



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**May 5, 2016 – 7:30 P.M.
Kallsen Center
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the February 4, 2016 Regular Meeting and April 21, 2016 Special Joint Meetings

Item #1 APPLE CHEVROLET – 8585 159TH STREET – SITE PLAN APPROVAL (New Item)

Consider a proposal from Stephen Bradarich, on behalf of Apple Chevrolet, for property located at 8585 159th Street to construct a 1,872 square foot addition at the rear of the building for purposes of providing oil change services to their customers and a 600 square foot expansion of the existing facility to construct a loft/mezzanine area for tool storage.

Item #2 HILTI NORTH AMERICA – 18475 THOMPSON COURT – SPECIAL USE PERMIT (New Item)

Consider a proposal from Blake Brown, on behalf of Hilti North America, for a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use in the ORI Zoning District in leased space at 18475 Thompson Court.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

FEBRUARY 4, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 4, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Bob McClellan
Gina Miller
Mark Moylan
Art Pierce
Tim Stanton

Absent Plan Commissioner(s):

Bill Reidy
Tom Mahoney
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
David Niemeyer, Village Manager
Michael Mertens, Assistant Village Manager
Tom Melody, Village Attorney
David Seaman, Mayor
Michael Pannitto, Trustee
Jacob Vandenberg, Trustee
Brian Younker, Trustee
Bernard Brady, Trustee
Debra Kotas, Commission Secretary

CALL TO ORDER

Acting Plan Commission Chairman Art Pierce called to order the regular meeting of the Plan Commission for February 4, 2016 at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the January 21, 2016 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON to approve the Minutes as presented. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. ACTING PLAN COMMISSION CHAIRMAN PIERCE 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 FEBRUARY 4, 2016 MEETING

ITEM #1: BROOKSIDE MEADOWS PHASE II – NORTH OF LAPORTE ROAD AND WEST OF LONGMEADOW DRIVE – FINAL PLAT OF APPROVAL

Consider a proposal from Crana Homes, represented by Ted Virgilio of Branecki-Virgilio & Associates, Inc. for property located north of LaPorte Road and west of Longmeadow Drive, within the Brookside Meadows subdivision. The Petitioner requests approval of the Final Plat of Subdivision for the Brookside Meadows Planned Unit Development Phase II. The Brookside Meadows Planned Unit Development was approved in 2006 by the Plan Commission and Village Board. The Final Plat for Phase II includes a total of fifteen (15) buildings with a total of fifty-eight (58) single-family attached residential units.

Present were the following:

Plan Commissioners:

Bob McClellan
Gina Miller
Mark Moylan
Art Pierce
Tim Stanton

Absent Plan Commissioner(s):

Bill Reidy
Tom Mahoney
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
David Niemeyer, Village Manager
Michael Mertens, Assistant Village Manager
Tom Melody, Village Attorney
David Seaman, Mayor
Michael Pannitto, Trustee
Jacob Vandenberg, Trustee
Brian Younker, Trustee
Bernard Brady, Trustee
Debra Kotas, Commission Secretary

Guest(s):

Ted Virgilio, Branecki-Virgilio & Associates, Inc.

TED VIRGILIO, Engineer for Branecki-Virgilio & Associates, Inc. is seeking Final Plat Approval for Phase II of the Brookside Meadows Planned Unit Development. He reported Phase II is a continuation of Brookside Meadows Phase I. He stated plans and engineering were done for the entire development, however, due to the economic conditions at the time the developer elected to proceed with only Phase I of the development which included forty-four (44) townhomes

and twenty-one (21) single-family homes. He explained Phase II will consist of fifteen (15) buildings having a total of fifty-eight (58) townhomes. He reported sewer and water will be extensions of what was installed in Phase I and stormwater detention was included in the engineering of the entire development.

PAULA WALLRICH, Deputy Planning Director, presented the Staff Report. She reviewed the site location that is west of the Fairfield Glen Subdivision and south of Arbury Hills. She reported the Brookside Meadows Planned Unit Development was approved in 2006 by the Plan Commission and Village Board and the Final Plat for Phase I being approved in 2007. She noted Phase II includes fifty-eight (58) multi-family units with fifty-six (56) proposed as 4-unit, and two (2) proposed as 3-unit buildings. She reported the minor landscape issues have been corrected and the Landscape Plan has been approved by Staff, and final engineering comments have been addressed, therefore, no outstanding issues remain and the Plan Commission no longer needs to condition their approval.

COMMISSIONER MOYLAN raised concerns regarding the lack of road connections into this phase of the development. He expressed safety concerns with only one road into the subdivision. He suggested connecting Beechnut Drive from the north.

MR. VIRGILIO reported when the subdivision was initially presented, negotiations took place with surrounding areas including Frankfort Township, Frankfort, and Mokena regarding road connections. He stated that originally, there were plans to connect all roads; however, some of the surrounding entities denied this. Since final conceptual plat and final engineering was originally approved in this manner, he stated that the developer is not agreeable to connect Beechnut Drive with the subdivision and has elected to leave the alignment as originally proposed.

There being no further questions or comments from Commissioners for the Petitioner or Staff, COMMISSIONER MCCLELLAN made a motion recommending to the Village Board Final Plat Approval for Brookside Meadows Phase II, north of LaPorte Road and west of Longmeadow Drive.

The Motion was seconded by COMMISSIONER MILLER.

AYE: Plan Commissioners Bob McClellan, Gina Miller, Mark Moylan, Art Pierce, and Tim Stanton

NAY: None

ABSENT: Plan Commissioners Bill Reidy, Tom Mahoney, and Chairman Rita Walker

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ACTING PLAN COMMISSION CHAIRMAN PIERCE 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 FEBRUARY 4, 2016 MEETING

ITEM #2: THE RESERVE AT TINLEY PARK – NORTHEAST CORNER OF OAK PARK AVENUE AND 183RD STREET – SITE PLAN APPROVAL

Consider a proposal from Mr. David Petroni, on behalf of Buckeye Community Sixty-Nine, LP, for Site Plan Approval for property located at the northeast corner of Oak Park Avenue and 183rd Street (PIN 28-31-416-005-0000) and within the NF (Neighborhood Flex) Zoning District and the Village's Legacy District. The Petitioner is proposing to construct a three-story, forty-seven (47) unit multi-family residential building with related site improvements, including landscaping and stormwater detention.

Present were the following:

Plan Commissioners:

Bob McClellan
Gina Miller
Mark Moylan
Art Pierce
Tim Stanton

Absent Plan Commissioner(s):

Bill Reidy
Tom Mahoney
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
David Niemeyer, Village Manager
Michael Mertens, Assistant Village Manager
Tom Melody, Village Attorney
David Seaman, Mayor
Michael Pannitto, Trustee
Jacob Vandenberg, Trustee
Brian Younker, Trustee
Bernard Brady, Trustee
Debra Kotas, Commission Secretary

Guest(s):

David Petroni, Buckeye Community Hope Foundation

Prior to presentations by the Petitioner and Staff, MAYOR DAVE SEAMAN addressed the audience and the Plan Commission. He stated he understands the public is upset and their presence this evening is evidence of that. He stated the process fell short in terms of getting input on all projects and was a flaw in adoption of the Legacy Code in catching the steps necessary in the process. He is requesting the Board retain special counsel, a subject matter expert in zoning, to review current Code and provide counsel to the Planning Department and the Plan Commission in terms of how

those codes can be revised in a way to best meet the needs of the public in terms of having input and the information necessary to facilitate decision making. He is also seeking to appoint four (4) citizens to join in the effort and have an opportunity to participate in the process and conversation with the subject matter expert so when it comes to the point of presenting this to the Planning Committee of the Board and the Plan Commission there will be a much more full input. MAYOR SEAMAN selected MATT COUGHLIN, TRENT RIDGWAY, CHARLEY SMITH, and ROXANE DEVOS TYSSEN to work with the Planning Staff, the Planning and Zoning Committee of the Village Board, and the subject matter expert retained by the Village.

MAYOR SEAMAN proceeded to explain some of the challenges with Legacy Code. He noted it is a new, form-based code and though it was adopted several years ago, there has been nothing to apply it to since nothing has been happening in the downtown area due to recession. He suggested looking closely at the downtown area because there should be a lot of focus there in terms of density and other consequences that occur in that type of downtown development. He explained the intent of the process was to eliminate government input or intrusion. He stated the subject matter expertise will make this more clear and facilitate the Village Board in taking corrective action and provide Staff with more direction in the future. He concluded by stating with public input and participation it is the intent to make these codes better to do what is best for Tinley Park.

TRUSTEE JACOB VANDENBERG, 17248 S. Harlem, also wished to address the Plan Commission and members of the audience. As Chairman of Planning and Zoning, he requested members of the Plan Commission table agenda item #2, The Reserve. He reported conducting his own due diligence on the process and transparency of the project and not allowing threats to derail proper vetting of the project. He addressed MR. PETRONI of Buckeye Community Sixty-Nine LP, stating he is not requesting this item be tabled due to affordable housing and that he and the community will not be accused of improper motives.

TRUSTEE VANDENBERG reported reading 2,500 documents including email correspondence between Village Staff, the project developer, and the development team members. He stated he was disgusted and appalled in the material he was privy to as a Trustee and feels shocked and betrayed. He stated the correspondence seemed improper at a minimum and included information such as timelines, maneuvers, loopholes, and exclusions of Trustees from information with the end result as the zoning process being circumvented. He believes there was insufficient time for himself and the Board of Trustees to examine the project adding an uninformed vote is not a valid vote. He believes the development had no intention of building to Village codes.

Due to volume of data, TRUSTEE VANDENBERG requested to table this agenda item indefinitely. He is requesting his fellow colleagues place a moratorium on any Legacy District development. He is also requesting to retain an independent investigator to review the events surrounding the project and interaction with Village Staff.

TRUSTEE VANDENBERG referred to a zoning compliance letter that he was copied on. He reported he was first given this memorandum on 02/01/2016 and upon review, did not recall every receiving the memorandum. He stated he checked email and also requested the Village IT Department to search the Village server but could not find evidence it was ever sent. He reported bringing this to the attention of the Board and also requested the Village Manager conduct an internal investigation.

In conclusion, TRUSTEE VANDENBERG requested the Plan Commission table this item until it can be determined what occurred during the process and be able to adequately vet the project in accordance with Tinley Park zoning codes and laws of the State of Illinois.

COMMISSIONER MCCLELLAN stated in light of what was stated by several Trustees and the Mayor at the Village Board Meeting of 02/02/2016, he does not believe the Plan Commission is in a position to vote for Site Plan Approval for the project at this time. He clarified this is not a denial of project but made a motion to refer it back to the Planning Department for further review.

The Motion was seconded by COMMISSIONER MOYLAN.

AYE: Plan Commissioners Bob McClellan, Gina Miller, Mark Moylan, Art Pierce, and Tim Stanton

NAY: None

ABSENT: Plan Commissioners Bill Reidy, Tom Mahoney, and Chairman Rita Walker

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ACTING PLAN COMMISSION CHAIRMAN PIERCE declared the Motion approved.

ACTING PLAN COMMISSION CHAIRMAN PIERCE opened the meeting to public comment.

MATT COUGHLIN, 17245 68th Court, thanked members of the Plan Commission for the decision made this evening. He stated that as civil servants it is the expectation that the public is never misled or information held back. He added the citizens of Tinley Park expect due process and those responsible taken to task.

WILLIAM PURCELL, 6743 Pointe Drive, inquired if there will be open meetings with the members selected by MAYOR SEAMAN. TOM MELODY, Village Attorney, acknowledged proper notice will be provided regarding this project. MR. PURCELL also expressed concern regarding decreased property values.

NORM SHEEHAN, 6862 W. 173rd Place, requested transparency with no "closed door" sessions.

CAMILLE TESS, 194th and Harlem, inquired how public notice regarding the project will be given. DAVID NIEMEYER indicated notice will be given via press release to the newspapers, Village website and those registered to receive Village emails.

A member of the audience raised concerns regarding those individuals giving public comment being requested to state their address as a possible violation of the Open Meetings Act. MR. MELODY stated no one has demanded these individuals give their address and are not required to provide that information unless they so choose.

BETH MCKERNAN inquired if during the investigation it was found that Staff acted inappropriately or misrepresented, will there be dismissals. She also inquired who will be responsible for the cost of the investigation. MR. MELODY reported that the Plan Commission has no jurisdiction over employees.

MIKE PAUS, 17204 S. 71st Avenue, reported buying his condominium at a severe premium in 2006 comparing it with its current value. He asked the Plan Commission if this development will help or hurt property values in the area.

LESLIE VAICIK, 6419 W. 181st Street, volunteered to also serve on the committee proposed by MAYOR SEAMAN.

MARLENE LEES, 7959 W. 163rd, stated concentrating low-income families in a single area does not create a good quality of life and is a detriment to their survival and is willing to provide information from research regarding this. As a realtor, she stated this development will increase the crime rate and affect area property values.

ED MATUSHEK, 17612 Webster Ct., former Trustee, commented Staff did not have proper direction and requires more guidance from the Village Board. He expressed safety concerns with the development allotting only one (1) parking space per unit and there being no public transportation in the area.

SCOTT JENDRA, 18423 Century Ct., expressed safety concerns stating that public housing increases the crime rate in an area and it is the responsibility of a governing body to protect people.

KAREN NICHOLSON stated she is a realtor in Tinley Park and recently listed a townhome in South Pointe, just south of the proposed development; however, the buyer withdrew their offer once they heard about this development.

STEVE EBERHARDT requested the Plan Commission review the documents submitted to the Illinois Housing Development Authority (IHDA) by the developer. He commented the Planning Director is in no position to provide a legal opinion regarding commercial vs. non-commercial noting the documents provided by the developer indicate no commercial use on the property; however, MR. PETRONI reported a rental office on the first floor of the building. He reported reviewing the Legacy Code and other zoning codes that reflect no definition for "commercial". He reviewed IHDA requirements that were not complied with.

RON ZAWILINSKI expressed safety concerns with the developments close proximity to Central Middle School.

TRENT RIDGWAY, 16836 Odell, thanked the Plan Commission for denial of the cell phone towers. He complimented the Plan Commission on their efforts. He stated he works in the financial industry and offered to provide any expertise needed.

LOUIE LAPORTE reported being a retired Chicago police officer who recently moved to Tinley Park. He stated he is not in favor of low-income housing and believes it will bring trouble to the area.

MONICA RUBAN, 183rd & Ridgeland, stated she is not against low-income housing; however, is against citizens having to abide by codes that others are not. She explained the process she went through, with the assistance of Staff, in having to obtain a variance to replace an existing fence that was not in compliance with current codes.

MAUREEN MARTIN stated the longer it takes to consider this project, the more negative press will potentially occur and will further lower property values. She requested that this be a quick process.

MIKE GLOTZ also expressed concerns with the amount of parking allotted for this development. He questioned the amount of property taxes this development will generate. He also expressed concerns regarding the contractor selected for the project.

NANCY O'CONNOR reviewed the timeline for text amendment changes to the Legacy Code noting final approval by the Village Board 10/06/2016. She questioned why a letter, presumably sent in July 2016 by the Planning Director to the Illinois Housing Development Authority (IHDA) on behalf of Buckeye Construction, indicated the project meets all Village codes when changes to the code had not yet been approved.

CHRISTY HEINS, 7501 Hanover, requested accommodations be made in the other areas of Village Hall for the overflow crowd of people so they are able to hearing the proceedings more clearly. She also volunteered to serve on the concerned citizens committee selected by MAYOR SEAMAN.

It was suggested by an audience member to move any future meetings to a different venue.

TRUSTEE MICHAEL PANNITTO complimented TRUSTEE VANDENBERG on his efforts. He thanked the citizens indicating they won everything they could have won. He thanked the Plan Commission for their service and their decision to table this item. He acknowledged the process is tremendously flawed.

DIANE GALANTE, 8340 Queen Victoria Lane, inquired why the amount of property tax being generated on a particular project is not a consideration when making a decision. She stated the amount of property tax being generated from this development will not cover the education costs of sending children in this development to the area schools. She questioned the need for this development in the Village.

DAVID NIEMEYER, Village Manager, stated that Village Staff appreciates the public's input. He assured Staff will work with the elected officials to continue to ensure Staff does better at findings ways to disseminate and relay information on projects. He reported further information regarding this particular development, including Police Department review, is now on the website. He agreed to work with whatever process the Village Board chooses. He reported he and full-time members of the Staff reside in the Village, care deeply about the Village, and are here to do what is best for the Village in a professional, legal manner.

