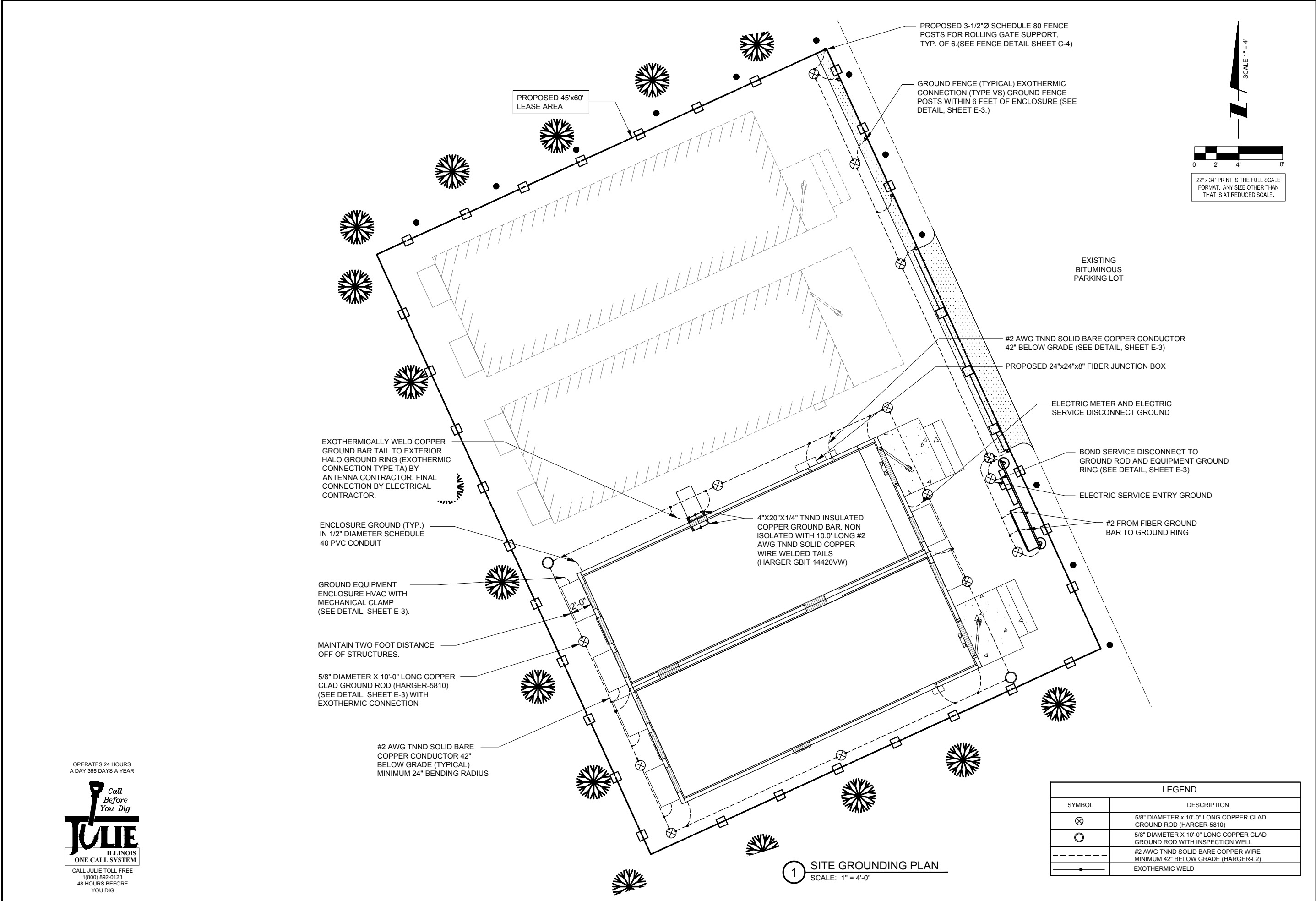
DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	10/27/15
PROJECT #:	95-028

SHEET TITLE
EQUIPMENT
ENCLOSURE
ELEVATIONS

SHEET NUMBER

B-2





NO.	DESCRIPTION	DATE	BY
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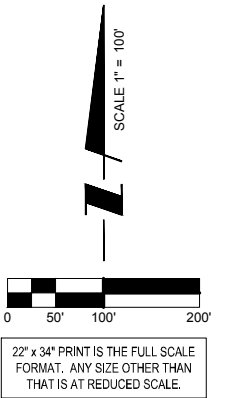
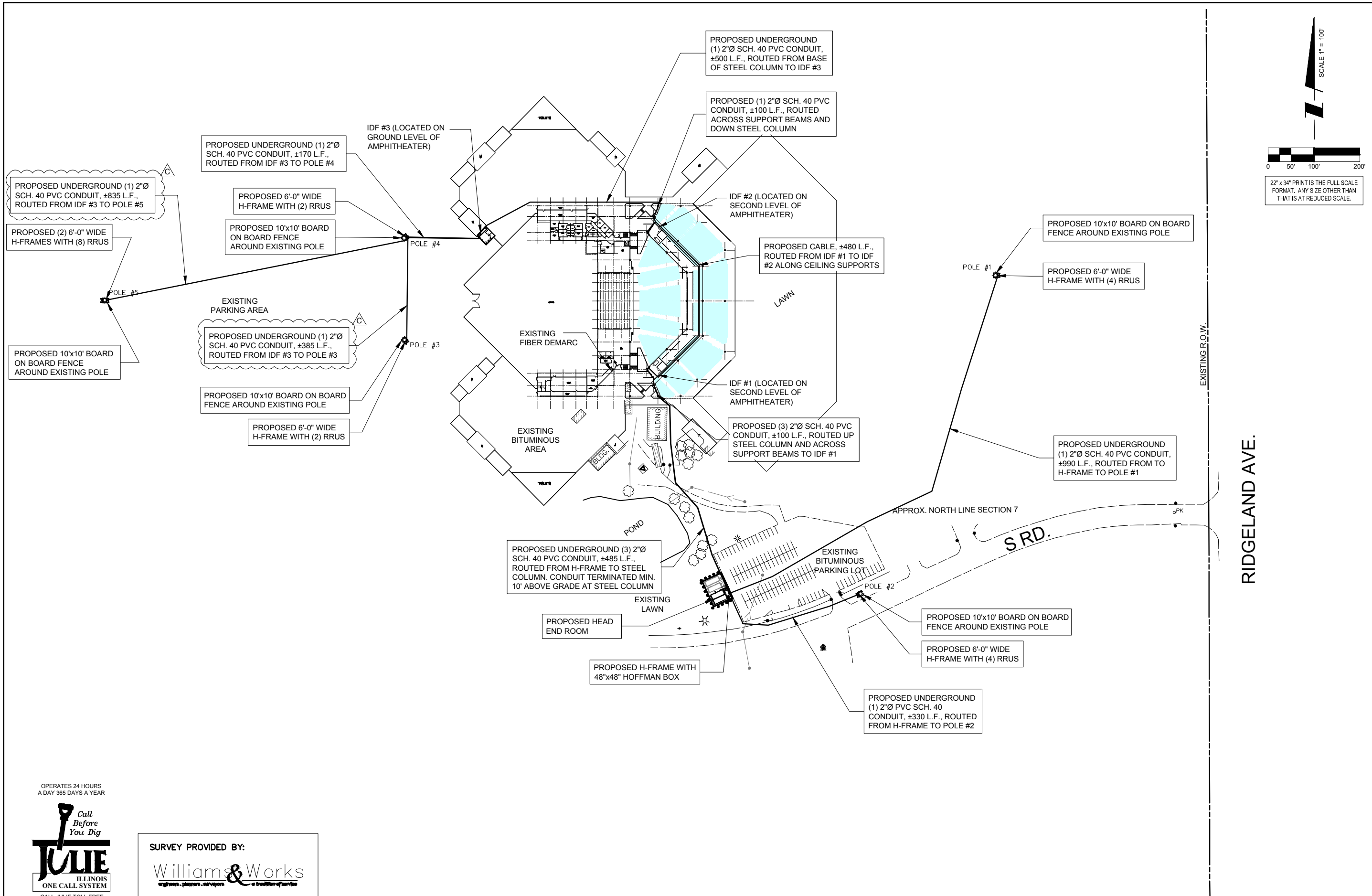
HOLLYWOOD
CASINO
AMPHITHEATER