BETH MCKERNAN inquired what Village Staff feels is positive about bringing this development to Tinley Park. MR. NIEMEYER reported it is only Staff's responsibility to review codes and procedures and ensure they are in compliance. MS. MCKERNAN noted the amount of foreclosed homes within the Village and does not believe there is a need for this development within the Village. She inquired if there were any other applications for low-income, subsidized housing. MR. NIEMEYER indicated he was not aware of any others at this time.

LISA HOFF stated it appears that some individuals are not working within legal codes and guidelines. She expressed frustration regarding not getting specific answers.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER STANTON seconded by COMMISSIONER MOYLAN to adjourn the regular meeting of the Plan Commission of February 4, 2016 at 8:58 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. ACTING PLAN COMMISSION CHAIRMAN PIERCE declared the meeting ADJOURNED.



**MINUTES OF THE SPECIAL JOINT MEETING
ZONING BOARD OF APPEALS AND PLAN COMMISSION**

**VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

APRIL 21, 2016

A Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was held in the Kallsen Center of the Village Hall on April 21, 2016 at 7:30 p.m.

ROLL CALL

Present were the following:

Zoning Board Members:

Michael Fitzgerald
Jennifer Vargas
Chris Verstrate, Chairman

Absent Zoning Board Member(s):

Paul Lechner
Bob Paszczyk
David Samuelson
Steve Sepessy

Plan Commissioners:

Ronald Bazan
Kevin Berghold
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan
Ken Shaw
Tim Stanton
Ed Matushek III, Chairman

Village Officials and Staff:

Michael Marrs, Village Attorney
Jacob Vandenberg, Trustee
Paula Wallrich, Interim Community Development Director
Lisa Beck, Planning & Building Clerk
Debra Kotas, Commission Secretary

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS AND PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 21, 2016 SPECIAL JOINT MEETING

ITEM #1: PRESENTATION ON ROLES, PROCEDURES, PRINCIPLES, AND RELATED ISSUES TO ZONING BOARD OF APPEALS AND PLAN COMMISSION

Consider receiving training from the Village Attorney on roles, procedures, principles and issues related to the Zoning Board of Appeals and Plan Commission. (No action will be taken as a result of this agenda item.)

CALL TO ORDER

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was called to order at 7:31 p.m. by Ed Matushek III, Chairman.

ROLL CALL

Responding to roll call were the following:

Plan Commissioners:

Ronald Bazan
Kevin Bergthold
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan
Ken Shaw
Tim Stanton
Ed Matushek III, Chairman

Zoning Board Members:

Michael Fitzgerald
Jennifer Vargas
Chris Verstrate, Chairman

Absent Zoning Board Member(s):

Paul Lechner
Bob Paszczyk
David Samuelson
Steve Sepessy

Members of the Zoning Board of Appeals, Plan Commission and Village Staff introduced themselves and each provided a brief summary of their qualifications. MARK MOYLAN, Plan Commissioner, welcomed new Zoning Board Members and Plan Commissioners. He proceeded to thank the previous Members and Plan Commissioners for their many years of service.

MICHAEL MARRS, Village Attorney, was in attendance to provide training and answer questions regarding the roles, procedures, principles, and related issues of the Village's Zoning Board of Appeals and Plan Commission.

He explained Tinley Park derives its zoning authority from the Illinois Municipal Code and as a home-rule community. MR. MARRS explained the benefits of home-rule with respect to zoning noting that home-rule allows the Village to self-govern rather than rely on State Statutes for exercising any power to protect the health, safety, morals, and welfare of the community. A manual was provided to all Members and Commissioners that included information regarding the following:

1. Zoning Law: Basic principles, common issues, and types of zoning relief;
2. Rules, Procedures, Responsibilities, Findings, and Motions;
3. Summary of Open Meetings Act; and,
4. Conflicts of Interest.

A copy of the Village's Zoning Ordinance had also been distributed. PAULA WALLRICH, Interim Community Development Director, presented the Village's Zoning Map noting it is also interactive on the Village's website.

MR. MARRS explained the Village is divided into various zoning districts including residential, commercial, and industrial, and the Zoning Ordinance sets forth permitted uses within each district. He proceeded to define and provide examples of zoning reliefs including: Special Uses, Variations, Map Amendments (also referred to as rezoning), and Text Amendments.

PETER KRONER, Plan Commissioner, questioned the consequences should an error occur and a change made to the verbiage from what was originally presented to what was voted on and approved. PLAN COMMISSION CHAIRMAN ED MATUSHEK III stressed it is the responsibility of members of the Zoning Board and Plan Commission to review thoroughly. MR. MARRS concluded it could be subject to challenge.

MR. MARRS highlighted the responsibilities of a member of the Plan Commission and Zoning Board of Appeals, including meeting attendance, knowledge of the Zoning Ordinance, and meeting preparation with review of the individual packets sent by Staff prior to a meeting. He stressed the importance of site visits. He noted additional training is also available.

MR. MARRS proceeded to review the public hearing process. He explained the order of presentation listed in the handout for a public hearing, which may be modified by the Chairperson.

ZONING BOARD OF APPEALS CHAIRMAN CHRIS VERSTRATE requested clarification if the public hearing must be closed before comments and deliberations by the Zoning Board. MR. MARRS noted the hearing should be closed ending the public comment portion and beginning deliberations.

MR. MARRS concluded the public hearing portion reporting a motion is ultimately made recommending approval or denial. MS. WALLRICH noted Staff assists in writing the motion, which is included in the Staff Report, typically presented in the affirmative with Members and Commissioners voting Aye or Nay.

With the Plan Commission and Zoning Board of Appeals being public bodies, MR. MARRS summarized rules regarding the Open Meetings Act. He requested each of the Members and Commissioners complete their online training within ninety (90) days.

MR. MARRS concluded his presentation discussing potential Conflicts of Interest. KEN SHAW, Plan Commissioner, requested clarification regarding reasons for recusal from a vote and its impact on a quorum.

MS. WALLRICH reviewed an average timeline of current Village processes from submittal to final approval for a typical project. She explained it is the responsibility of Staff to bring each project into its most approvable, compliant state before presentation to the Zoning Board and/or Plan Commission. She briefly reviewed the Zoning Ordinance and Legacy Code, explaining the differences between both.

MS. WALLRICH reviewed several examples of Staff Reports and what is typically included in the Staff Report including a copy of the application, comments from the reviews by other Village departments including Police, Fire, Public Works and Engineering, any open items, findings of fact that will be incorporated into record, and finally a sample motion. In an effort to eliminate the use of paper, she reported the packets containing the Staff Report and other supporting documents for each respective meeting are sent electronically to each Member/Commissioner and are also available on the Village website. Select Members/Commissioners elected to receive paper copies.

MS. WALLRICH reported Staff prepares the agenda for each meeting that is reviewed by the respective Chairperson prior to distribution. She noted Staff is also responsible for publication of the public hearing notices. She reported Staff will also email a meeting notice. MS. WALLRICH stressed the importance of responding to the email to ensure a quorum.

Prior to adjournment, questions and comments were received from members of the public body. MR. MARRS clarified that this was a Special Meeting where no business was being decided or vote taken; therefore, there will be no interaction between the public body and the Zoning Board Members and/or Plan Commissioners.

ADJOURNMENT

A motion was made by PLAN COMMISSIONER ANTHONY JANOWSKI, seconded by PLAN COMMISSIONER KEN SHAW, to adjourn the Special Joint Meeting of the Zoning Board of Appeals and Plan Commission at 9:10 p.m.



Applicant
Apple Chevrolet

Property Location
8585 W. 159th Street

Zoning
B-5- Automotive Service

Approval Sought
Site Plan Review

Requested Action
Consider approving the
Site Plan (one meeting)

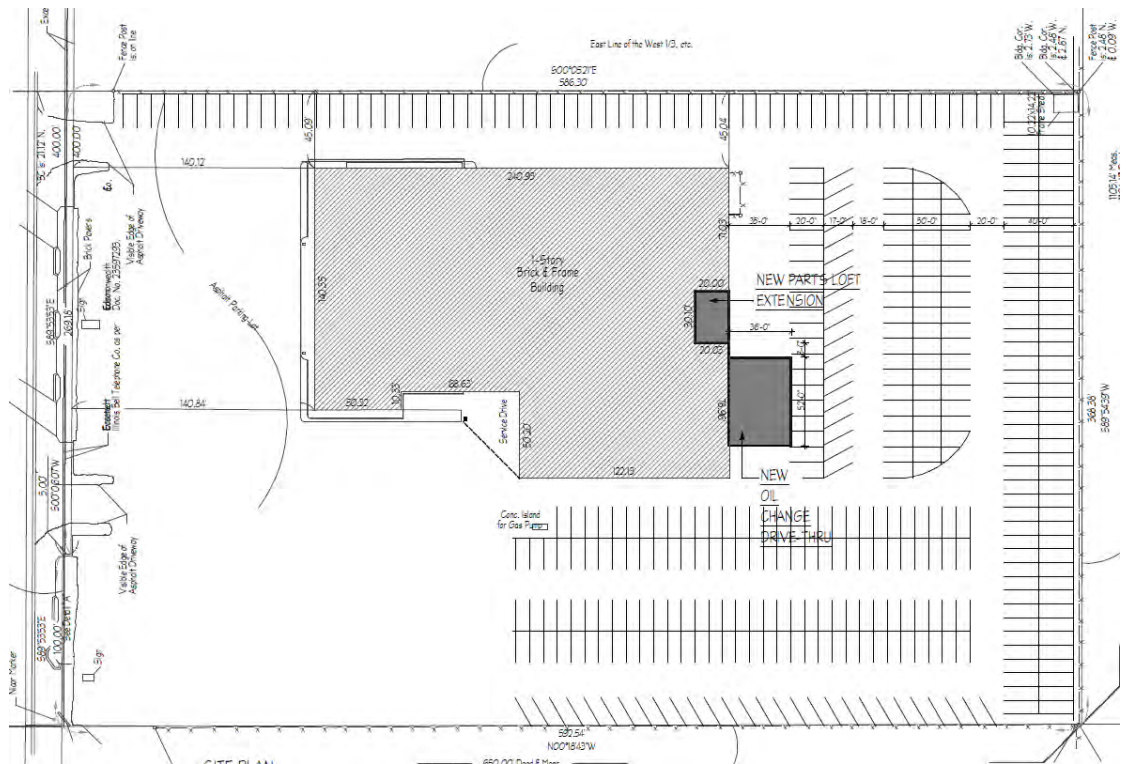
Project Planner
Paula J. Wallrich, AICP
Interim Community
Development Director

PLAN COMMISSION STAFF REPORT

May 5, 2016

Apple Chevrolet – Site Plan Review

8585 W. 159th Street



EXECUTIVE SUMMARY

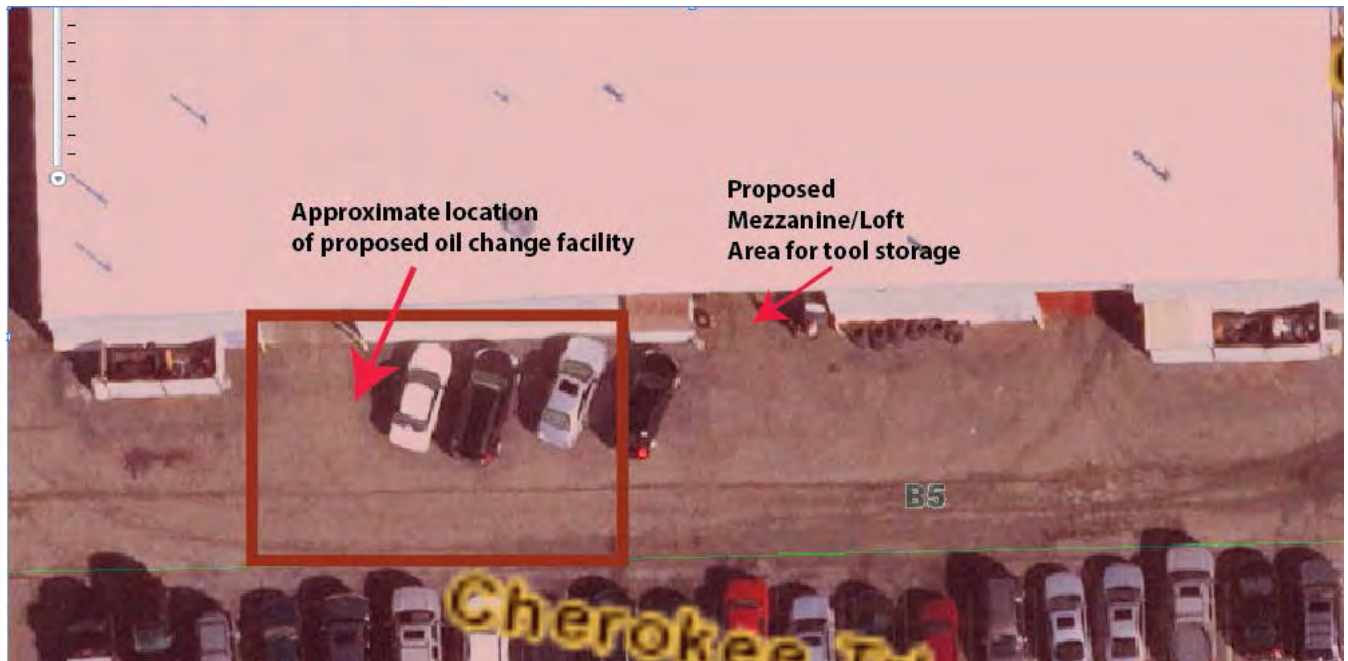
Apple Chevrolet is requesting Site Plan Approval for an 1,872 square foot (SF) addition to their existing facility for purposes of providing oil changes for their service customers; the facility will not be open to the general public. In addition they are purposing to extend their service area into a 600 SF area that will include adding a loft/mezzanine for parts storage. The existing parking lot at the rear of the structure will remain in its current configuration.

The Applicant proposes to construct the addition out of the same material that currently exists on the rear façade which is a white metal standing seam siding and CMU block at the foundation.

GENERAL REVIEW

Per the Zoning Ordinance (Section III.T.) no building permit shall be issued until a Site Plan has been reviewed by the Planning Department and approved by the Plan Commission. Site Plans are not subject to Village Board review, provided the site is in compliance with all regulations of the Zoning Ordinance.

Representatives from Apple Chevrolet have stated that they have experienced a significant increase in oil change servicing due to recent promotions from their Corporate Office. The proposed oil change addition will allow the Service Department to handle this increased demand without impacting current service bays within the facility. The oil changes are provided as part of their service to their customers; it is not a service provided to the general public. As part the proposed construction, they are also proposing a small 600 SF addition in an area that is currently ‘notched out’ of the rear façade with a roof overhang. By ‘filling in’ this area they will extend the ground floor into the area and add a loft/mezzanine to house tool and parts inventory. This area comprises 600 SF. As part of the planning for the addition, their architect realized some increased efficiencies by creating the mezzanine at the rear of the building.



The Site Plan has been distributed to Staff (Building Department, Fire Department, Police Department, Public Works, and consultant Engineers and Landscape Architects). There were no substantive comments from most departments with the exception of the Fire Department, which expressed concern regarding the parking layout at the rear of the building. The Applicant confirmed that there were no changes to the existing configuration. The Fire Department also requested that signage be affixed above the wall hydrant on the south wall as well as a ‘No Parking’ sign be erected above the wall hydrant and bollards for vehicle impact be installed in front of the wall hydrant. The Applicant has agreed to these requests.

ARCHITECTURE

The building addition will continue the same façade treatment as existing along the rear of the structure, which includes metal siding and CMU block foundation. See photo below.



SITE PLAN APPROVAL

The Zoning Ordinance provides Conditions of Approval in Section III.T.2 as follows:

- a. That the proposed Use is a Permitted Use in the district in which the property is located;
Automobile parts and accessories, on-site repairs or installation is a permitted use in the B-5 Automotive Service District
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
Off-street parking of inventory and service vehicles will remain as existing; no additional lighting or landscaping will be provided; the addition will be placed on existing impervious surface therefore no additional drainage will result from the proposed addition; and the façade treatment will be the same as the existing rear façade.
- 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;
Access has been reviewed by the Fire Department; the circulation will remain as currently exists.
- d. That the Site Plan provides for the safe movement of pedestrians within the site;
This area is gated and is not open to the public; service personnel will drive vehicles into the oil change facility.
- 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; and

No additional landscaping is planned as part of this project; the site is subject to annual Landscape Audits. There is a fence along the southern property line.

- f. That all outdoor trash storage areas are adequately screened.

There is an existing enclosed trash storage area at the rear of the building.

RECOMMENDATION/RECOMMENDED MOTION

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

“...make a motion to approve the Site Plan for Apple Chevrolet, 8585 W. 159th Street, per plans prepared by N. Batistich, Architects, dated May 18, 2015, received February 24, 2016, for purposes of constructing a 1,872 square foot oil change facility and 600 square foot parts storage area at the rear of the existing building. The façade will be constructed of the same materials as the existing façade, painted the same color; circulation will remain as it currently exists; and signage and bollards as requested by the Fire Department will be provided.”

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Apple Chevrolet C-1	N. Batistich, Architects,	May 18, 2015

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: APPLE CHEVY- OIL CHANGE LOCATION: 8585 W. 159TH ST.

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: STEPHEN BRADARICH
Company: LANDMARK CONSTRUCTION
Mailing Address: 18606 S. 81ST AVE. TINLEY PARK, IL 60487
Phone (Office): 708-342-0469
Phone (Cell): 708-774-2826
Fax: 708-342-0468
Email: stephenb@landmarkcsi.com

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner: - GENERAL CONTRACTOR

PROPERTY INFORMATION

Property Address: 8585 W. 159TH ST.
PIN(s): _____
Existing Land Use: AUTO DEALERSHIP / SERVICE
Zoning District: _____
Lot Dimensions: _____
Property Owner(s): APPLE CHEVROLET
Mailing Address: 8585 W. 159TH ST. TINLEY PARK, IL 60477

APPLICATION INFORMATION

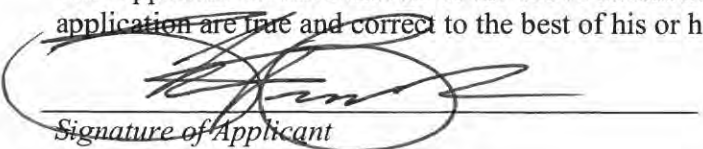
Description of proposed project (use additional attachments as necessary):

Oil Change Facility for the Dealership's Service Department.

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No ☐ Yes: _____

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.


Signature of Applicant

2/18/16
Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: APPLE CHEVY- O.I CHANGE LOCATION: 8585 W. 159TH ST.

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: APPLE CHEVROLET
Company: _____
Address: 8585 W 159TH ST.
Phone: 708-429-3000
Fax: _____
Email: _____

PROJECT ARCHITECT

Name: SIMON BATISTICH
Company: N. BATISTICH ARCHITECTS
Address: 475 W. FRONTAGE BURRIDGE, IL 60527
Phone: 630-986-1773
Fax: _____
Email: _____

PROJECT ENGINEER

Name: N/A
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

PROJECT LANDSCAPE ARCHITECT

Name: N/A
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

ATTORNEY

Name: N/A
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

END USER

Name: APPLE CHEVROLET
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
RESPONSIBLE PARTIES

PROJECT NAME: APPLE CHEVY - OIL CHANGE LOCATION: 8585 W. 159TH ST.

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: STEPHEN BRADARICH
Company: LANDMARK CONSTRUCTION
Address: 18606 S. 81ST AVE. TINLEY PARK 60487
Phone: 708 342-0469
Fax: _____
Email: _____

RESPONSIBLE FOR PLAN REVIEW FEES

Name: _____
Company: LANDMARK CONSTRUCTION
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: STEPHEN BRADARICH
Company: LANDMARK CONSTRUCTION
Address: 18606 S. 81ST AVE. TINLEY PARK IL 60487
Phone: 708-342-0469
Fax: _____
Email: _____

RESPONSIBLE FOR ATTORNEY FEES

Name: _____
Company: LANDMARK CONSTRUCTION
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ENGINEERING/
CONSTRUCTION OVERSIGHT FEES

Name: _____
Company: LANDMARK CONSTRUCTION
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR LANDSCAPE REVIEW
FEES

Name: _____
Company: LANDMARK CONSTRUCTION
Address: _____
Phone: _____
Fax: _____
Email: _____

OIL CHANGE ADDITION PLUS
PARTS LOFT EXTENTION:

APPLE CHEVROLET

8585 WEST 159TH STREET
TINLEY PARK, ILLINOIS

GENERAL NOTES
VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE EXISTING BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.

ALL INTERIOR FINISHES FOR THE WALLS AND CEILING ARE TO HAVE A FLAME SPREAD RATING OF 26 TO 75

ALL FLOOR FINISHES SHALL HAVE A FLOOR SPREAD RATING OF 75 OR LESS

ALL INTERIOR FINISHES ON ALL EXTERIOR SURFACES ARE TO HAVE A SMOKE DEVELOPED RATING OF LESS THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

ALL WORK IS TO CONFORM TO THE REQUIREMENTS WITHIN CURRENT EDITIONS OF ALL LOCAL, STATE, AND FEDERAL APPLICABLE CODES ADOPTED BY THE LOCAL JURISDICTION.

EACH TRADE SHALL BE HELD RESPONSIBLE FOR THE KNOWLEDGE OF THE CONSTRUCTION DOCUMENTS AND THE APPLICABLE BUILDING CODES.

ALL EXIT AND EMERGENCY LIGHTING ARE TO REMAIN THROUGHOUT THE BUILDING

ALL EXISTING PORTABLE FIRE EXTINGUISHERS ARE TO REMAIN THROUGHOUT THE BUILDING

THE CONTRACTOR SHALL INCLUDE ALL OWNER FURNISHED AND INSTALLED ITEMS AND OWNER FURNISHED AND CONTRACTOR INSTALLED ITEMS IN THE CONSTRUCTION AND SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS

ALL HAZARDOUS MATERIALS THAT ARE STORED ON THE PREMISES NEEDS TO PROVIDE THE AMOUNTS AND MATERIAL DATA FOR EACH

EXIT DOOR NOTE
THE EGRESS SIDE OF THE EXIT DOORS ARE TO OPERATE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING. EGRESS DOORS SHALL BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION. THUMB TURN DEAD BOLTS ARE NOT PERMITTED. ALL EXISTING EXIT DOORS ARE TO REMAIN WITH NO CHANGES

FIRE NOTES
THE NEW ADDITION IS TO BE EQUIPPED WITH AN APPROVED FIRE ALARM SYSTEM THAT SHALL BE CONNECTED TO THE EXISTING FIRE ALARM PANEL. FIRE ALARM SYSTEM IS TO INCLUDE PULL BOXES AT EXIT DOOR, AUDIO VISUAL FIRE ALARM SIGNALLING DEVICES AS NEEDED. SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH N.F.P.A. 72 CODE REQUIREMENTS. THE INSTALLING CONTRACTOR SHALL SUBMIT PLANS TO THE LOCAL FIRE PROTECTION DISTRICT FOR APPROVAL PRIOR TO INSTALLATION.

THE PLANS AND SPECIFICATIONS OF THE AUTOMATIC SPRINKLER FOR THE NEW ADDITION SHALL BE SUBMITTED TO THE LOCAL FIRE PROTECTION DISTRICT FOR APPROVAL PRIOR TO INSTALLATION BY THE INSTALLING CONTRACTOR. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH N.F.P.A. 13, CHAPTER 13.

PROVIDE AN APPROVED COMPLIMENT OF 40 BC FIRE EXTINGUISHERS WITH 10 BC EXTINGUISHERS POSITIONED EVERY 50 FEET THE LOCATIONS SHALL BE APPROVED BY THE LOCAL FIRE PROTECTION DISTRICT.

MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS OCCUPIED. IN THE EVENT OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE MEANS OF EGRESS FOR NOT LESS THAN 90 MINUTES.

CONTRACTOR'S USE OF SITE
ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE PREMISES.

THE CONTRACTOR SHALL MAINTAIN ADEQUATE SERVICE, PARKING, AND ACCESS TO THE FACILITIES.

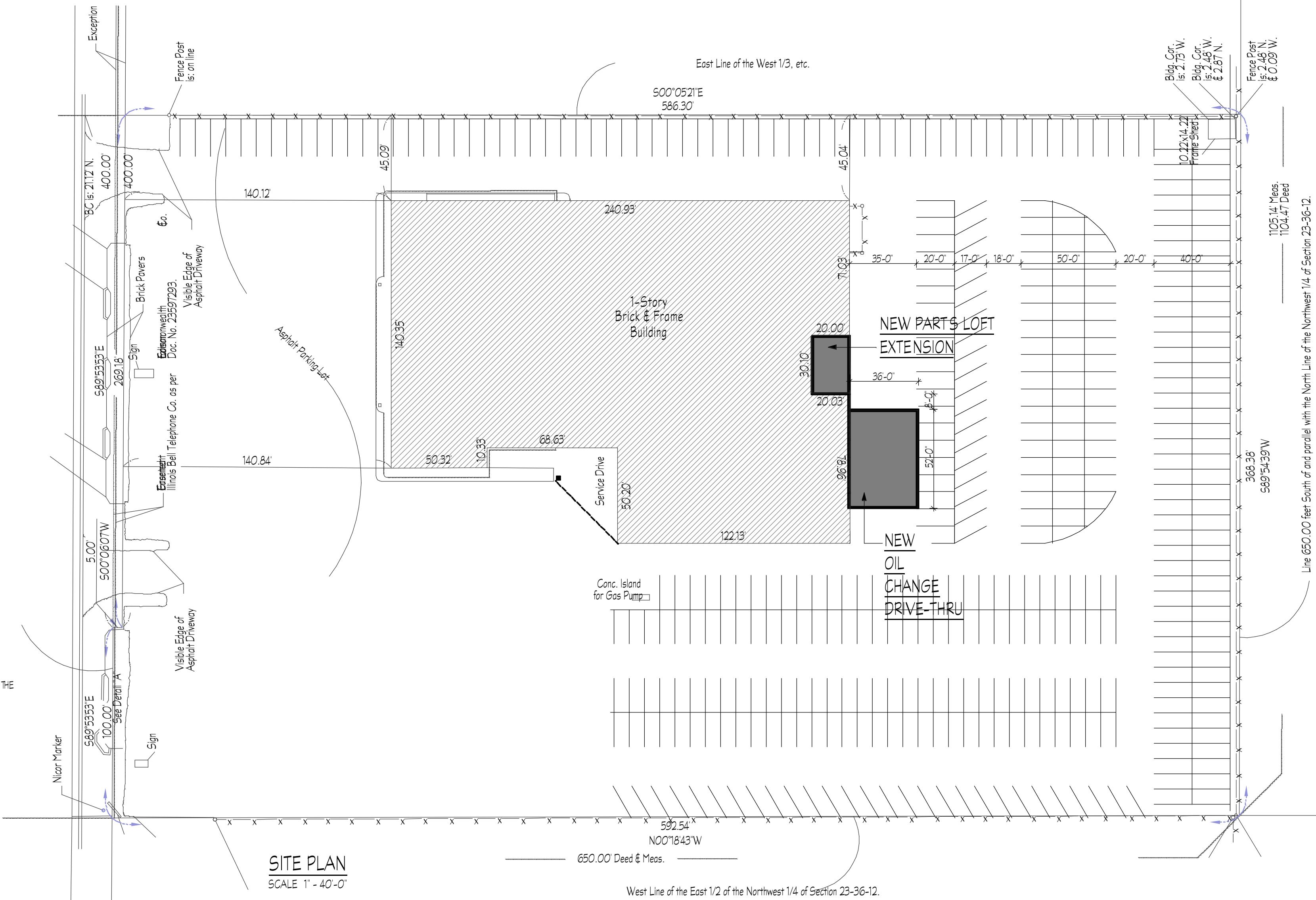
THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT THE OWNERS PROPERTY FROM DAMAGE DURING THE PROGRESS OF THE WORK. ANY DAMAGE TO THE OWNER'S PROPERTY SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE AND IN A MANNER SATISFACTORY TO THE OWNER

LIST OF CODES
2007 VILLAGE OF TINLEY PARK BUILDING CODES
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL FIRE GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL FIRE CODE
2005 NATIONAL ELECTRIC CODE

SCHEDULING
BEFORE STARTING ANY WORK RELATING TO THE EXISTING UTILITIES THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING OFFICE, NOTIFY THE OWNER 72 HOURS IN ADVANCE AND OBTAIN THE OWNERS APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.

- LIST OF DRAWINGS**
- C1 SITE PLAN AND NOTES
 - D1 EXISTING AND DEMOLITION FLOOR PLANS
 - A1 FOUNDATION PLAN AND DETAILS
 - A2 FLOOR PLANS AND EQUIPMENT PLANS
 - A3 PARTS LOFT EXTENSION PLAN
 - A4 ELEVATIONS AND WALL SECTIONS
 - A5 WALL SECTIONS
 - A6 WALL SECTIONS
 - A7 WALL SECTIONS
 - A8 DOOR SCHEDULE AND ROOM FINISH SCHEDULE
 - S1 STRUCTURAL PLANS
 - S2 STRUCTURAL DETAILS
 - P1 PLUMBING PLAN AND DETAILS
 - E1 ELECTRICAL PLAN
 - E2 ELECTRICAL NOTES AND PANEL SCHEDULE
 - M1 MECHANICAL PLAN AND SCHEDULE

PROJECT SUMMARY TABLE	
SCOPE OF WORK	AN OIL CHANGE ADDITION ON THE SIDE OF THE SERVICE STALLS. A PARTS LOFT EXPANSION ON THE SECOND FLOOR
PROJECT LOCATION	APPLE CHEVROLET 8585 W. 159TH ST. TINLEY PARK, IL.
EXISTING BUILDING AREA	37,350 SQUARE FEET
BUILDING ADDITION	OIL CHANGE DRIVE-THRU 1872 SQ. FT. BASEMENT 966 SQ. FT. PARTS LOFT EXTENSION 600 SQ. FT.
FIRE SUPPRESSION / DETECTION SYSTEM	AUTOMATIC FIRE SUPPRESSION / FIRE ALARM / DETECTORS
USE GROUP	F-1
CLASSIFICATION OF INTERIOR FINISHES	CLASS II
SPECIAL INSPECTIONS	THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED SOILS: SITE PREPARATION DURING FILL PLACEMENT EVALUATION OF IN-PLACE DENSITY CONCRETE CONSTRUCTION STEEL CONSTRUCTION MATERIALS (BOLTS, NUTS, WASHERS, STRUCTURAL STEEL WELD FILLER, ERECTION)



n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE DRAWINGS. THE ARCHITECTS, IN WITNESS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE	10/18/2015
DRAWN BY:	
SCALE	
APPROVED BY:	

AN OIL CHANGE ADDITION AND PARTS LOFT EXTENSION AT
APPLE CHEVROLET
8585 WEST 159TH STREET
TINLEY PARK, ILLINOIS

PLAN No. 10/18/2015
SHEET No. C-1

DEMOLITION NOTES

DESCRIPTION OF WORK

THE EXTENT OF THE DEMOLITION OR REMOVAL OF THE WORK IS SHOWN ON THE DRAWINGS, BUT IT SHALL BE UNDERSTOOD THAT ADDITIONAL OR INCIDENTAL REMOVALS AND CUTTINGS SHALL BE INCLUDED UNDER VARIOUS TRADE CATEGORIES OF THE SPECIFICATIONS AS APPLICABLE AND AS REQUIRED FOR THE INSTALLATION OF THE NEW WORK AND SHALL BE DONE BY THE RESPECTIVE TRADES.

DEMOLITION INCLUDES THE COMPLETE REMOVAL AND DISPOSAL OF THE DEMOLISHED MATERIALS AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED.

DEMOLITION WILL INCLUDE:

- SAW CUTTING AND REMOVAL OF EXISTING ASPHALT
- SAW CUTTING AND REMOVAL OF EXISTING CONCRETE SLABS
- REMOVAL OF ALL DOORS WHERE SHOWN ON DEMOLITION PLANS
- REMOVAL OF EXISTING EXTERIOR WALL PANEL SYSTEMS AS SHOWN ON PLANS
- REMOVAL OF A PORTION OF THE EXISTING SHEET METAL TO TIE THE NEW ADDITION TO THE EXISTING BUILDING

JOB CONDITIONS

ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO THE ADJACENT BUILDING STRUCTURE AND PERSONS.

DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO THE ADJACENT FACILITIES BY DEMOLITION AT NO COST TO THE OWNER

DEMOLITION

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS AND AS DIRECTED BY THE GOVERNING AUTHORITIES. RETURN ADJACENT AREAS TO CONDITIONS AS THEY WERE PRIOR TO THE START OF THE WORK.

EXISTING AREAS, CONSTRUCTION, PRODUCTS, MATERIALS, AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE.