19100 RIDGELAND AVE.
TINLEY PARK, IL 60477

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	10/27/15
PROJECT #:	95-028

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
E-2



HOLLYWOOD
Casino
AMPHITHEATRE

mobilitie
intelligent infrastructure

CONSTRUCTION
CONCEPTS
OF ILLINOIS

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

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PROJECT #:	95-028

SHEET TITLE
**OVERALL
ROUTING PLAN**

SHEET NUMBER
I-0

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS
ONE CALL SYSTEM

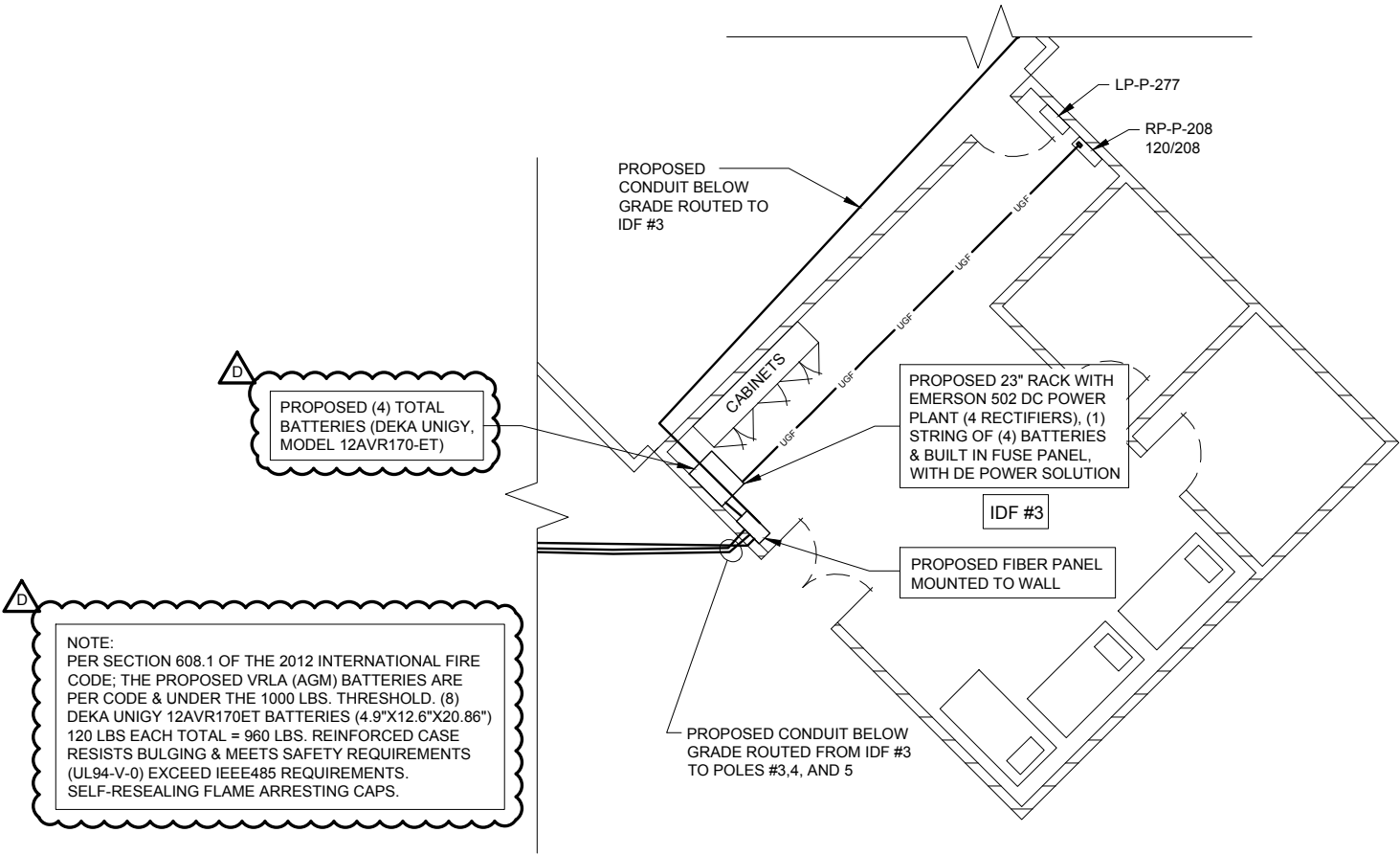
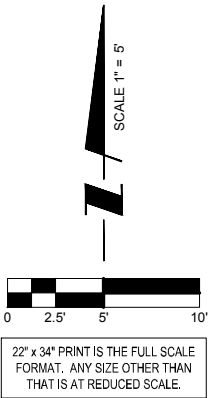
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

SURVEY PROVIDED BY:

Williams & Works
engineers, planners, surveyors

616.224.1500 phone · 616.224.1501 facsimile
549 Ottawa Ave NW · Grand Rapids, MI 49503

1 OVERALL ROUTING PLAN
SCALE: 1" = 100'-0"



1 IDF #3 PLAN
SCALE: 1" = 5'-0"

HOLLYWOOD
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CONSTRUCTION
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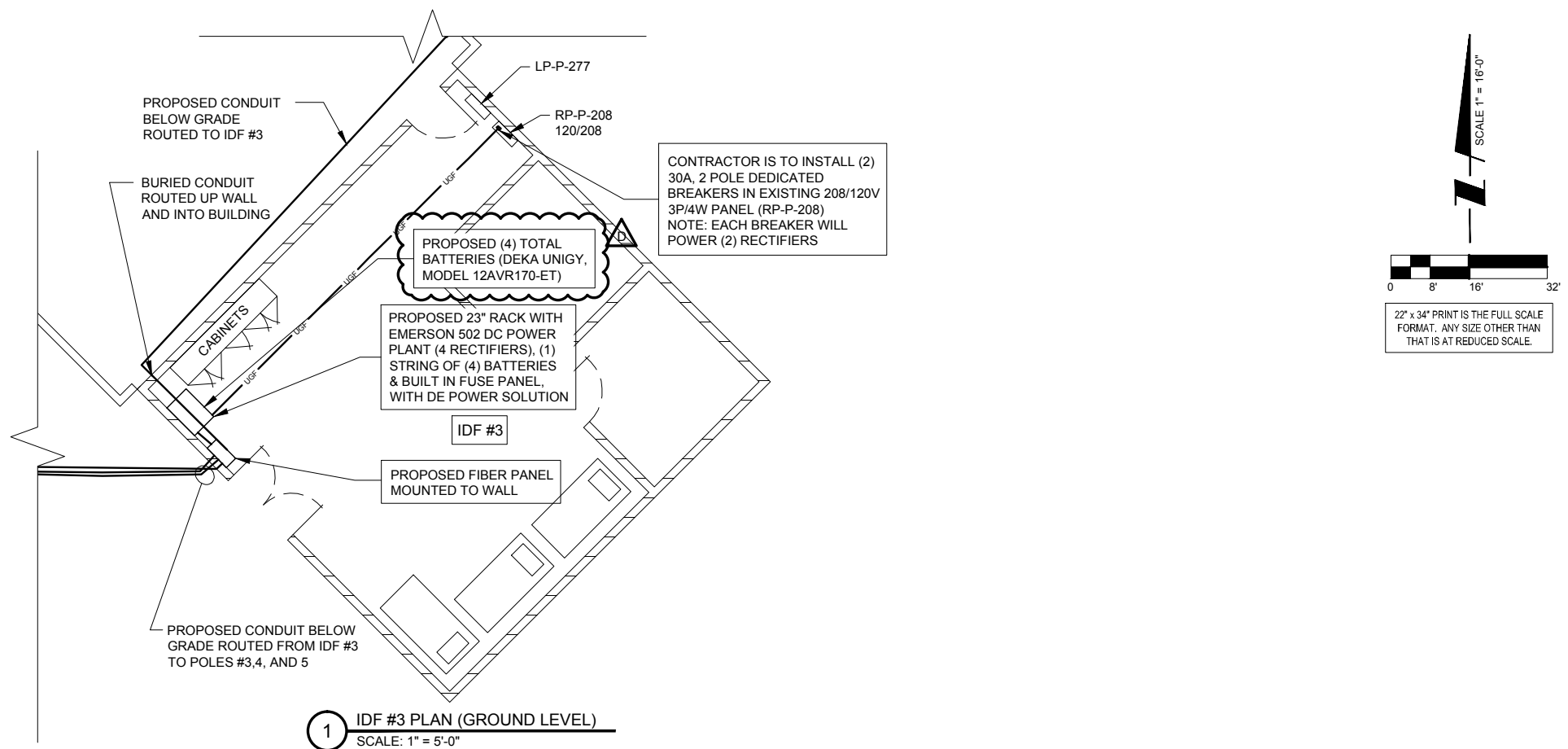
HOLLYWOOD
CASINO
AMPHITHEATER

19100 RIDGELAND AVE.
TINLEY PARK, IL 60477

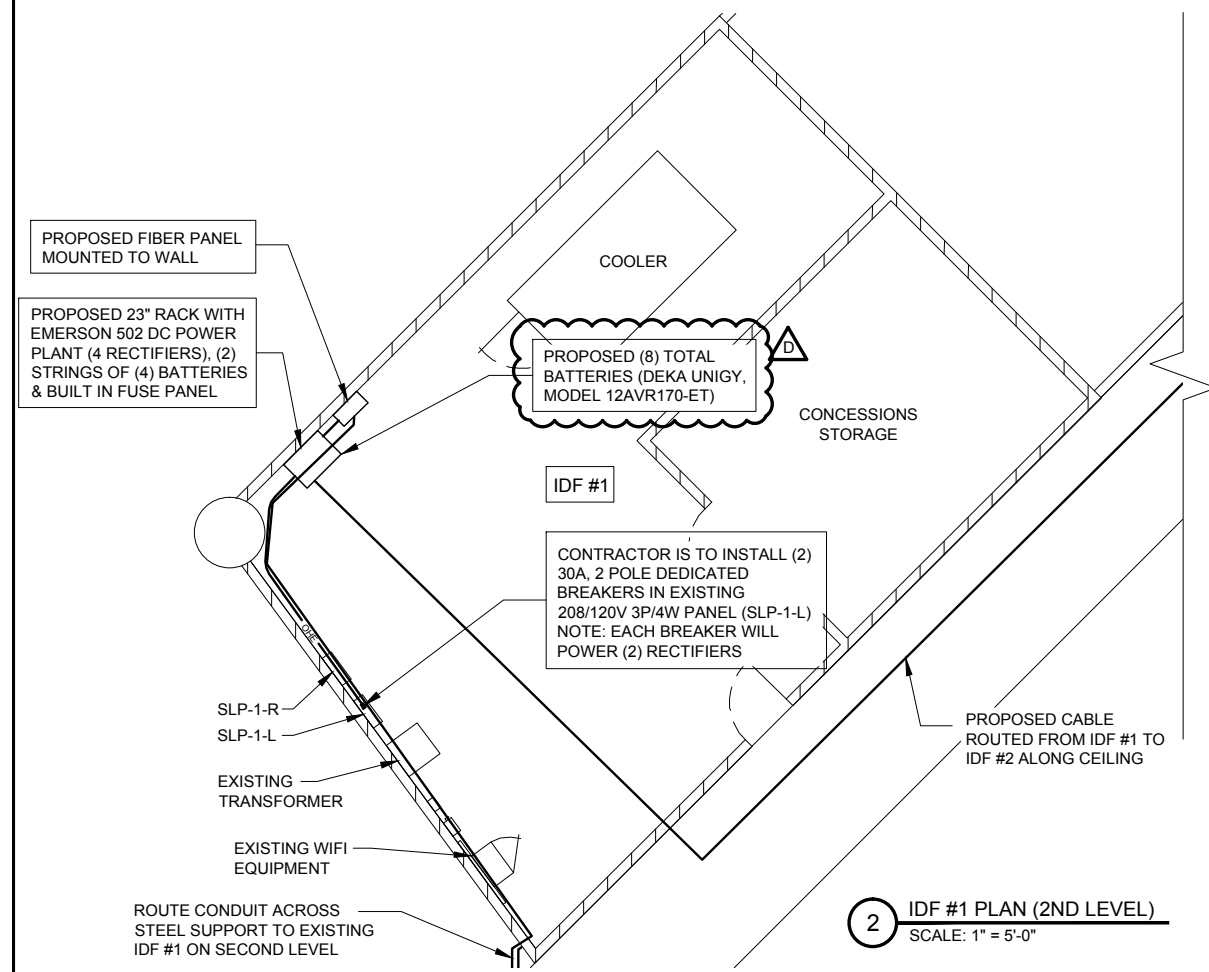
DRAWN BY:	JAS
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SHEET TITLE
IDF #3 PLAN