DO NOT CLOSE OR OBSTRUCT CORRIDORS WITHOUT THE AUTHORIZATION OF THE ARCHITECT AND THE OWNER. DO NOT STORE OR PLACE MATERIALS IN CORRIDORS OR OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH MINIMUM TRAFFIC INTERFERENCE.

PROVIDE BARRIERS, WARNING SIGNS, AND OTHER ITEMS REQUIRED FOR THE PROPER PROTECTION OF THE WORKMEN ENGAGED IN THE DEMOLITION OPERATION AND ALSO THE OCCUPANTS OF THE BUILDING.

WORKMANSHIP

EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND THE OCCUPANTS OF THE BUILDING.

FINISH NEW AND ADJACENT EXISTING SURFACES AS SPECIFIED FOR NEW WORK. CLEAN EXISTING SURFACES OF DIRT, GREASE, LOOSE PAINT, ETC. BEFORE REFINISHING.

CUT OUT EMBEDDED ATTACHMENT ITEMS AS REQUIRED TO PROPERLY PROVIDE FOR PATCHING AND REPAIR OF THE RESPECTIVE FINISHES.

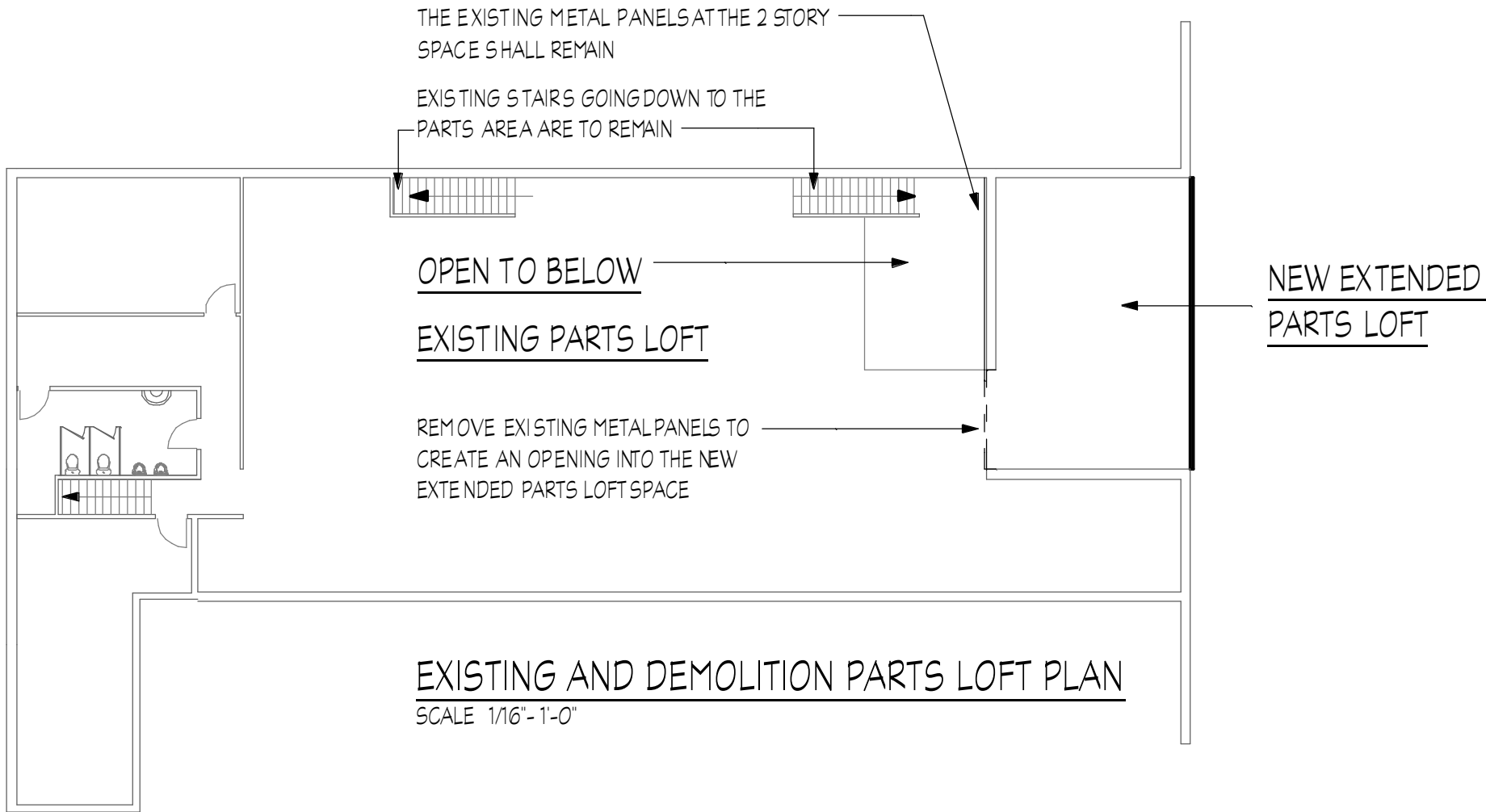
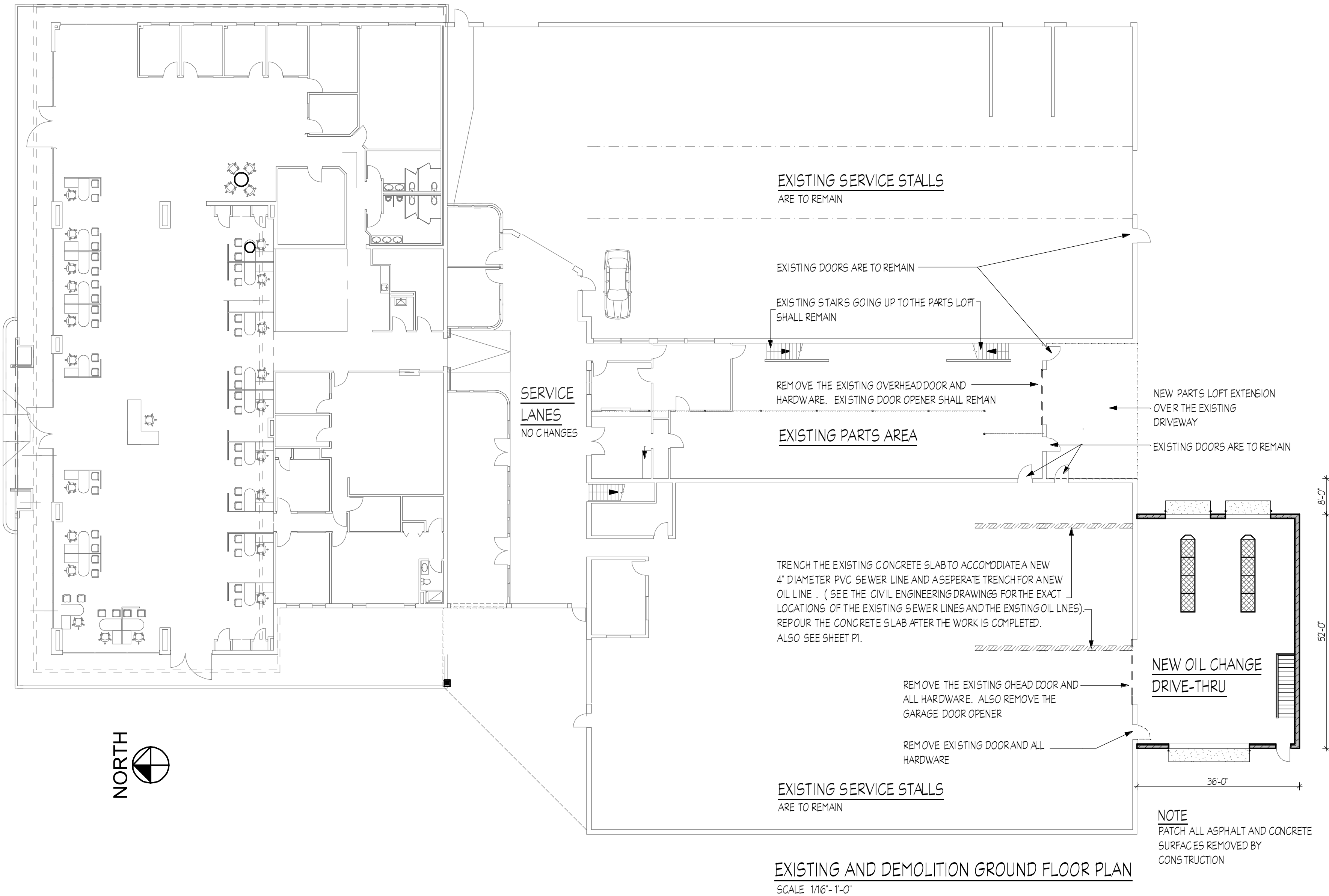
CLEAN UP

REMOVE DEBRIS AS THE WORK PROGRESSES. MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION.

TRANSPORT MATERIALS REMOVED FROM THE DEMOLISHED STRUCTURE AND DISPOSE OF THE MATERIALS OFF SITE.

SCHEDULING

BEFORE STARTING ANY WORK RELATING TO THE EXISTING UTILITIES THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING BUILDING, NOTIFY THE OWNER 72 HOURS IN ADVANCE AND OBTAIN THE OWNER'S APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.



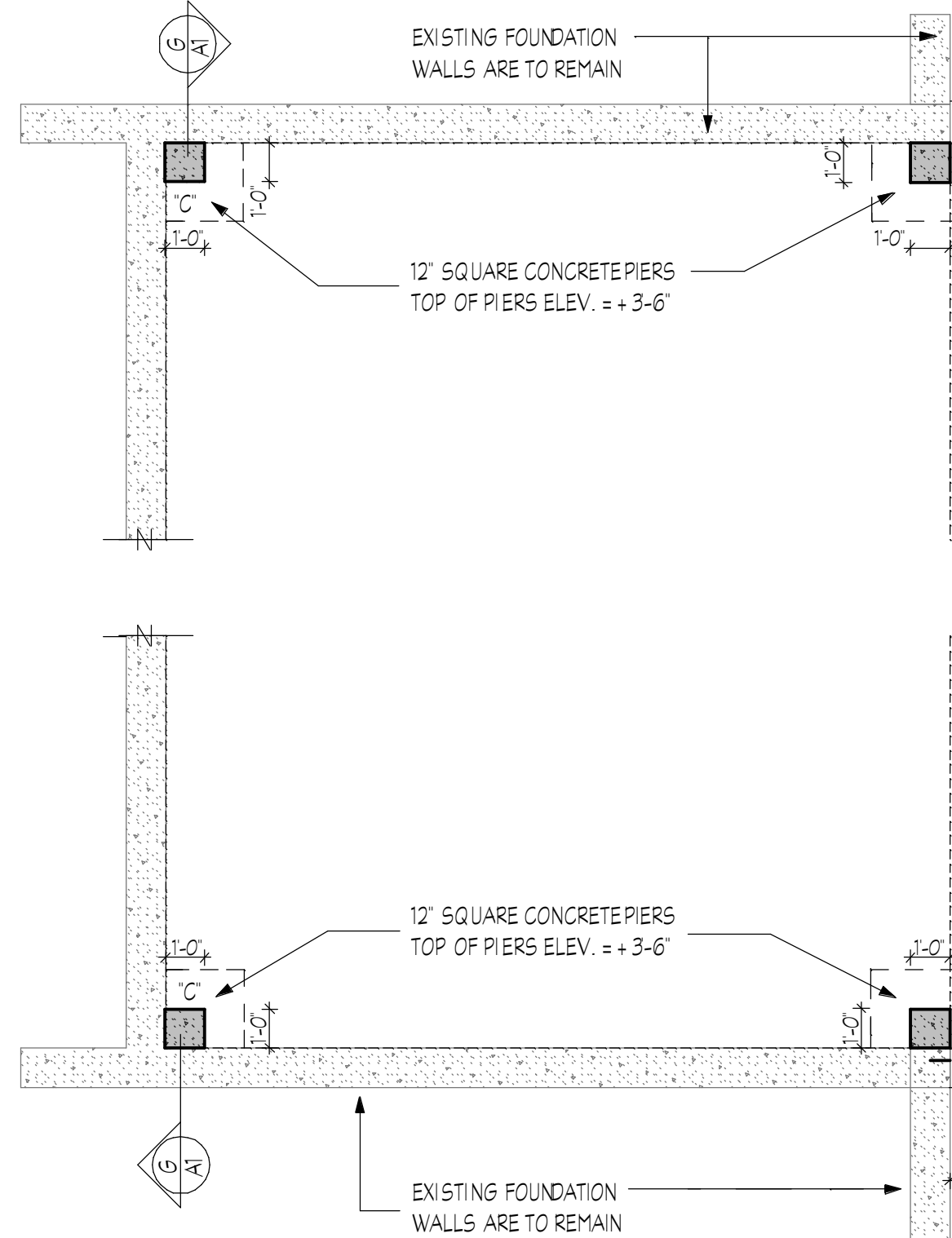
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE	10/18/2015
DRAWN BY:	
SCALE	
APPROVED BY:	

PLAN No.	# 0518.2.015
SHEET No.	
D - 1	

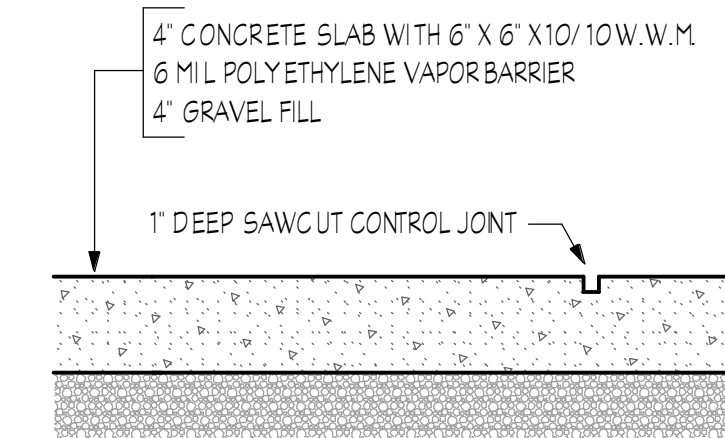
AN OIL CHANGE ADDITION AND
PARTS LOFT EXTENSION AT
APPLE CHEVROLET
8585 WEST 159TH STREET
TINLEY PARK, ILLINOIS



EXCAVATION

EXCAVATE TO THE SUBGRADE ELEVATIONS (SEE CIVIL ENGINEERING DRAWINGS)
REMOVE EXCAVATED MATERIALS FROM SITE
PROVIDE STONE BACKFILL MATERIAL
PLACE BACKFILL AND GRAVEL UNDER SLABS