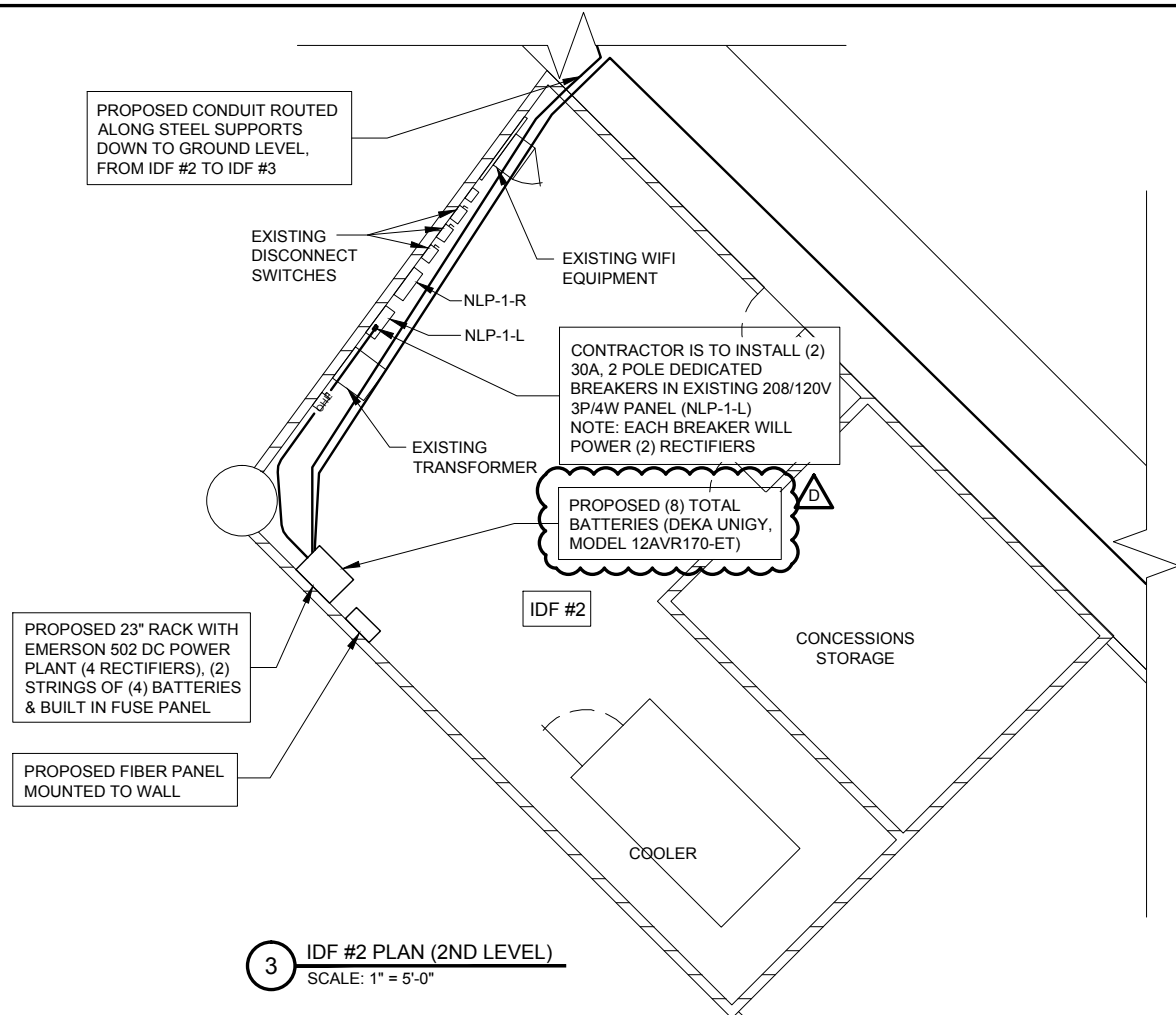
SHEET NUMBER
I-2



1 IDF #3 PLAN (GROUND LEVEL)
SCALE: 1" = 5'-0"



2 IDF #1 PLAN (2ND LEVEL)
SCALE: 1" = 5'-0"



3 IDF #2 PLAN (2ND LEVEL)
SCALE: 1" = 5'-0"

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SITE ID: 3IL41027

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AMPHITHEATER

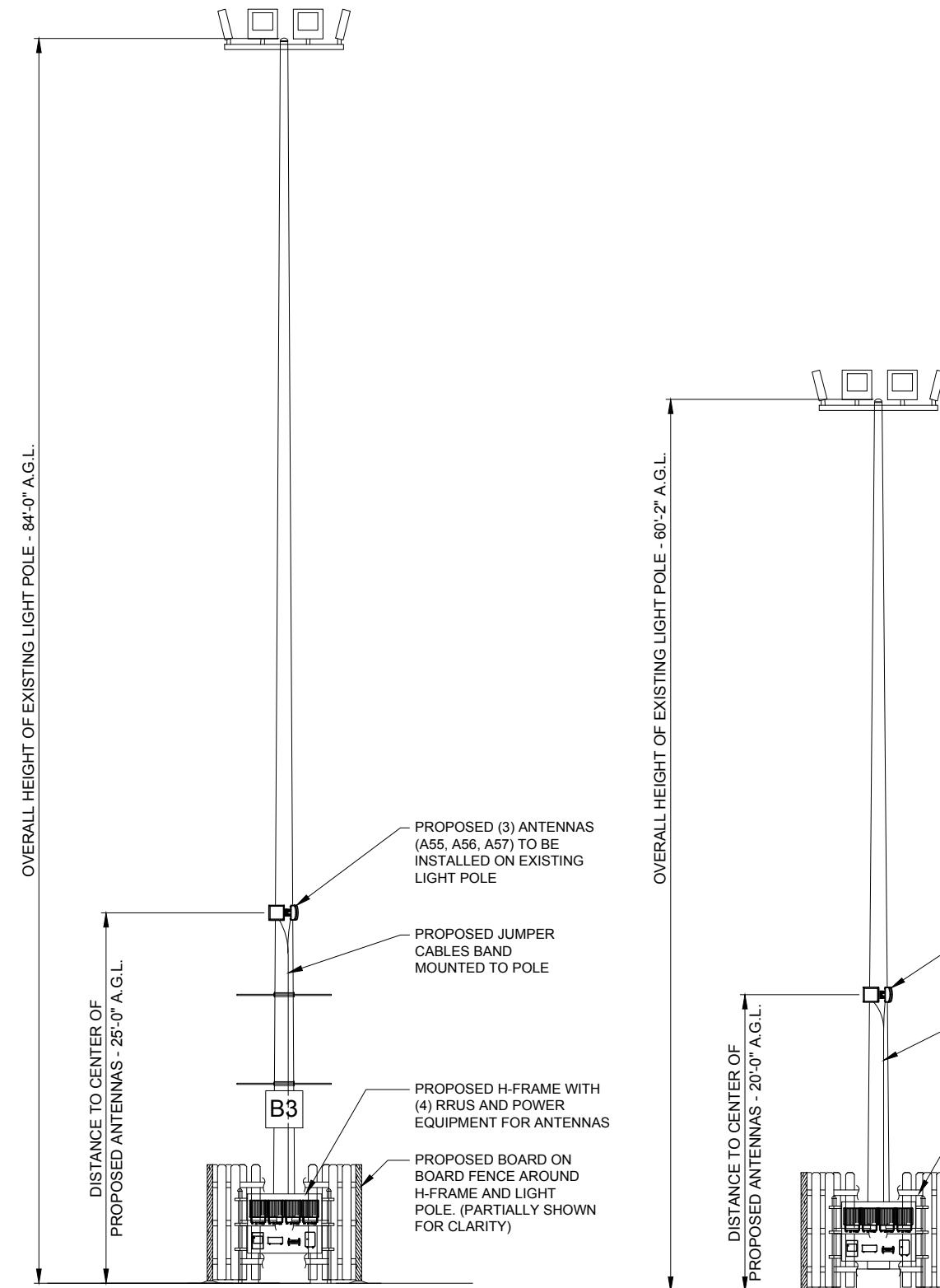
19100 RIDGELAND AVE.
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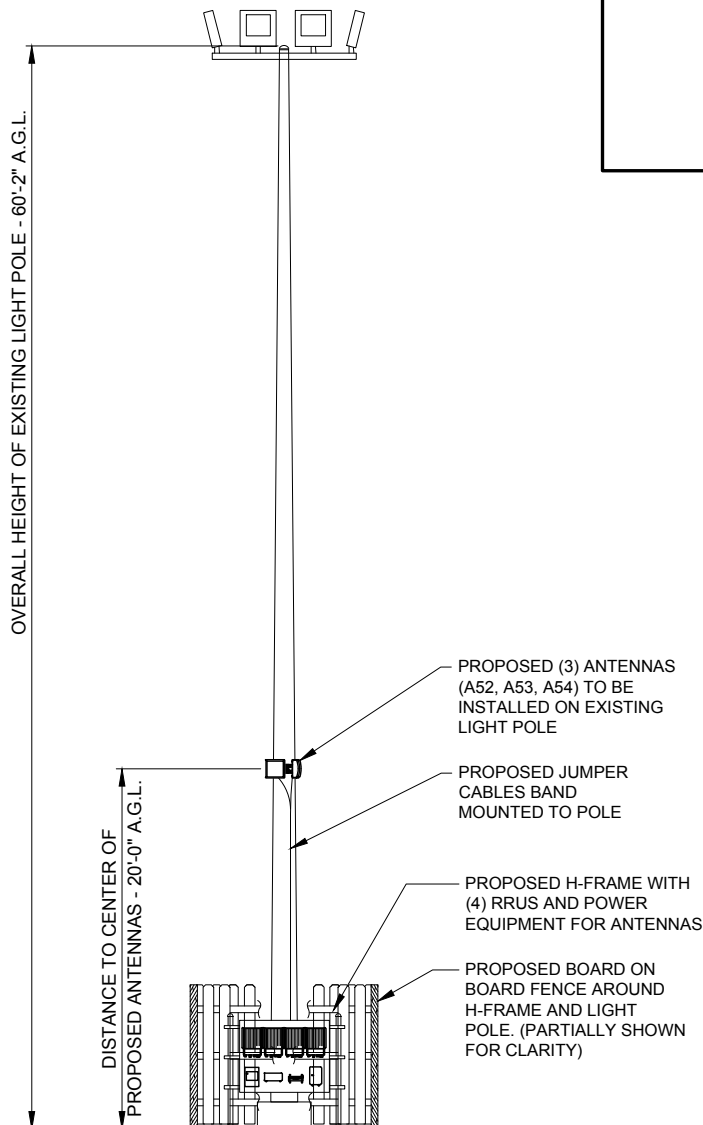
SHEET TITLE
IDF
UTILITY PLAN

SHEET NUMBER
I-3

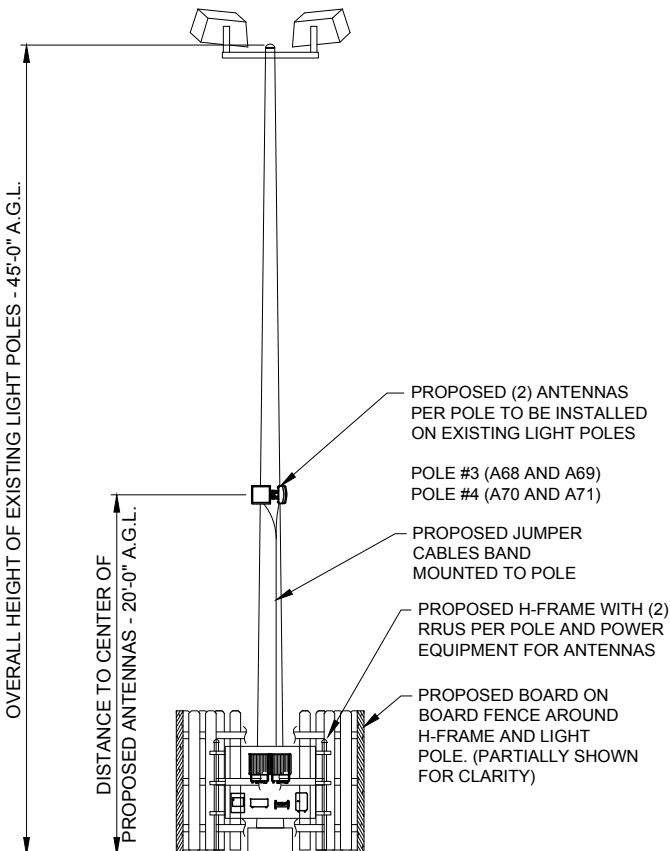
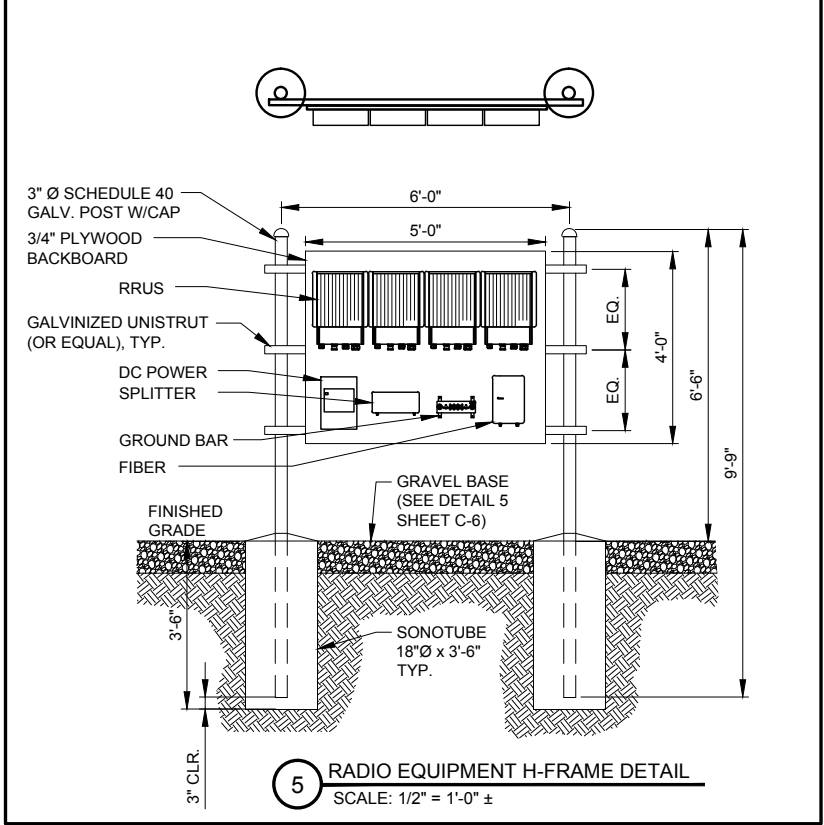
NOTE:
PROJECT SCOPE OF WORK DOES NOT INCLUDE A
STRUCTURAL EVALUATION OF THIS POLE OR
STRUCTURE. NEW EQUIPMENT SHOWN ON THIS PLAN
HAVE NOT BEEN EVALUATED TO VERIFY THE POLE OR
STRUCTURE HAS THE CAPACITY TO ADEQUATELY
SUPPORT THE EQUIPMENT. PRIOR TO ANY INSTALLATION,
A STRUCTURAL EVALUATION OF THE POLE OR
STRUCTURE SHOULD BE PERFORMED.



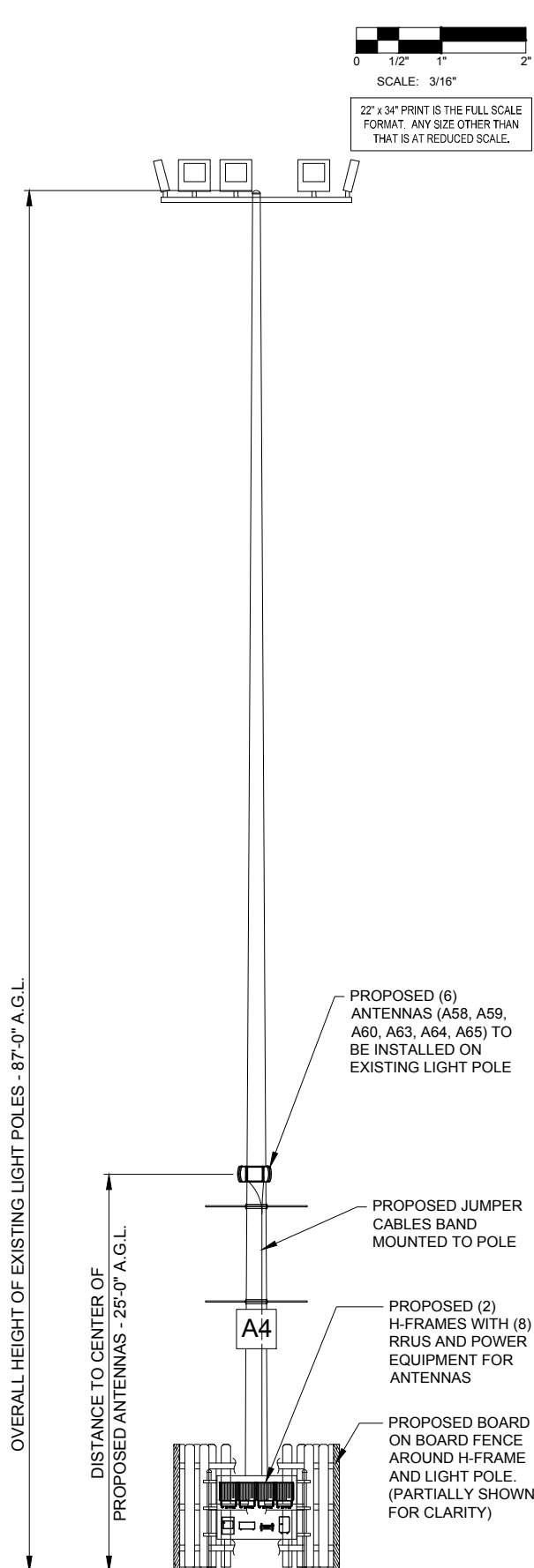
1 PROPOSED POLE #1 ELEVATION
SCALE: 3/16" = 1'-0" ±



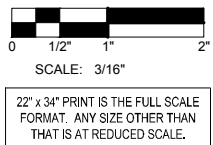
2 PROPOSED POLE #2 ELEVATION
SCALE: 3/16" = 1'-0" ±



3 PROPOSED POLES #3 & 4 ELEVATIONS
SCALE: 3/16" = 1'-0" ±



4 PROPOSED POLE #5 ELEVATION
SCALE: 3/16" = 1'-0" ±



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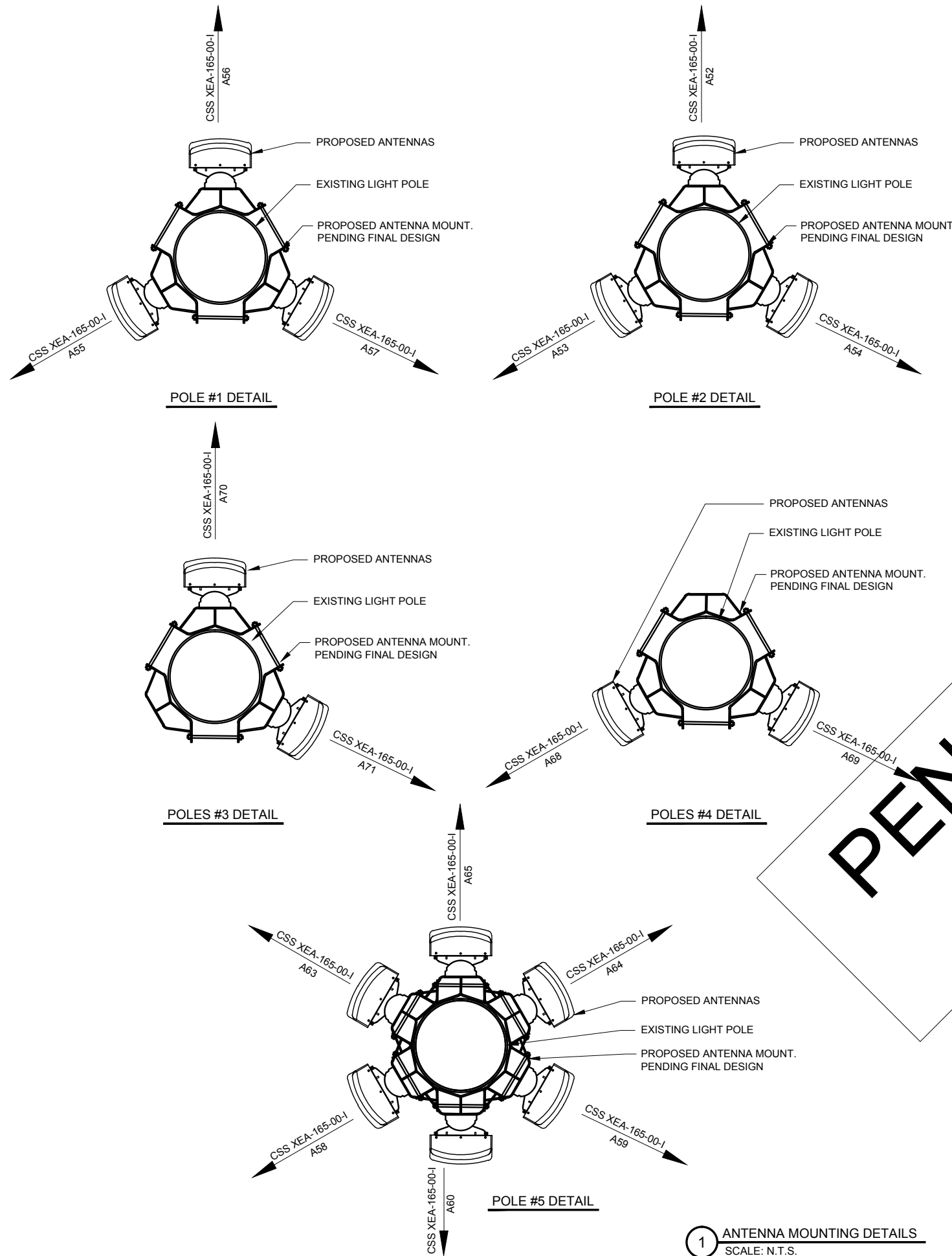
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TINLEY PARK, IL 60477

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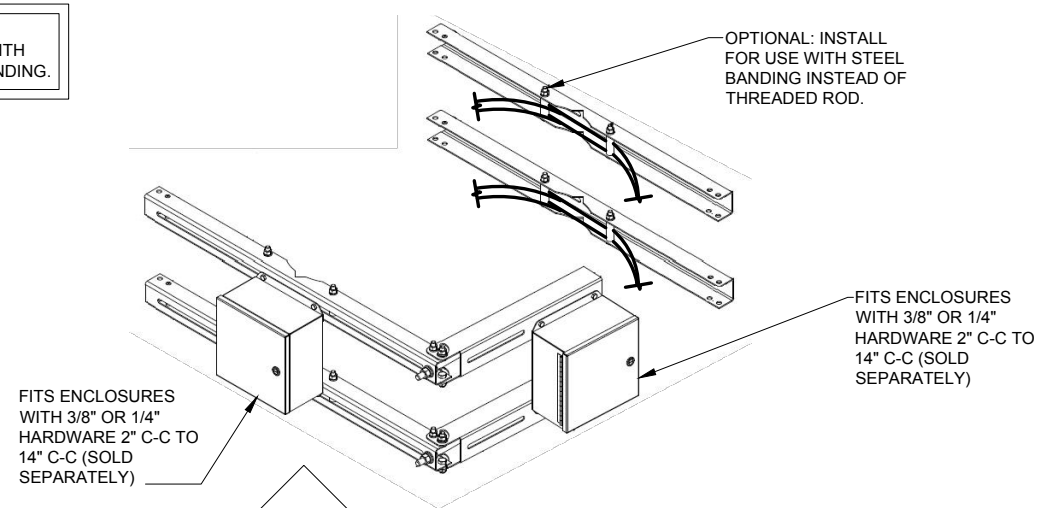
SHEET TITLE
PROPOSED
ELEVATIONS

SHEET NUMBER
P-1



1 ANTENNA MOUNTING DETAILS
SCALE: N.T.S.

NOTE:
INSTALL BRACKETS WITH
STAINLESS STEEL BANDING.



2 EQUIPMENT BANDING DETAIL
SCALE: N.T.S.

ORDERING INFORMATION

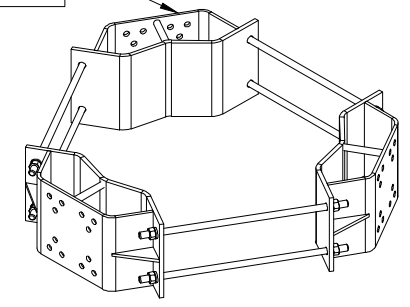
APPLICATION: MONOPOLE
DESIGN: 3 SECTOR CLAMP-ON MOUNT
FEATURE: FITS BROAD RANGE OF POLE SIZES

MOUNTS TO: 10" TO 60" OD (254 MM TO 15.24 MM OD) MONOPOLES
MATERIAL: HOT DIP GALVANIZED STEEL
INCLUDES: MOUNT AND THREADED ROD
ORDER SEPARATELY: ARMS, PLATFORMS, PIPES

MC-RM1030-3: 10" TO 30" O.D. (254mm TO 762mm O.D.)
WEIGHT, lb (KG): 190.3 (86.3)

MC-RM1050-3: 30" TO 50" O.D. (304.8mm TO 1270mm O.D.)
WEIGHT, lb (KG): 259.6 (117.7)

PROPOSED 3 SECTOR
UNIVERSAL RING MOUNT.
OR APPROVED EQUAL.