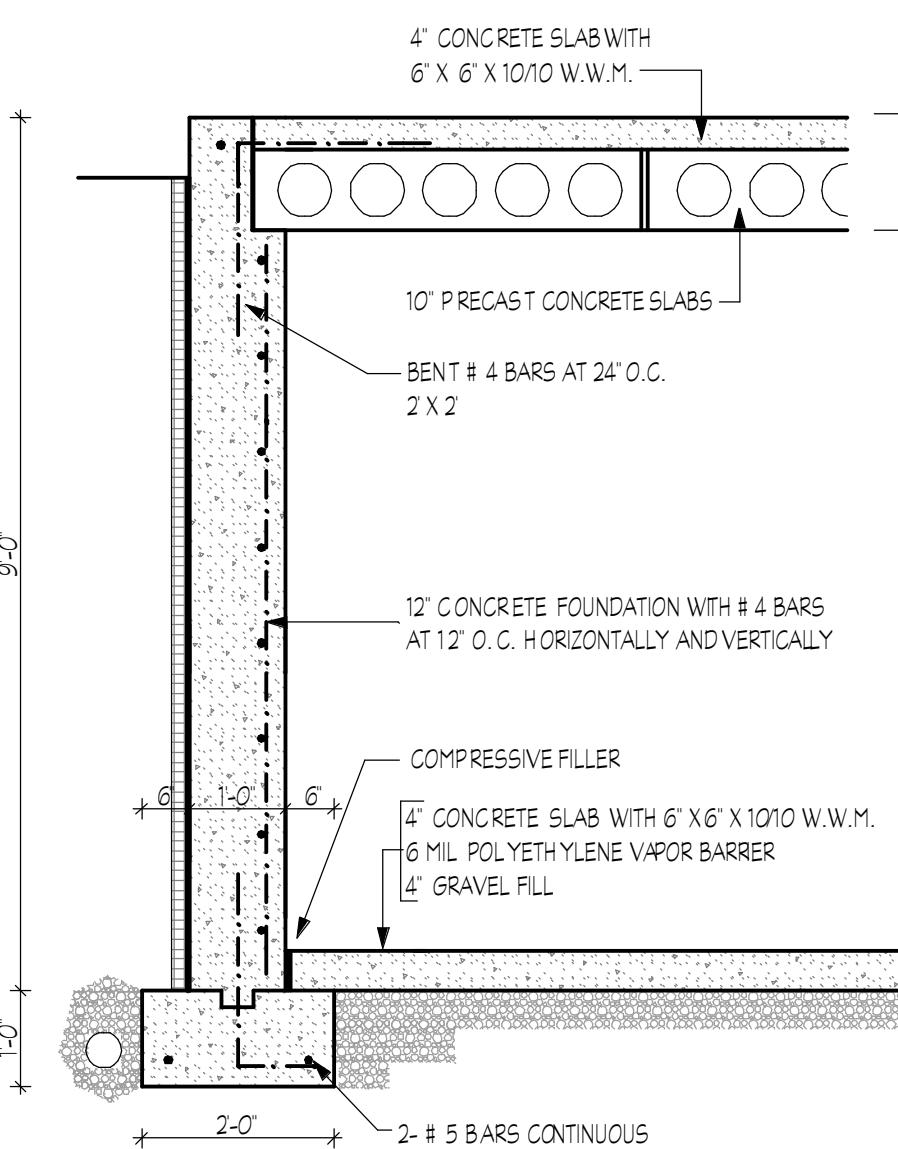
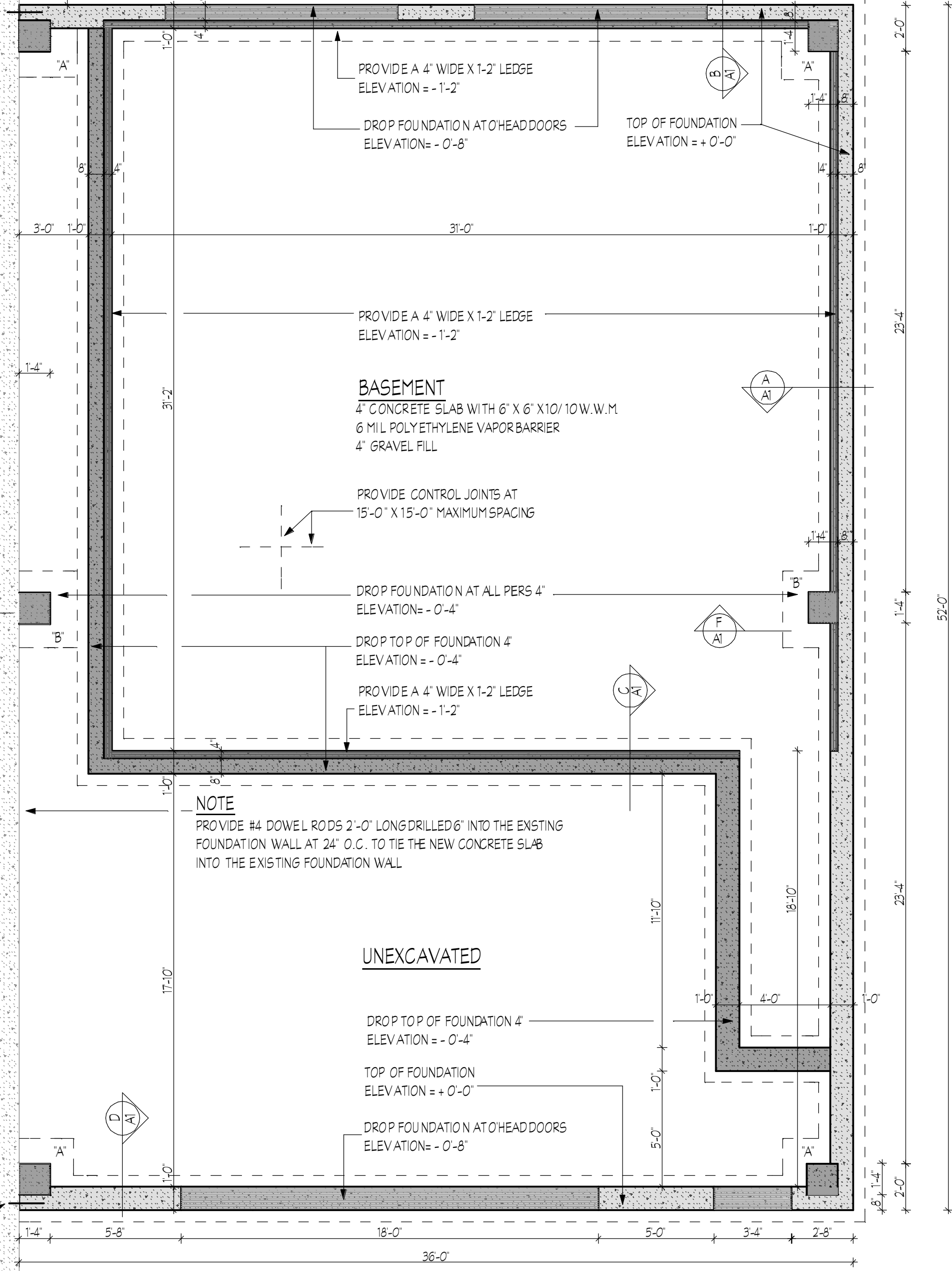
FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
A	3'-6" X 3'-6" X 1'-4"	3- #4 REINFORCING BARS EACH WAY
B	4'-0" X 4'-0" X 1'-4"	4- #4 REINFORCING BARS EACH WAY
C	3'-0" X 3'-0" X 1'-4"	3- #4 REINFORCING BARS EACH WAY



CONTROL JOINT DETAIL
SCALE 1" = 1'-0"

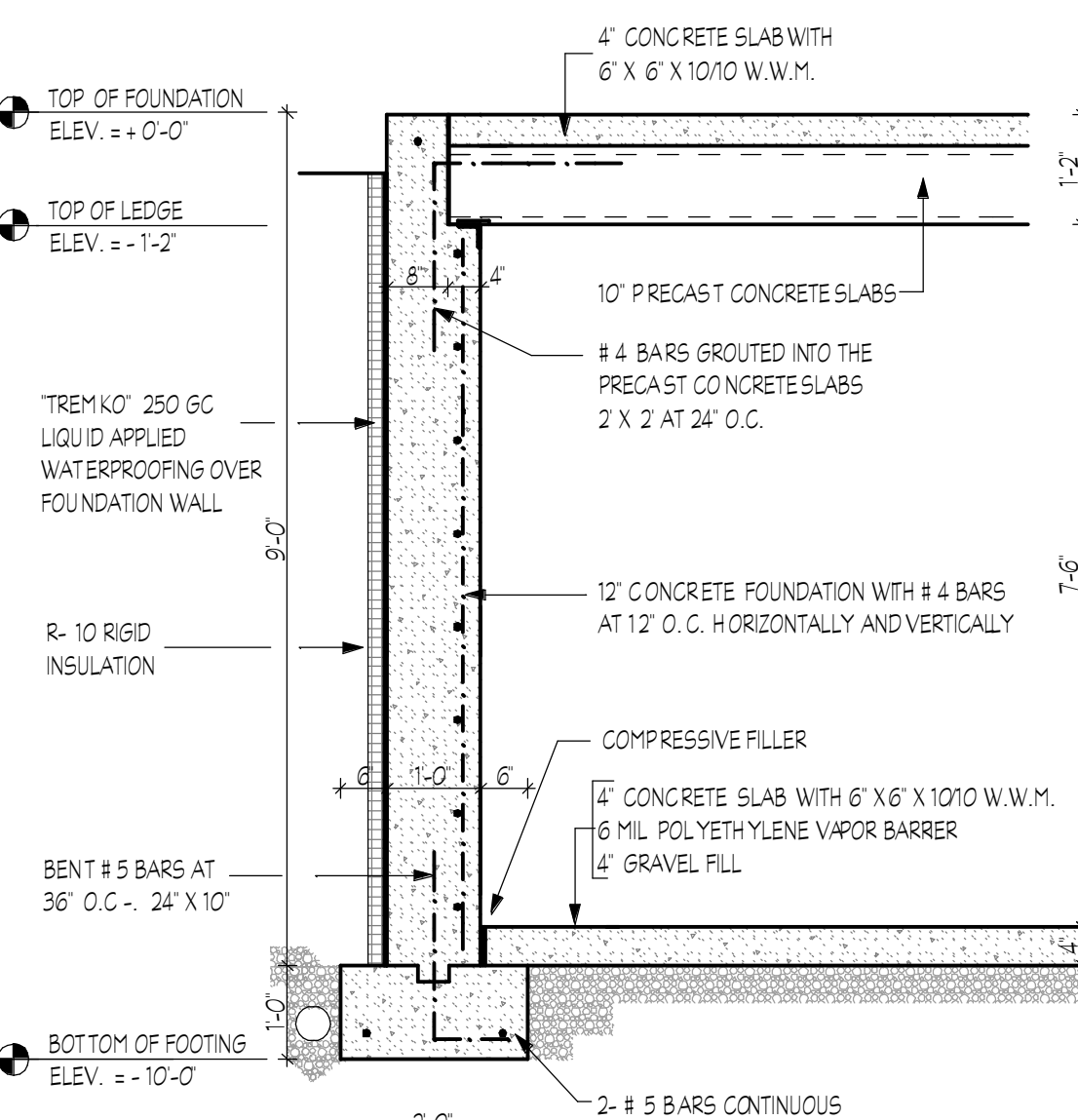
FOUNDATION PLAN
SCALE 1/4" = 1'-0"

#4 DOWEL RODS TO BE 1'-6" LONG DRILLED 6" INTO THE EXISTING FOUNDATION WALL AT 12" O.C. VERTICALLY



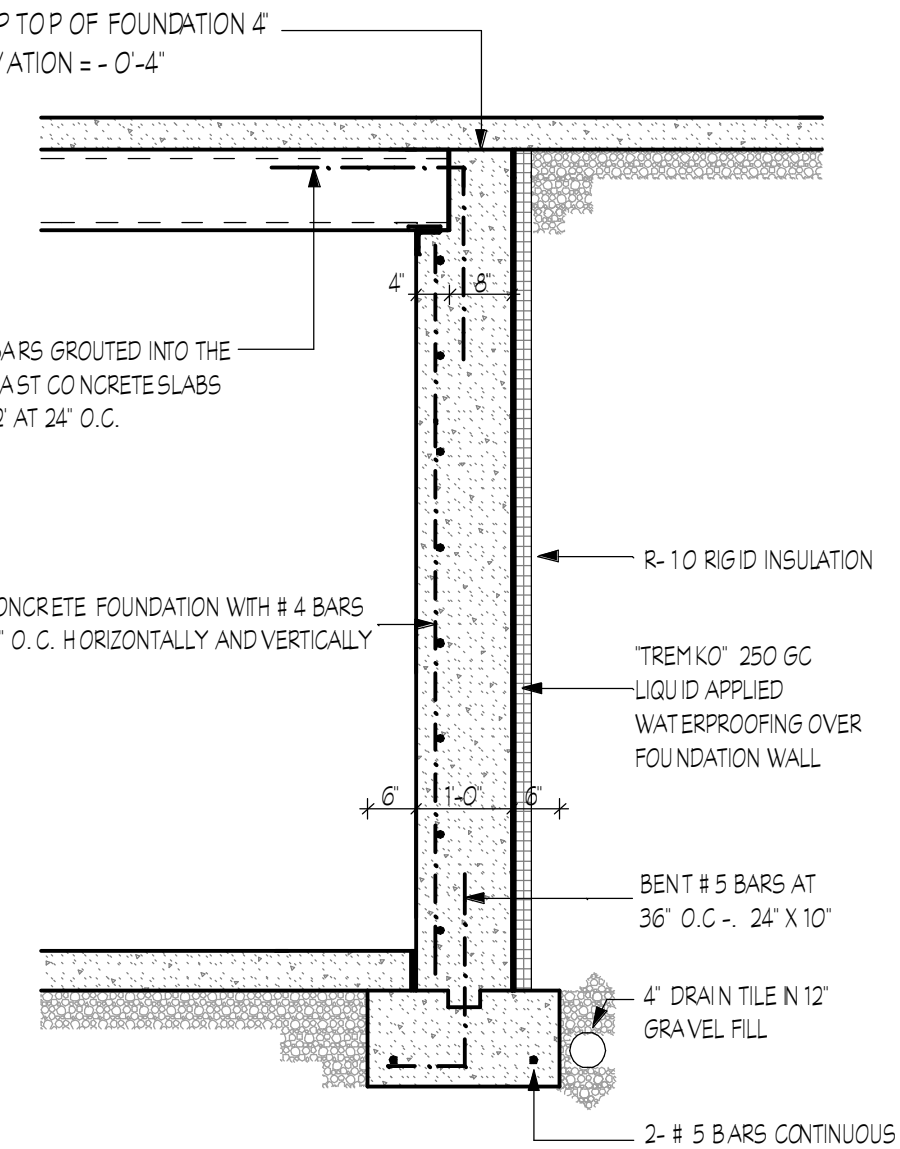
SECTION
SCALE 1/2" = 1'-0"

A
A1



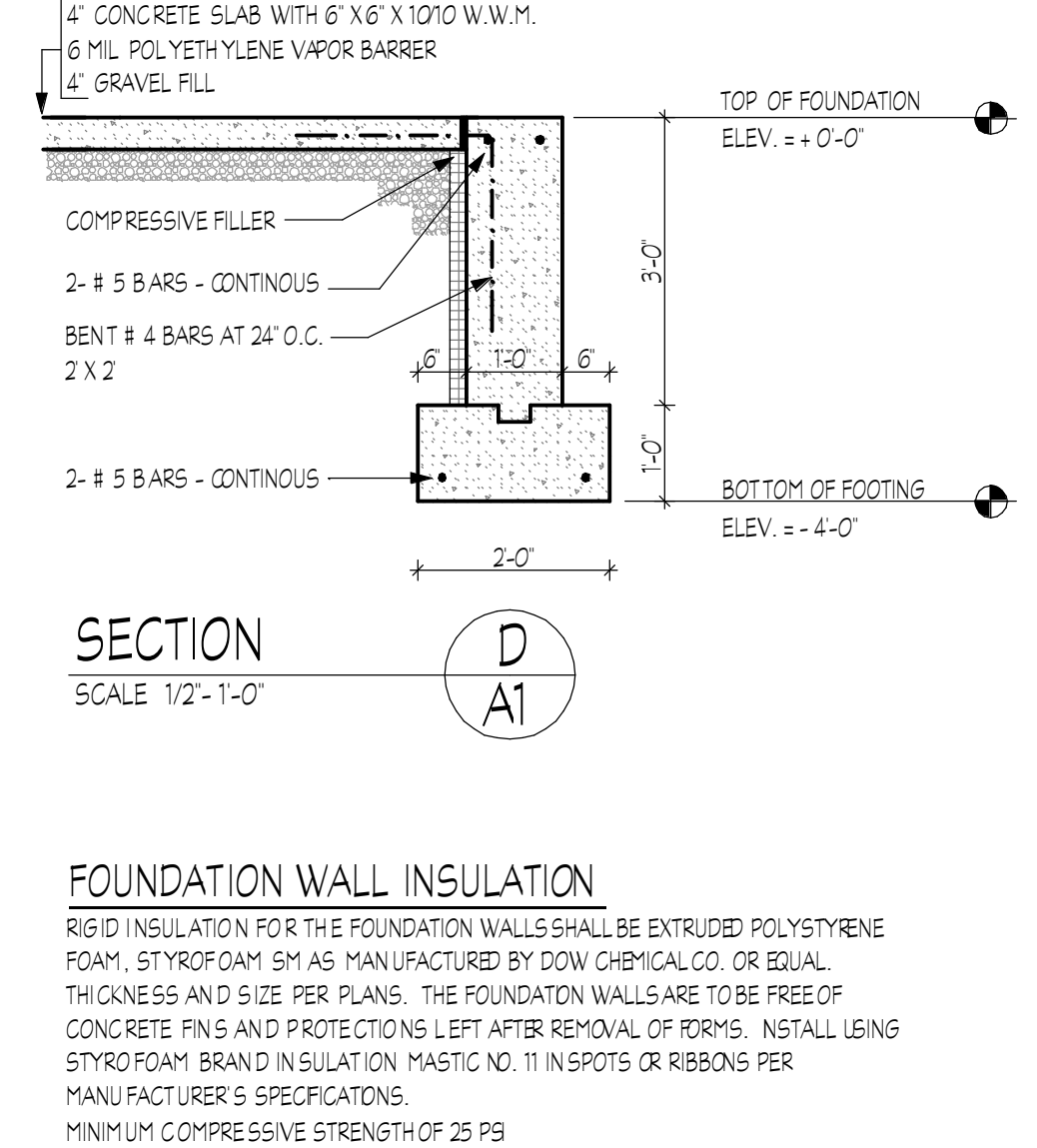
SECTION
SCALE 1/2" = 1'-0"

B
A1



SECTION
SCALE 1/2" = 1'-0"

C
A1

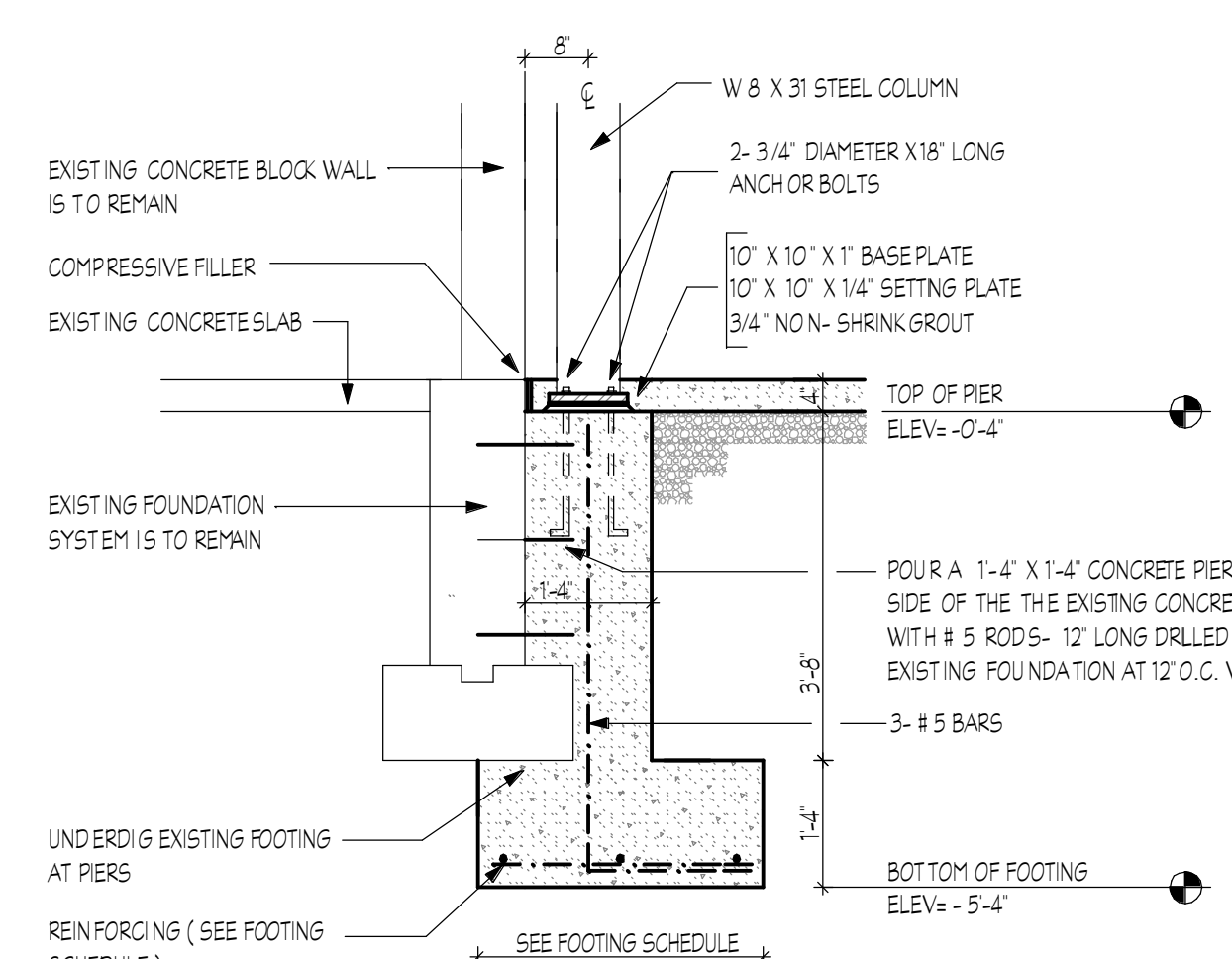


SECTION
SCALE 1/2" = 1'-0"

D
A1

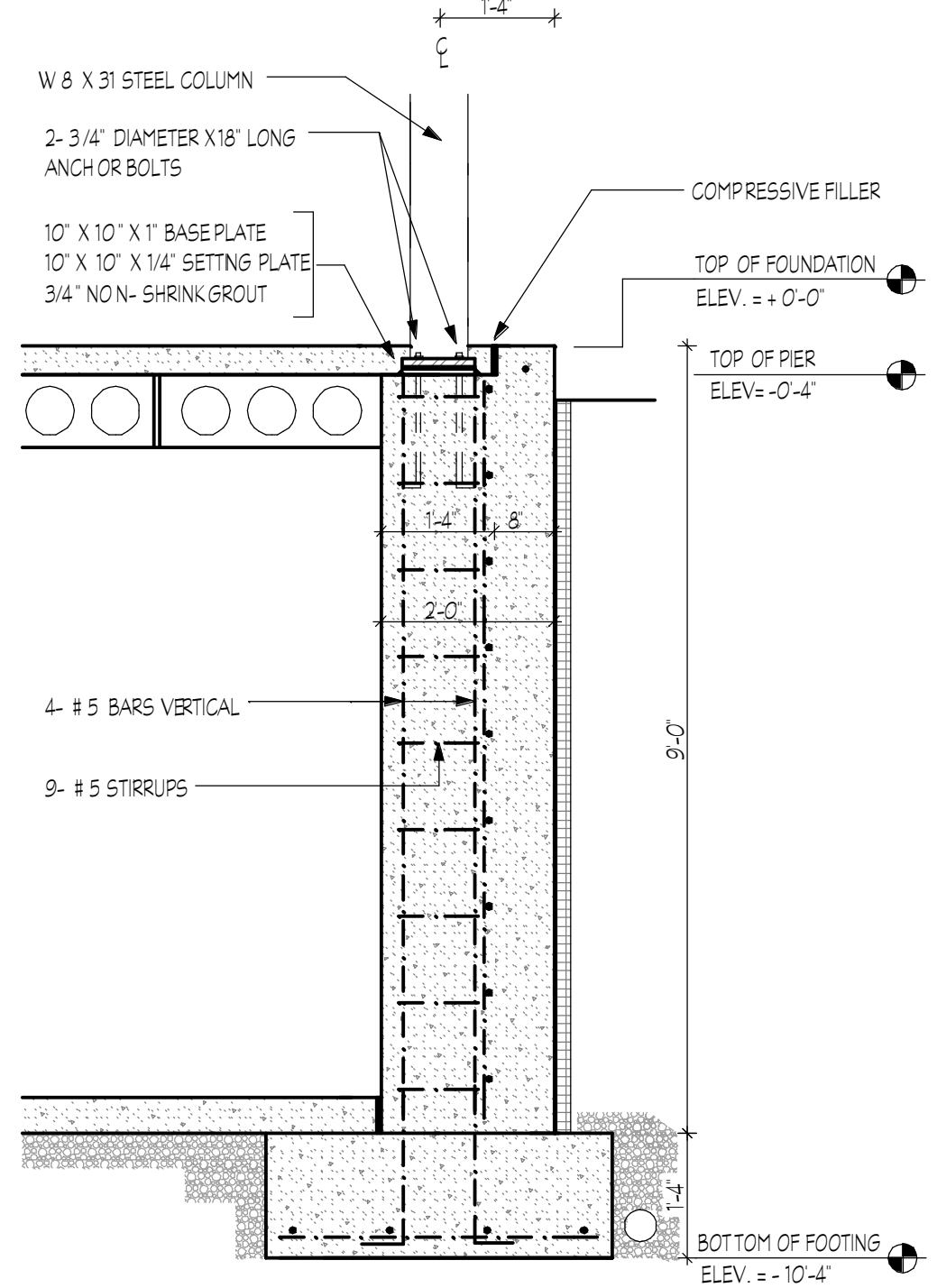
FOUNDATION WALL INSULATION

RIGID INSULATION FOR THE FOUNDATION WALLS SHALL BE EXTRUDED POLYSTYRENE FOAM, STYROFOAM SM AS MANUFACTURED BY DOW CHEMICAL CO. OR EQUAL. THICKNESS AND SIZE PER PLANS. THE FOUNDATION WALLS ARE TO BE FREE OF CONCRETE FINISH AND PROTECTIONS LEFT AFTER REMOVAL OF FORMS. INSTALL LEUNG STYROFOAM BRAND INSULATION MASTIC NO. 11 IN SPOTS OR RIBBONS PER MANUFACTURER'S SPECIFICATIONS. MINIMUM COMPRESSIVE STRENGTH OF 25 PSI.



SECTION
SCALE 1/2" = 1'-0"

E
A1



SECTION
SCALE 1/2" = 1'-0"

F
A1

CONCRETE NOTES

ALL CONCRETE WORK IS TO BE IN COMPLIANCE WITH A.C.I. 318.02.

ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL OF 3,000 P.S.F. BEARING CAPACITY. NO CONCRETE SHALL BE POURED IN EXCAVATIONS CONTAINING WATER OR SOIL. GROUND.

ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS. 3" MINIMUM SLUMP. WITH A MINIMUM OF 6 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE. NOT MORE THAN 6 GALLONS OF WATER PER BAG OF CEMENT.

REINFORCING BAR MATERIAL SHALL CONFORM TO A.S.T.M. A 65, GRADE 60, WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A 185.

REINFORCING DESIGN AND PLACEMENT SHALL BE ACCORDING TO A.C.I. 318. PROVIDE FOUNDATION WALL CORNER BAR EQUAL IN SIZE TO HORIZONTAL REINFORCING. PROVIDE CHAIRS TO SUPPORT REINFORCING. PROVIDE A MINIMUM OF 2" COVER ON ALL REINFORCING UNLESS OTHERWISE SPECIFIED.

MISCELLANEOUS CONCRETE EXTERIOR SLABS SHALL CONTAIN 6% AIR ENTRAINMENT WITH 6 BAGS MINIMUM. PROVIDE EXPANSION JOINTS AT MAXIMUM INTERVALS OF 15'-0" IN EITHER DIRECTION. SAWCUT CONTROL JOINTS WITHIN 24 HOURS.

ANY STOP IN CONCRETE WORK TO BE MADE AT CENTER OF SPAN WITH BULKHEADS AND KEYWAYS. SEE PLAN.

FORMWORK DESIGN AND ERECTION SHALL CONFORM WITH THE REQUIREMENTS A.C.I. STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK. FORMS SHALL CONFORM TO SHAPE, LINES, GRADES, AND DIMENSIONS AS INDICATED ON THE DRAWINGS.

SPREAD FOOTINGS SHALL BE KEPT TO RECEIVE FOUNDATION WALLS. 3" X 1 1/2" KEYWAY.

BUILT-UP ITEMS SUCH AS INSERTS, ANCHOR BOLTS, SLEEVES, ETC. SHALL BE COORDINATED WITH OTHER TRADES PRIOR TO PLACEMENT OF CONCRETE.

CAST IN PLACE CONCRETE

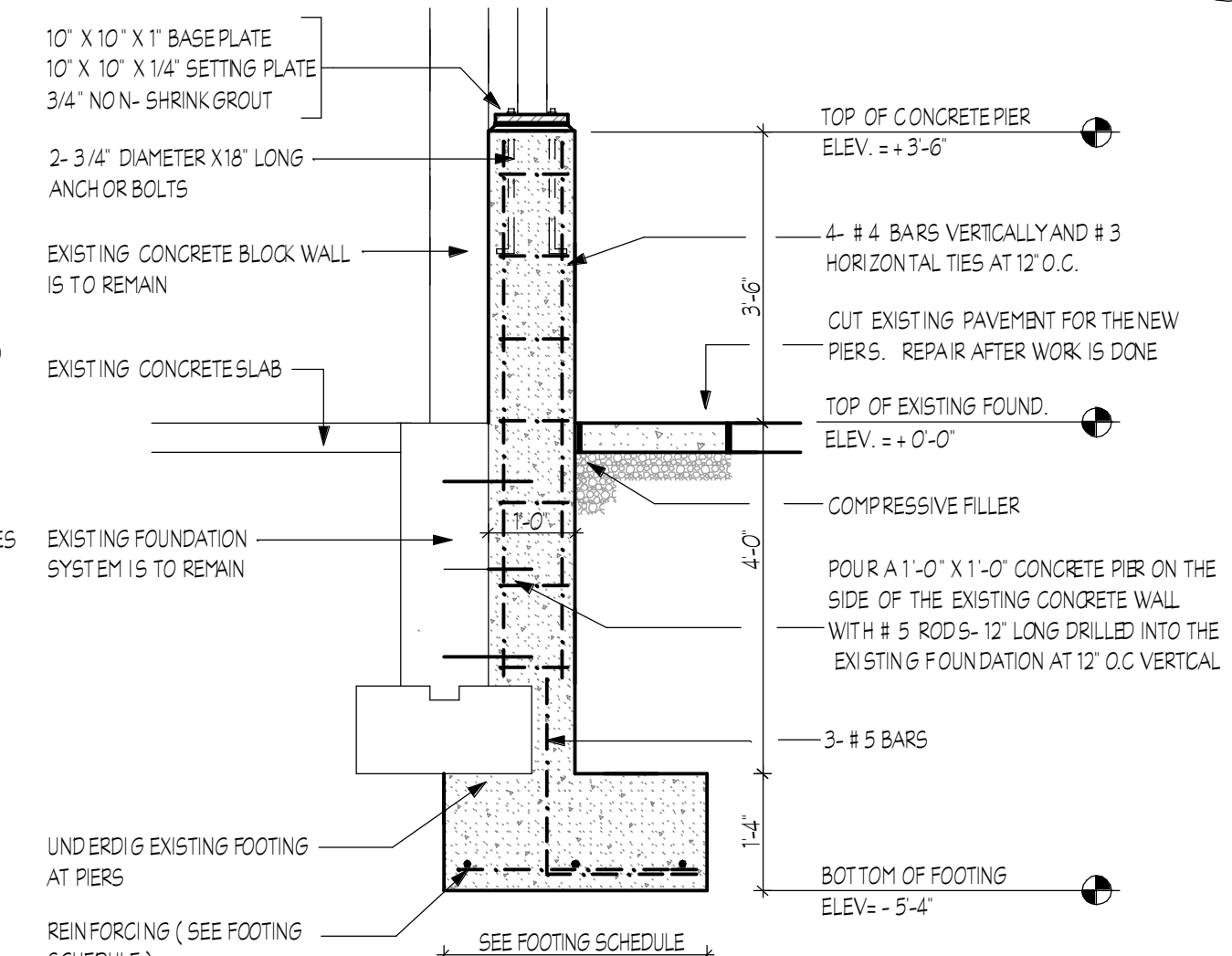
PORTLAND CEMENT: A.S.T.M. C 150- 66, TYPE I NORMAL PORTLAND CEMENT

AGGREGATE FOR NORMAL WEIGHT CONCRETE: ALL FINE AND COARSE AGGREGATE SHALL CONFORM TO A.S.T.M. C 33- 64 WITH CLEAN, HARD, AND UNCOATED PARTICLES.

MIXING WATER: CLEAN, FREE FROM OILS OR OTHER INJURIOUS MATERIALS. COMPLY WITH AASHTO T 26.

VAPOR BARRIER

SHALL BE 6 MIL THICK POLYETHYLENE FILM VAPOR BARRIER WHERE INDICATED. FILM SHALL BE PLACED IN THE GREATEST WIDTHS AND LENGTHS AS PRACTICABLE. JOINTS SHALL BE LAPPED A MINIMUM OF 6" AND SEALED WITH AN APPROVED ADHESIVE. REPAIR OR REPLACE TORN, PUNCTURED, OR DAMAGED FILM PRIOR TO PLACING CONCRETE.



SECTION
SCALE 1/2" = 1'-0"

G
A1

AN OIL CHANGE ADDITION AND PARTS LEFT EXTENSION AT

APPLE CHEVROLET

8585 WEST 195TH STREET

TINLEY PARK, ILLINOIS

PLAN No.

DATE

REVISIONS

SHEET No.

SCALE

APPROVED BY:

DRAWN BY:

DATE

REVISIONS

SHEET No.