3 3 SECTOR UNIVERSAL RING MOUNT
SCALE: N.T.S.

REVISIONS		NO.	DESCRIPTION	DATE	BY
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	COMPENSATORY STORAGE	E		12/20/2016	KSB

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TINLEY PARK, IL 60477

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SHEET TITLE
ANTENNA & EQUIPMENT
DETAILS

SHEET NUMBER
P-2

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.

GENERAL REQUIREMENTS

PART 1 – GENERAL

- 1. 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.
- 2. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- 3. COMPLETE FINAL CLEAN UP REQUIREMENT, INCLUDING TOUCH–UP PAINTING. 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 ON COMPLETION.
 - A. CLEAN THE PROJECT SITE, YARD AND GROUNDS IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREA, 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 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 HANDHOLES, MANHOLES, AND SIMILAR SPACES.
 - F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
 - G. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CANNOT 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.
 - H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
 - I. DUST OFF ALL EQUIPMENT AND ITEMS WITHIN EQUIPMENT ENCLOSURE.
- 2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

SITE WORK

PART 1 – GENERAL

- 1. WORK INCLUDED: SEE SITE PLAN.
- 2. DESCRIPTIONS: IF APPLICABLE, LEASE AREA, AND UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR USE AND ACCESS.
- 3. QUALITY ASSURANCE
 - A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS (AS NEEDED).
 - B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
 - C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
- 4. SEQUENCING
 - A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
 - B. CONSTRUCT TEMPORARY CONSTRUCTION AREA. DESIGNATED AREA TO BE APPROVED BY CONSTRUCTION MANAGER AND LOCAL AUTHORITIES.
 - C. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
 - D. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
 - E. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

5. SUBMITTALS

- A. BEFORE CONSTRUCTION: IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN ON NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD
- B. AFTER CONSTRUCTION
 - 1. MANUFACTURER’S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZER.
 - 2. MANUFACTURER’S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
 - 3. LANDSCAPING WARRANTY STATEMENT

6. WARRANTY

- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
- B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- C. DISTURBED AREA WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
- D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

1. MATERIALS

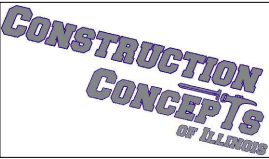
- A. SOIL STERILIZER SHALL BE EPA–REGISTERED, PRE–EMERGENCE LIQUID:

TOTAL KILL PRODUCT 910 EPA 10292–7 (313) 563–8000	PHASAR CORPORATION P.O. BOX 5123 DEARBORN, MI 48128
AMBUSH HERBICIDE EPA REGISTERED (800) 526–4924	FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083

- B. ROAD AND SITE MATERIALS SHALL CONFORM TO STATE AND LOCAL DOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.
- C. SOIL STABILIZER FABRIC SHALL BE MIRAFI 500X.

PART 3 – 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 BRUSH AND DEBRIS FROM LEASE AREA AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
 - B. UNLESS OTHERWISE INSTRUCTED BY LESSEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
 - C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
 - D. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
- 3. INSTALLATION
 - A. 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.
 - B. PLACE FILL OR STONE IN SIX INCH (6”) MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
 - C. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
 - D. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
 - E. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
 - F. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREA, 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 ALTERNATE.
 - 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.



REVIEWS	NO.	DESCRIPTION	DATE	BY	A	B	C	D	E		
		ISSUED FOR REVIEW	10/27/15	JAS							
		REVISED PER COMMENTS	8/1/16	JAS							
		REVISED PER COMMENTS/ISSUED FOR PERMIT	10/18/16	JAS							
		REVISED PER COMMENTS	12/5/16	JAS							
		COMPENSATORY STORAGE	12/20/2016	KSB							

SITE ID: 3IL41027

HOLLYWOOD CASINO AMPHITHEATER

19100 RIDGELAND AVE. TINLEY PARK, IL 60477

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	10/27/15
PROJECT #:	95-028

SHEET TITLE
GERERAL NOTES

SHEET NUMBER
GN-1

ELECTRICAL

1. 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/ENGINEER LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OR ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. 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.)
4. 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 "U.L." 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 "U.L." LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. 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.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. 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.

SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED.
2. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
3. CONDUIT:

A. 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.

B. 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.

C. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY 811 OR OTHER SUCH UTILITY LOCATING AGENCY 3 DAYS BEFORE DIGGING.
4. 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.
5. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FOURTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
6. UPON COMPLETION OF WORK, 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.
7. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

1. 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.

2. IF CONDUCTORS MUST RUN THROUGH CONDUIT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

B. EXTERNAL CONNECTIONS

1. 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 "ULTRAWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.

2. 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.

- C. 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.
- D. GROUND CONDUCTORS: ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS OTHERWISE NOTED.
- E. LUGS

1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #54____BE OR EQUIVALENT

A.	535 MCM DLO	54880BE
B.	262 MCM DLO	54872BE
C.	#1/0 DLO	54862BE
D.	#4/0 THWN AND BARE	54866BE
E.	#2/0 THWN	54862BE
F.	#2 THHN	54207BE
G.	#6 DLO	54205BE

2. 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 AWG	12 INCHES
250 MCM TO 750 MCM	24 INCHES

8. GROUNDING RESISTANCE TEST REPORT: UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS MUST BE SUBMITTED. TWO (2) SETS OF TEST DOCUMENTS FROM THE INDEPENDENT TESTING SERVICE ARE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

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

1. GENERAL

A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.

B. GROUNDING: GROUND METAL POLES WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE.

TELECOMMUNICATIONS WIRING COMPONENTS
(COAXIAL ANTENNA CABLE)

1. GENERAL

A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

B. ALL MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. MATERIALS:

A. COAXIAL CABLE:

1. 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 MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.

2. LENGTHS LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING

A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
4. COAXIAL CABLE IDENTIFICATION

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

1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).

2. SECOND LOCATION IS AT END OF THE COAX NEAREST THE EQUIPMENT.

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

1. 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.



REVISONS	NO	DESCRIPTION	DATE	BY	ISSUED FOR REVIEW	REVISED PER COMMENTS	REVISED PER COMMENTS/ISSUED FOR PERMIT	REVISED PER COMMENTS	COMPENSATORY STORAGE		
	A		10/27/15	JAS							
	B		8/1/16	JAS							
	C		10/18/16	JAS							
	D		12/5/16	JAS							
	E		12/20/2016	KSB							