SCALE

APPROVED BY:

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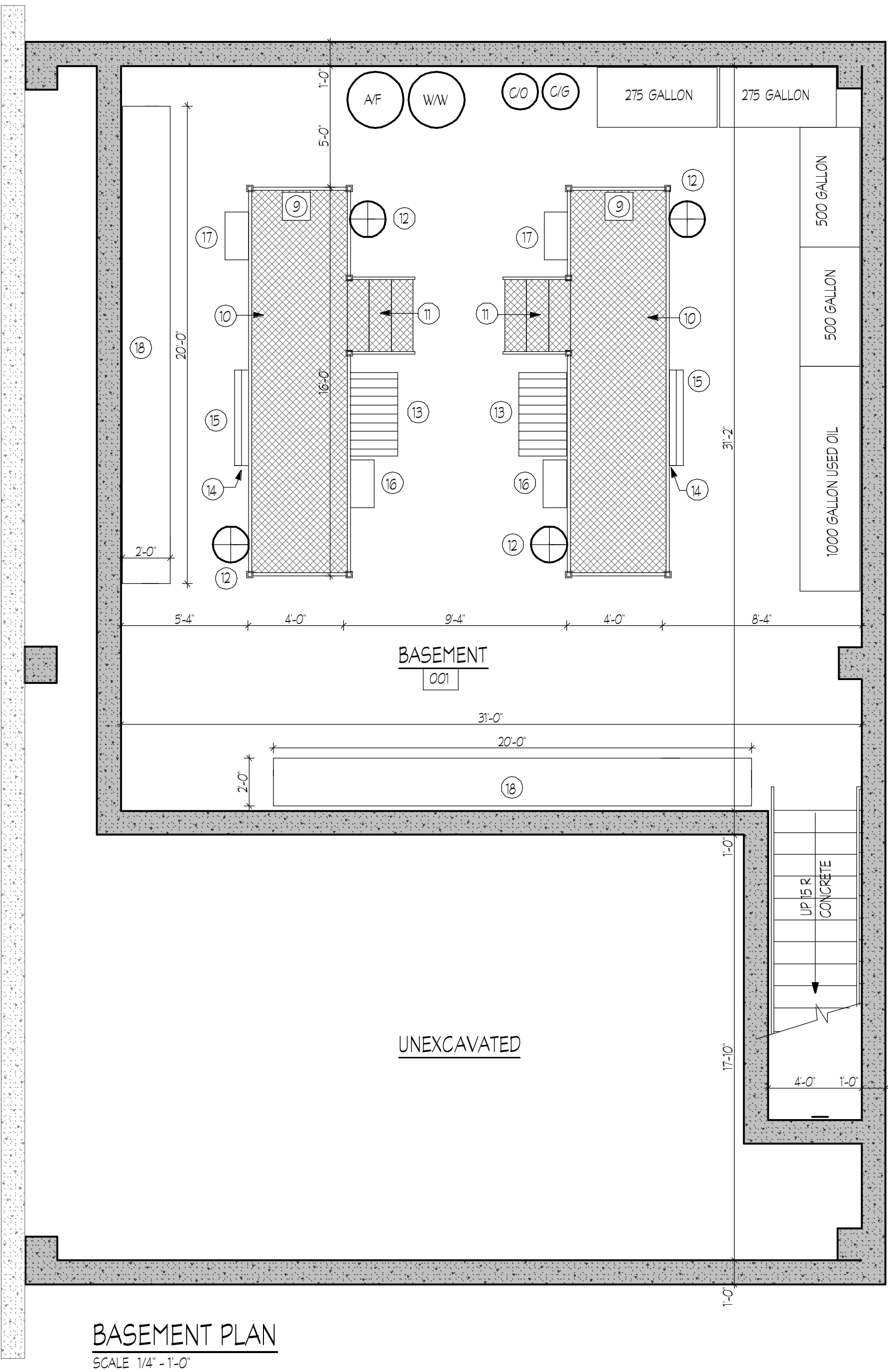
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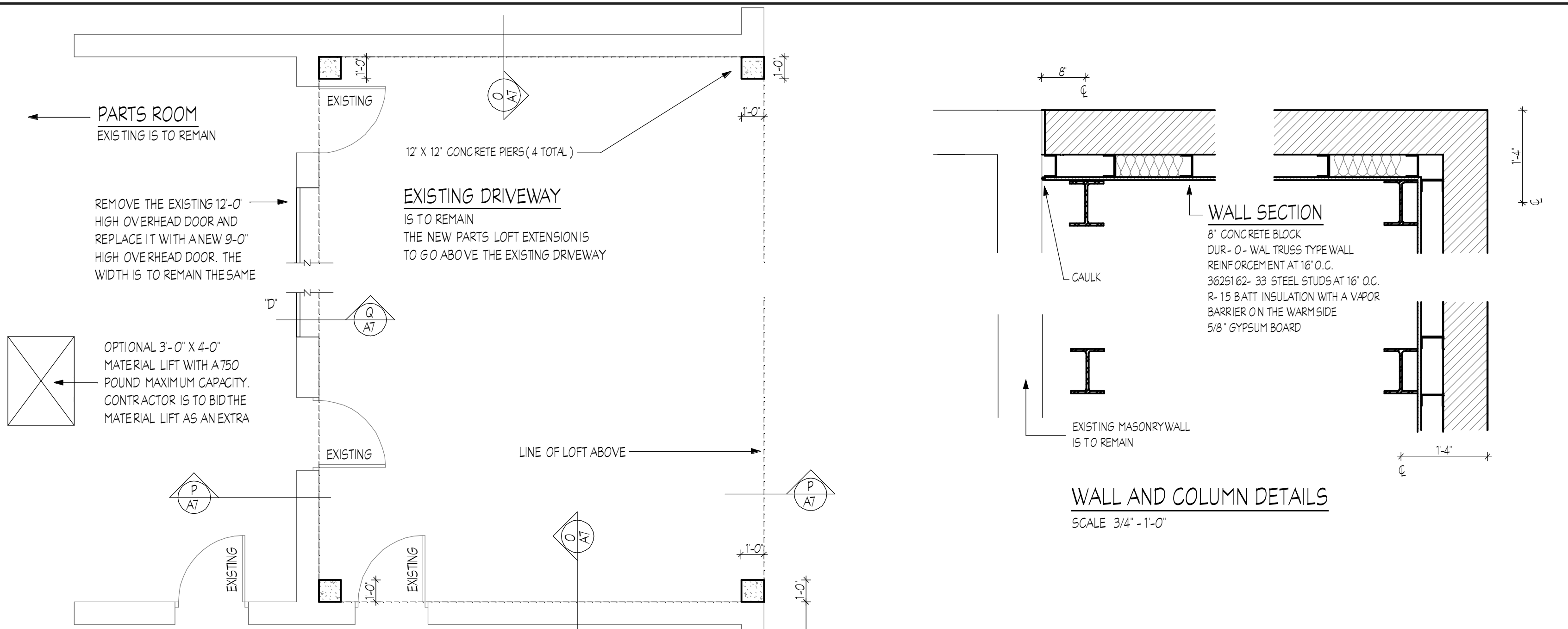
SHEET No.

EQUIPMENT SCHEDULE			
MARK	QUANTITY	MODEL NUMBER	DESCRIPTION
1		C5700	COMPUTER WORK STATION
2		E122	AIR FILTER DISPLAY RACK
3		E101- 92	LUBE DISPENSING BAR
4		E203- 30	ROLLING OIL DRAIN PAN WITH SHELF
5		AHS- 27	STAINLESS STEEL AIR STAND
6		E638- 16	EZ GLIDE SAFETY PIT COVER
7		E110- 5	TECHNICIAN STEP STOOL
8		9029	BLAZER 90 00 LBS. STRADDLE LIFT
9		E110- 5	TECHNICIAN STEP STOOL
10		E916- X	CATWALK PLATFORM WITH HANDRAILS
11		E904- ST	STEPS AND HANDRAILS
12		E903- B	DRUM SUPPORT BRACKET
13		E304	OIL FILTER DISPENSING RACK
14		E467	TECHNICIAN TOOL BOARD
15		E312	OIL FILTER WRENCH SHELF
16		E300- 2	UTILITY SHELF (2-TIER)
17		E300	UTILITY SHELF (1TIER)
18		E601- 20	UTILITY SHELF (3 TIER)

NOTE
SEE "DEVON LUBE" CENTER EQUIPMENT FOR
THE EQUIPMENT PACKAGE SPECIFICATIONS
AND DIMENSIONS



BASEMENT PLAN
SCALE 1/4" = 1'-0"



NOTE
GENERAL CONTRACTOR IS TO FIELD VERIFY THAT BOTH PIT
OPENINGS ARE CENTERED WITH THE GARAGE DOORS

LEGEND

- 8" CONCRETE BLOCK
DUR-O-WAL TRUSS TYPE WALL
REINFORCEMENT AT 16" O.C.
36251 62- 33 STEEL STUDS AT 16" O.C.
R-15 BATT INSULATION WITH A VAPOR
BARRIER ON THE WARM SIDE
5/8" GYPSUM BOARD
- 12" CONCRETE FOUNDATION WALL
- EXISTING CONCRETE FOUNDATION WALL
- EXISTING EXTERIOR WALLS

CONCRETE FLOOR SLABS

FLOOR SLABS ARE TO HAVE A CLASS "A" TOLERANCE STEEL TROWLED FINISH.

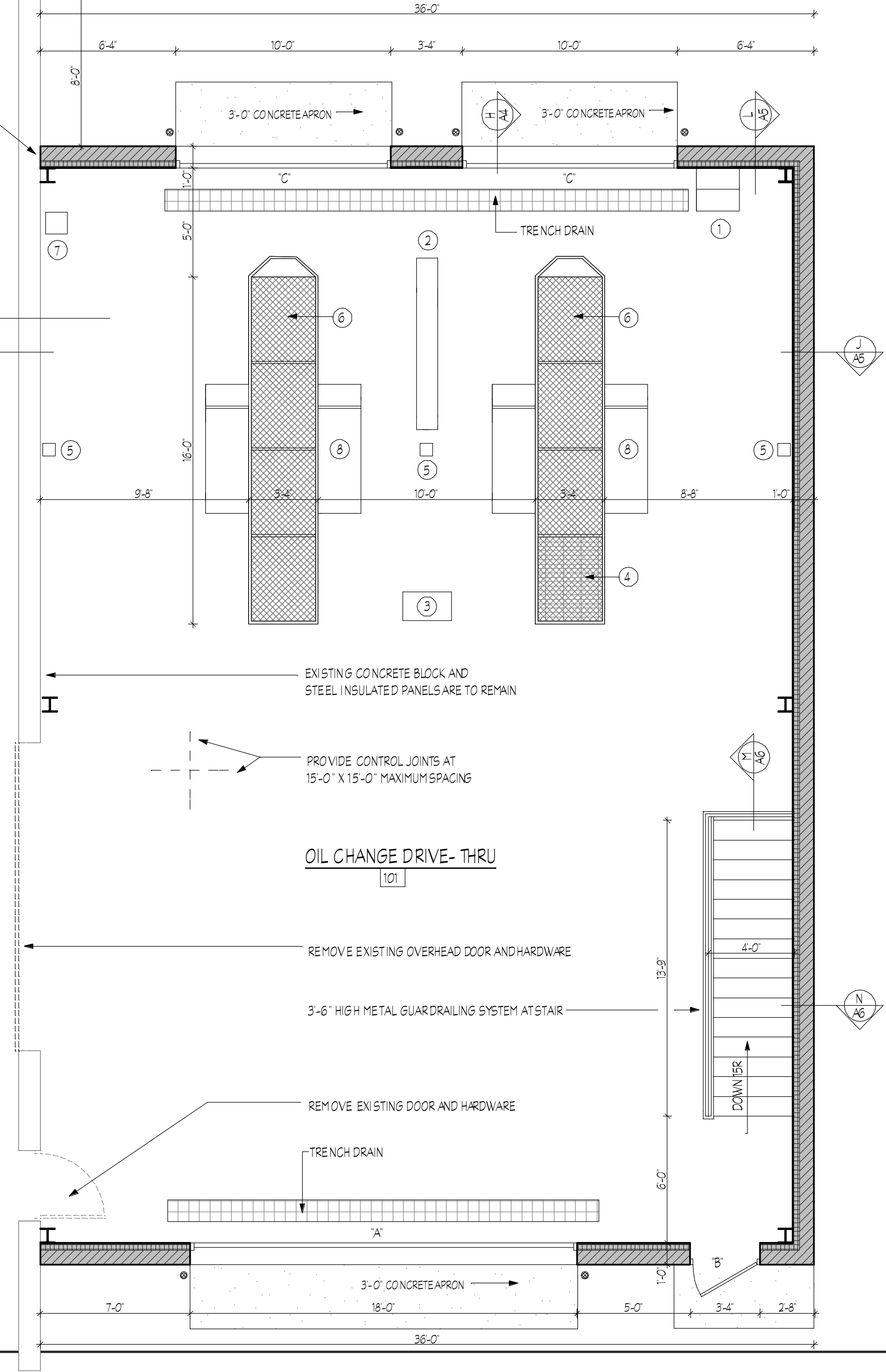
FLOOR SLABS SHALL BE LEVEL, PLAIN SURFACES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
SURFACE SHALL BE PITCHED TO DRAINS AS REQUIRED.

CONCRETE FOR ALL SLABS SHALL BE PLACED CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS; CONSOLIDATED BY
VIBRATION OR ANY OTHER SUITABLE MEANS; BROUGHT TO THE CORRECT LEVEL WITH A STRAIGHTEDGE AND STRUCK OFF.
USE BULL FLOATS OR DARBIES TO PRODUCE A SMOOTH SURFACE FREE FROM HUMPS AND HOLLOW.

THE MAXIMUM VARIATION IN SURFACE TOLERANCE SHALL BE 1/8" IN 1'-0".

SPRINKLING OF DRY CEMENT OR A MIXTURE OF DRY CEMENT AND SAND ON THE SURFACES OF THE FRESH CONCRETE TO
ABSORB WATER OR TO STIFFEN THE MIX SHALL NOT BE PERMITTED.

**OIL CHANGE DRIVE-
THRU PLAN**
SCALE 1/4" = 1'-0"



AN OIL CHANGE ADDITION AND
PARTS LOFT EXTENSION AT

APPLE CHEVROLET

8585 WEST 195TH STREET
TINLEY PARK, ILLINOIS

PLAN No. 18-0518-2015
SHEET No. A-2

DATE 10/18/2015
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DATE 10/18/2015

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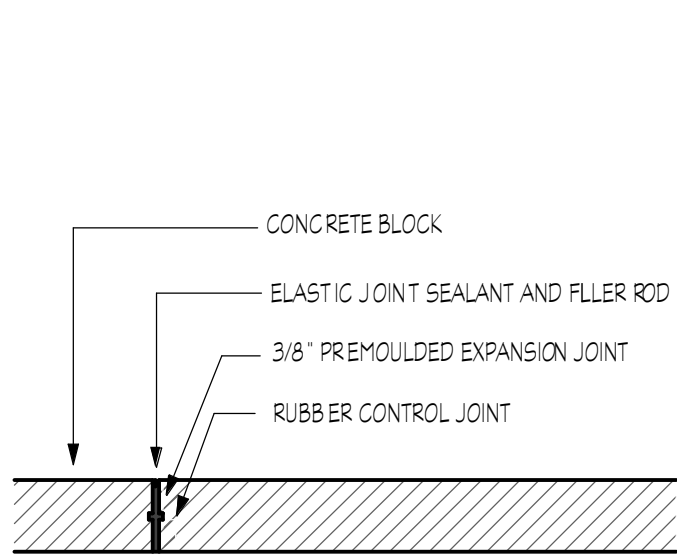
MASONRY NOTES
HOLLOW CONCRETE BLOCK UNITS SHALL BE PER ASTM C90 - N LOAD BEARING. SIZES AS SHOWN ON THE DRAWINGS.

MORTAR SHALL CONFORM TO ASTM C-270 TYPE N WITH A MINIMUM COMPRESSIVE STRENGTH OF 750 P.S.I.