SITE ID: 3IL41027

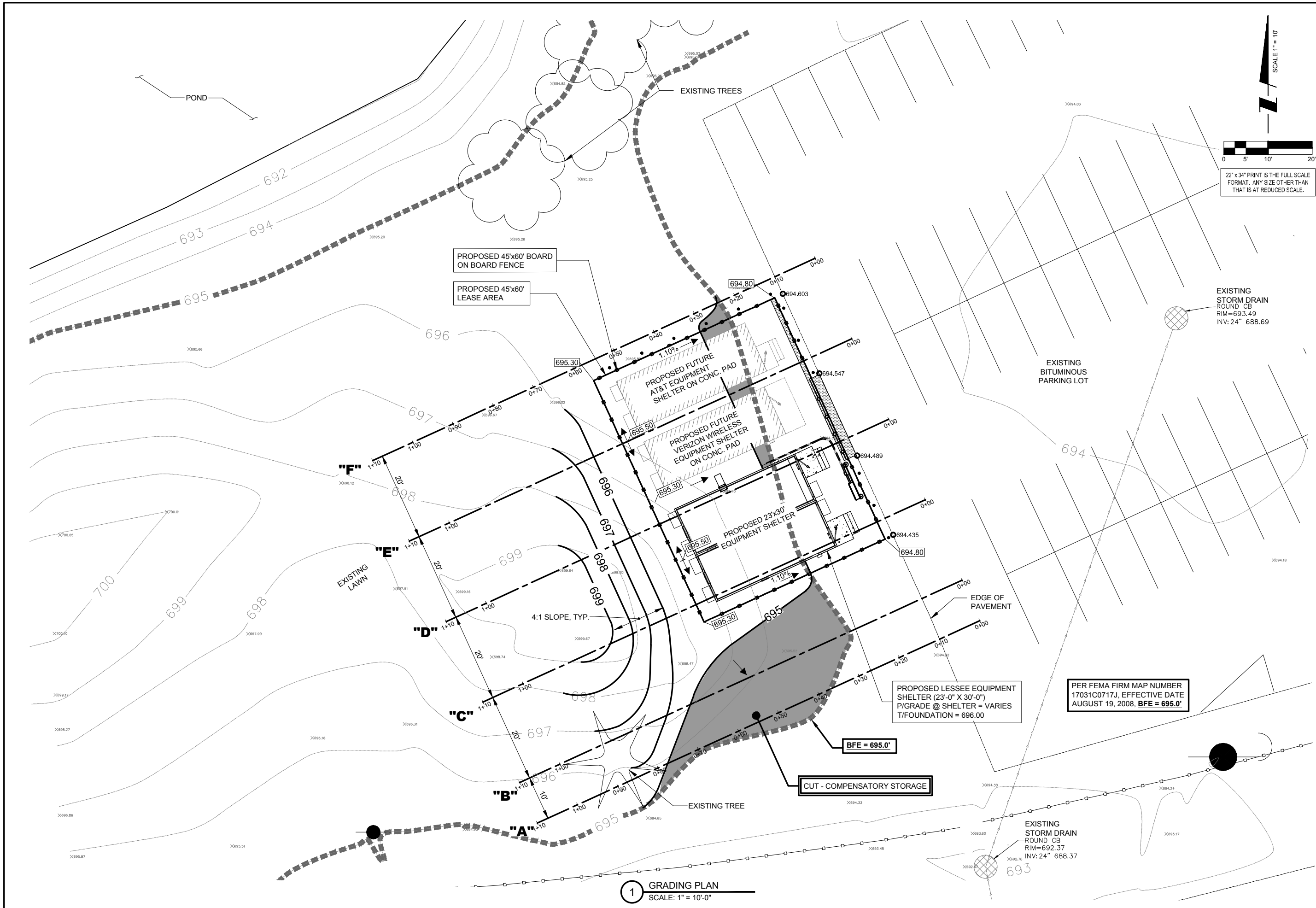
HOLLYWOOD CASINO AMPHITHEATER

19100 RIDGELAND AVE. TINLEY PARK, IL 60477

DRAWN BY:	JAS
CHECKED BY:	DM
DATE:	10/27/15
PROJECT #:	95-028

SHEET TITLE GERERAL NOTES

SHEET NUMBER GN-2



SCALE 1" = 10'

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

HOLLYWOOD
Casino
AMPHITHEATRE

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intelligent infrastructure

**CONSTRUCTION
CONCEPTS**
OF ILLINOIS

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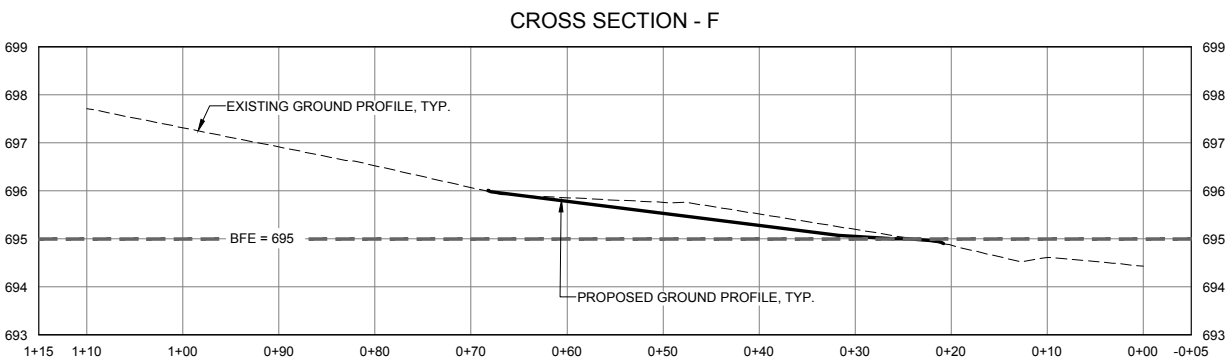
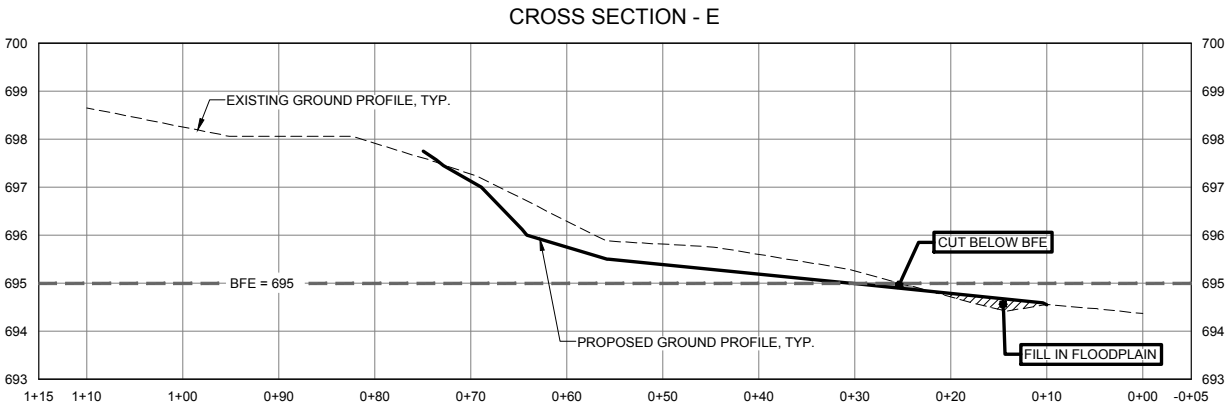
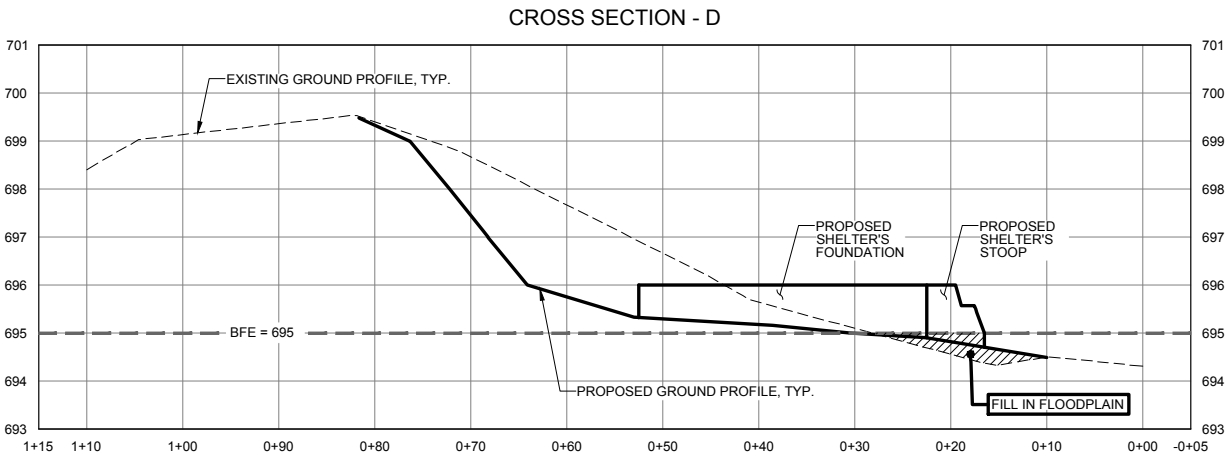
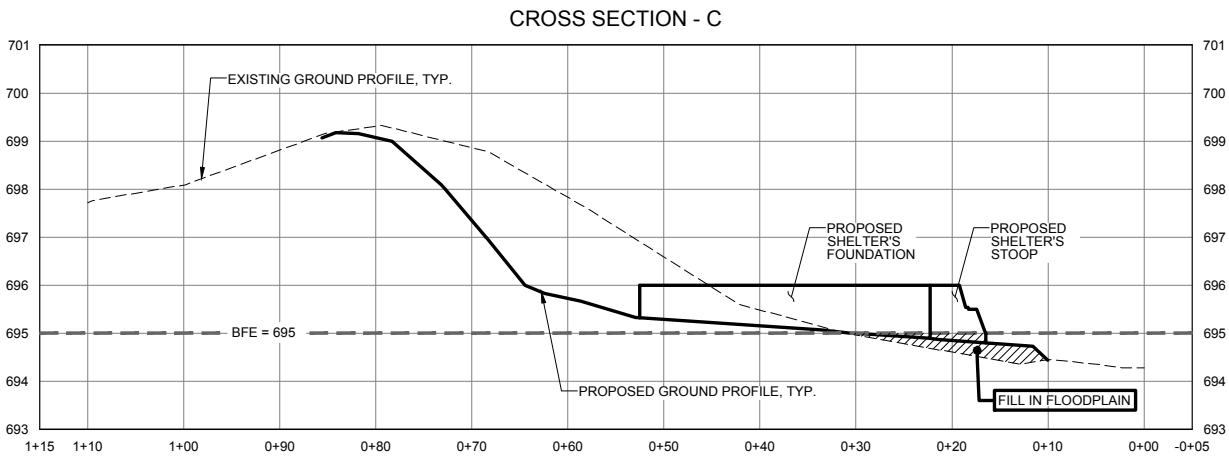
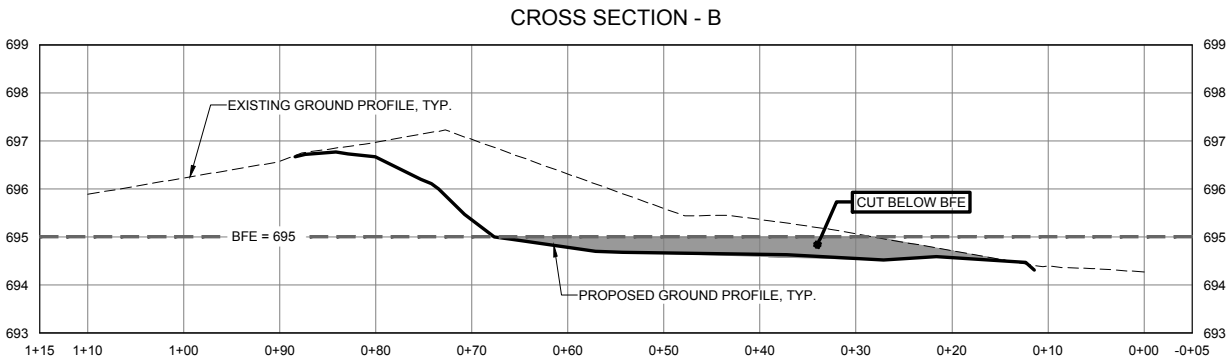
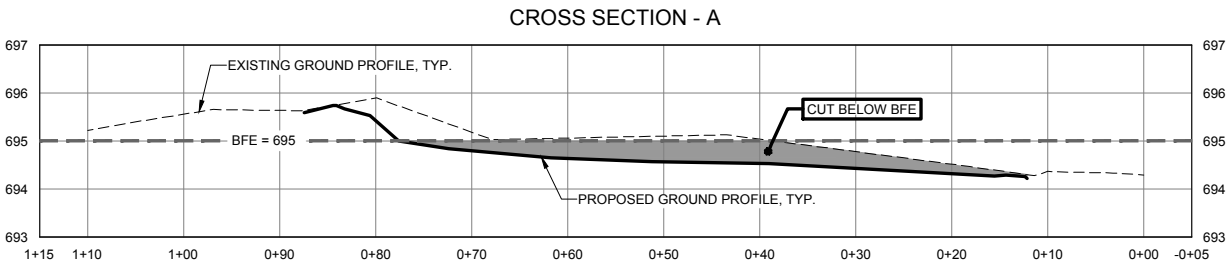
HOLLYWOOD
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TINLEY PARK, IL 60477

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SHEET TITLE
DRAINAGE EXHIBIT

SHEET NUMBER
DE-1



NOTE:
REFER TO SHEET DE-1 FOR
CROSS SECTION LOCATIONS

1 CROSS SECTIONS
SCALE: 1" = 10' (HORIZONTAL) 1"=2' (VERTICAL)

COMPENSATORY
STORAGE
CALCULATIONS

FILL DATA:	CUT DATA:
1. VERIZON WIRELESS EQUIPMENT FOUNDATION = = 8' X 23' x 0.1' = 18.4 C.F.	CUT FOR COMPENSATORY STORAGE OUTSIDE OF COMPOUND (AUTOCAD CIVIL 3D ANALYSIS)
2. SHELTER STOOPS = (6' X 5') x 2 x 0.1' = 6.0 C.F.	
3. 2 FUTURE CARRIER EQUIPMENT PADS / STOOPS = = (12' X 13') x 2 x 0.1' = 31.2 C.F.	
4. FILL TO FINISH GRADE = 0.0 C.F.	
TOTAL = 55.6 Cu.Ft.	TOTAL = 675 Cu.Ft.

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SHEET TITLE
CROSS SECTIONS

SHEET NUMBER

DE-2

Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

January 19, 2017

Text Amendments to the Zoning Ordinance: Sign Regulations – B-5 Automotive Service District



WORKSHOP MEMO

As part of the continued review of the Village's Sign Regulations (Section IX) this memo will address regulations for signage within the B-5 Automotive Service Zoning District.

Currently, the Village's Sign Regulations group regulations for B-1, B-2, B-3, and B-5 together. Due to the number of variance requests from automotive dealerships and the need to be competitive in the marketplace, Staff is recommending that the Sign Regulations recognize the uniqueness of the B-5 District from the other business districts. This protocol is consistent with other similar communities and most especially with Orland Park, which shares the same commercial corridor with our automotive dealerships.

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. The Plan Commission is encouraged to do their own 'inventory' of automotive dealership signs within our community and surrounding communities in preparation for this workshop.

CONSIDERATIONS FOR B-5 AUTOMOTIVE SERVICE DISTRICT SIGNS

Staff has provided a list of considerations for B-5 Sign Regulations below. In addition, for each consideration Staff has provided a comparative analysis of the current Sign Regulations, the proposed text amendments by Staff, and comparable information from other communities.

1. Wall Signs:

- a. **Current Code:** Allows one (1) wall sign per tenant frontage. The sign face area is calculated as “one (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign” and there are maximum letter heights and overall heights based on the gross floor area.
- b. **Staff Proposal:**
 - Properties in the B-5 Zoning District greater than three (3) acres are allowed up to four (4) wall signs. Sign Face Area is calculated as “two (2) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign”.
 - These regulations would allow the automotive dealerships to have multiple signs so that they can distinguish the brand name, the dealer name, a logo, and the service department. There are also maximum letter heights and overall sign heights. Variances have been granted to allow multiple signs.
 - Properties less than three (3) acres in size would be allowed one (1) sign per tenant frontage at “one (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign”. This follows the same calculation method as currently exists but increases the maximum size from one hundred twenty (120) SF to two hundred (200) SF.
- c. **Comparison Ordinances:**
 1. **Orland Park:** Allows one (1) wall sign. Sign face area is 7.5% of the area of the first two stores of the building elevation. Allows secondary signs (2-4 signs) based on the square footage of the building. Also allows service bay signage (one (1) service sign per service bay).
 2. **New Lenox:** No special regulations.
 3. **Naperville:** No special regulations.
 4. **Frankfort:** Allows up to three (3) wall signs per dealership. The maximum sign face area for a single wall sign is fifty (50) square feet. Flags are included in the sign face area calculation.

2. Freestanding Signs:

- a. **Current Code:** One (1) freestanding sign is allowed per public frontage and can be up to ten feet (10') in height. The sign face area is calculated as “one (1) SF per 2.5 LF of lot frontage” but is determined in accordance with limitations of 60, 100, and 125 SF based on the gross floor area of the building.
- b. **Staff Proposal:**
 - Properties in the B-5 Zoning District greater than three (3) acres are allowed two (2) freestanding signs per public frontage at least three hundred feet (300') apart. Maximum allowable sign face area is one (1) SF per two (2) LF of lot frontage not to exceed 150 SF per sign; maximum height is eighteen feet (18') tall.
 - These regulations would allow the automotive dealerships to have one (1) additional freestanding sign and increase the height from ten feet (10') to eighteen feet (18'). Several dealerships already have two (2) freestanding

signs because they have multiple brands that they are representing on each lot. There have been several variance requests for the height of signs at automotive dealerships, all of which have been granted. In order to remain competitive with other dealerships on the north side of 159th Street, Staff proposes to match the height allowed by Orland Park. This proposal provides a competitive edge over Orland Park by allowing maximum size of one hundred fifty (150) SF versus sixty-four (64) SF.

- Properties less than three (3) acres in size are allowed one (1) freestanding sign per public frontage no larger than one (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign with a maximum height of ten feet (10').

c. **Comparison Ordinances:**

1. **Orland Park:** Allows one (1) freestanding sign, except lots with more than three hundred feet (300') of public frontage may have two (2) freestanding signs. Maximum sign face area is sixty-four (64) SF per side; maximum height is eighteen feet (18') tall.
2. **New Lenox:** Allows one (1) freestanding sign not to exceed fifteen feet (15') in height and fifty (50) square feet in area. If the sign identifying the availability of pre-owned vehicles or additional product lines is located on the same sign support as the primary sign, the combined sign shall not exceed thirty feet (30') in height and one hundred thirty (130) square feet in area.
3. **Naperville:** One (1) freestanding sign is allowed for lots that have at least one hundred feet (100') of public frontage. Shopping centers or auto dealerships that have at least five hundred feet (500') of public frontage are allowed two (2) freestanding signs but cannot be closer than two hundred feet (200') from each other. Sign face area is determined by the posted speed limit (40 mph = 45 SF, 45-50 mph = 90 SF, 55 mph + = 120 SF). Auto dealerships are allowed a maximum height of twenty feet (20').
4. **Frankfort:** One (1) freestanding sign is permitted per public frontage. Must be setback twenty-five feet (25'). The maximum height is determined by the road classification, ranging from four feet to seven feet (4'-7') maximum. The sign face area is determined in accordance with the site acreage with a range of fifteen (15) square feet to seventy-five (75) square feet.

3. **Temporary Signs (also reviewed in the last workshop)**

- a. **Current Code:** No special provisions for automotive dealerships.
- b. **Staff Proposal:** To allow the B-5 Zoning District 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.
- 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 B-5 SIGNS AS OF 1/13/2017

G. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN THE AUTOMOTIVE SERVICE ZONING DISTRICT (B-5)

1. **Wall Signs:** Wall signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-5 ZONING DISTRICT				
Lot Size	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
< Three (3) Acres	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign	36" (3')	84" (7')
> Three (3) Acres	Up to four (4) per tenant frontage	Two (2) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign	96" (8')	96" (8')

SF= Square foot; LF= Linear foot

2. **Freestanding Signs:** Freestanding signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-5 ZONING DISTRICT			
Lot Size	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
< Three (3) Acres	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
> Three (3) Acres	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two (2) LF of lot frontage not to exceed 150 SF per sign	216" (18')

SF= Square foot; LF= Linear foot