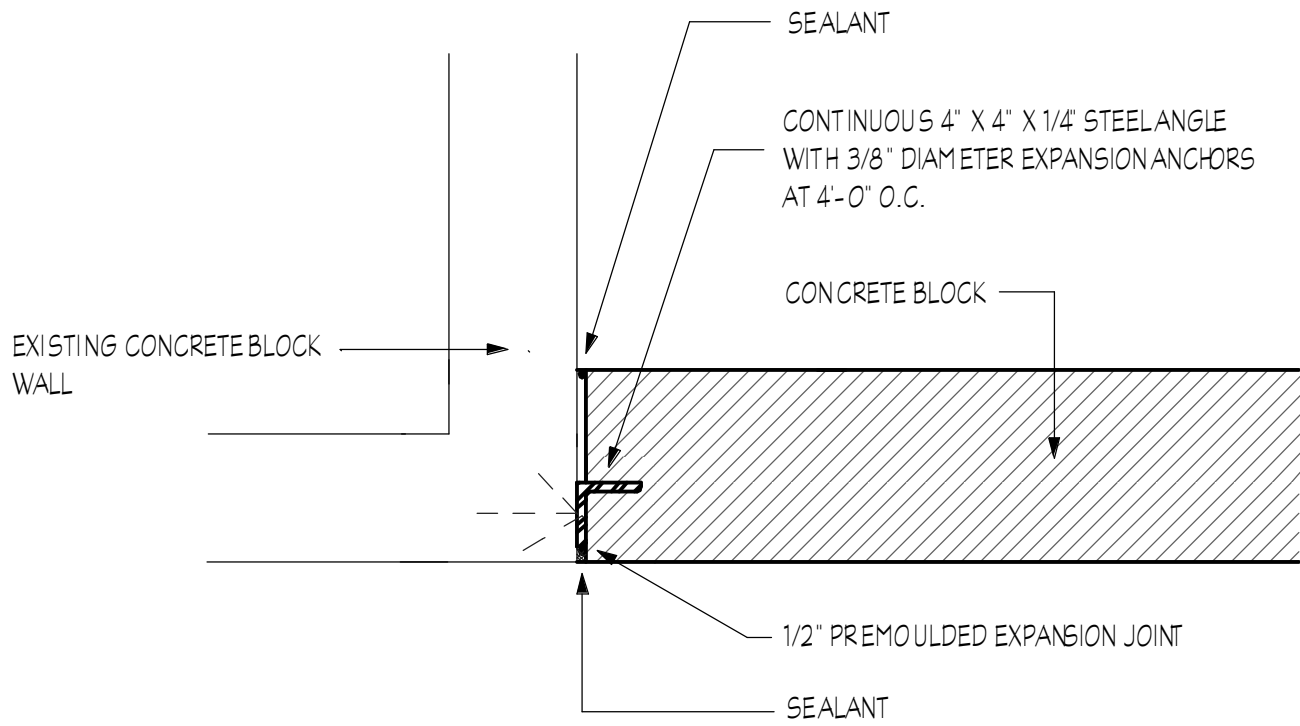
MASONRY REINFORCEMENT PER ASTM A62, DUAL-O-WAL OR EQUAL GALVANIZED TRUSS TYPE WALL REINFORCEMENT. SIZE PER 8" MASONRY WALL.

CALCIUM CHLORIDE OR SIMILAR ADMIXTURES SHALL NOT BE USED EXCEPT WHEN APPROVED IN WRITING BY THE ARCHITECT.

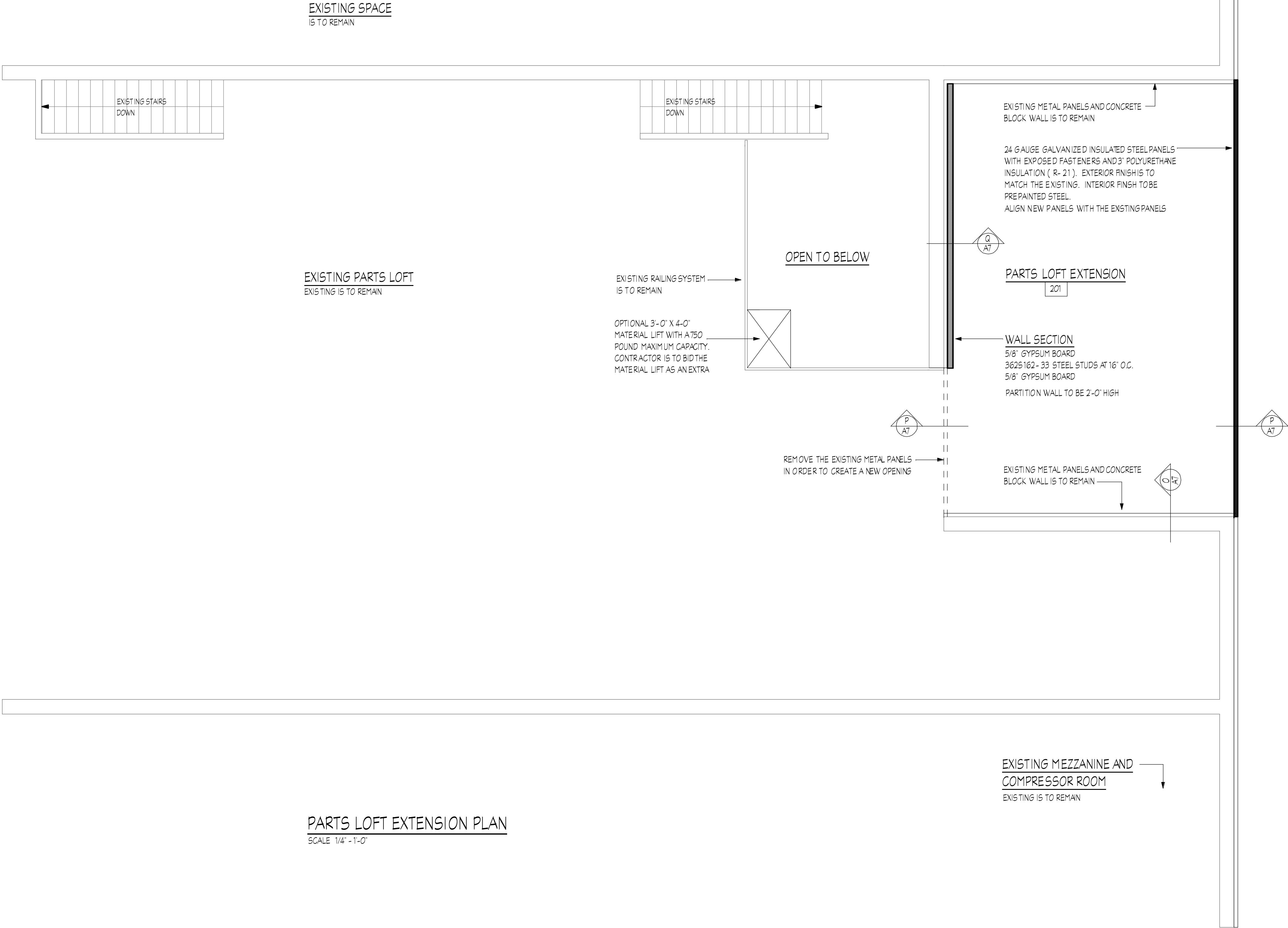
MASONRY WALLS SHALL BE ADEQUATELY BRACED AGAINST WIND DURING CONSTRUCTION.



CONTROL JOINT DETAIL
SCALE: 1/2" = 1'-0"

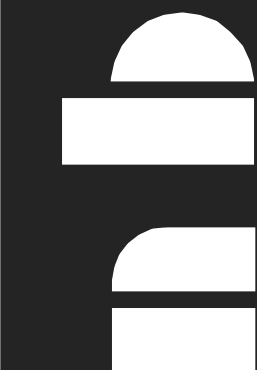


EXPANSION JT. DETAIL
SCALE: 1 1/2" = 1'-0"



PARTS LOFT EXTENSION PLAN
SCALE: 1/4" = 1'-0"

AN OIL CHANGE ADDITION AND
PARTS LOFT EXTENSION AT
APPLE CHEVROLET
8555 WEST 159TH STREET
TINLEY PARK, ILLINOIS



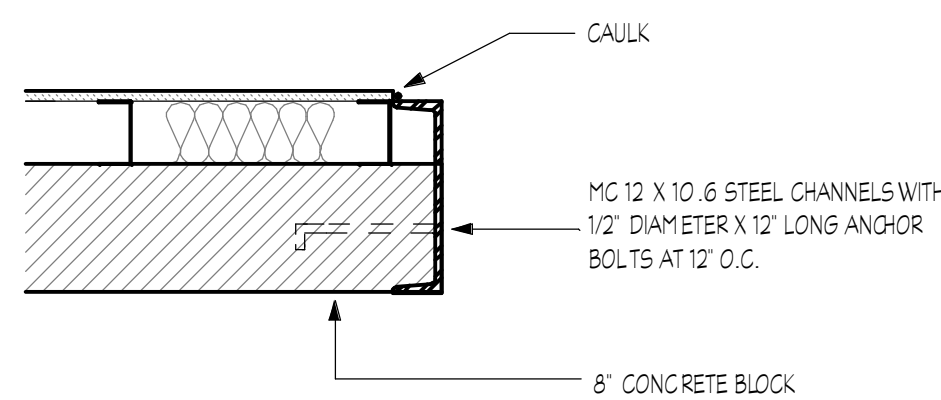
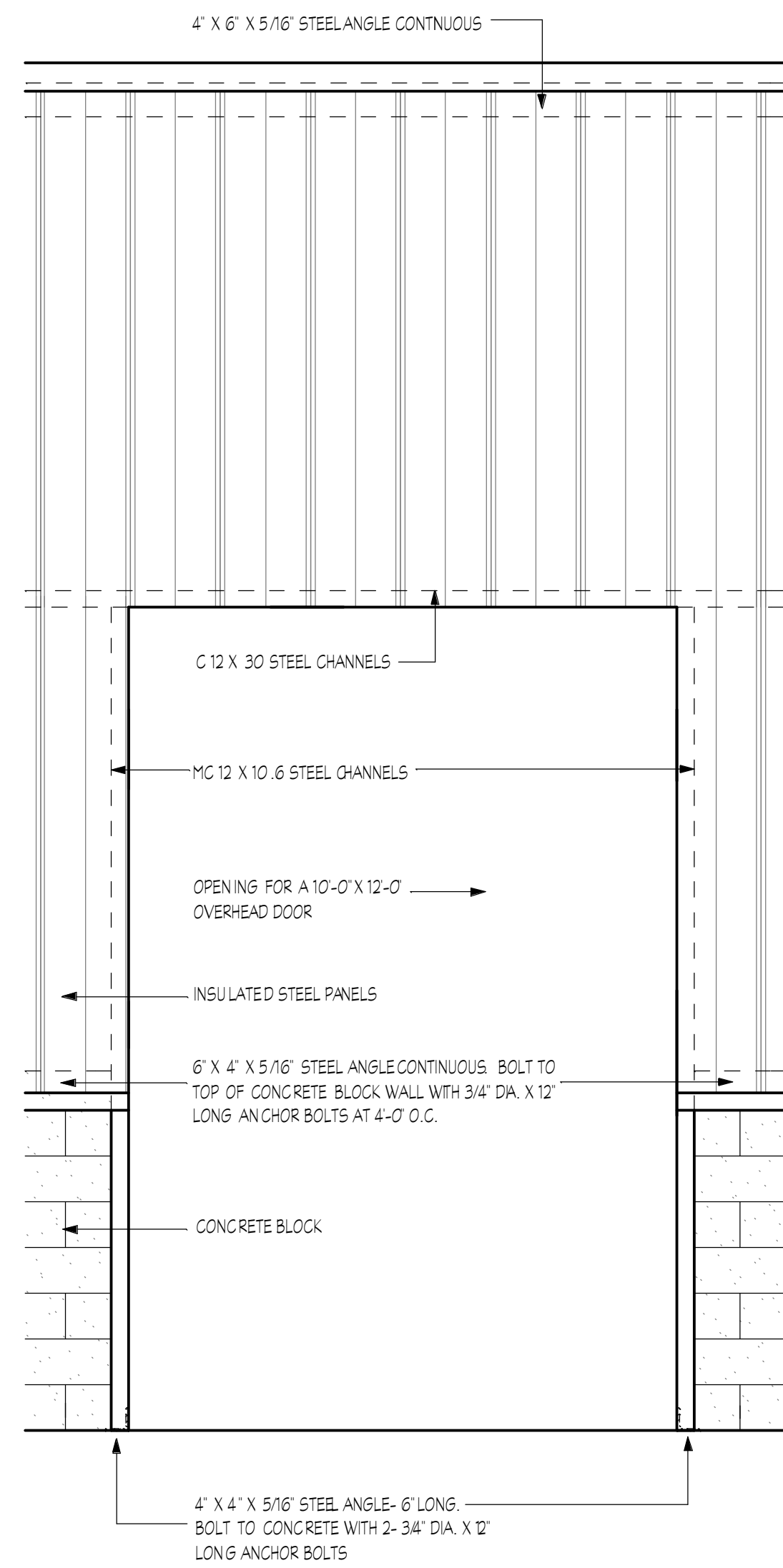
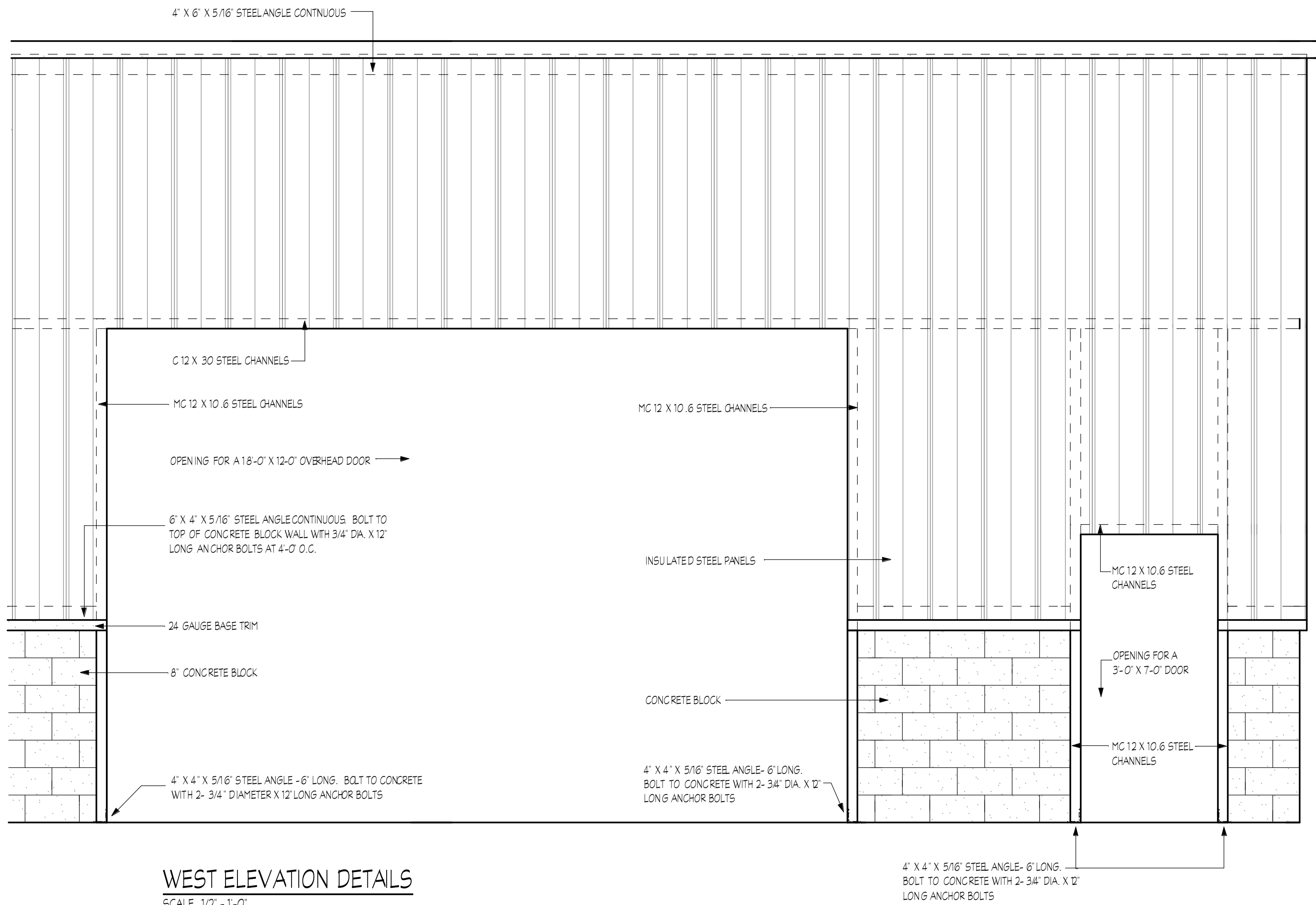
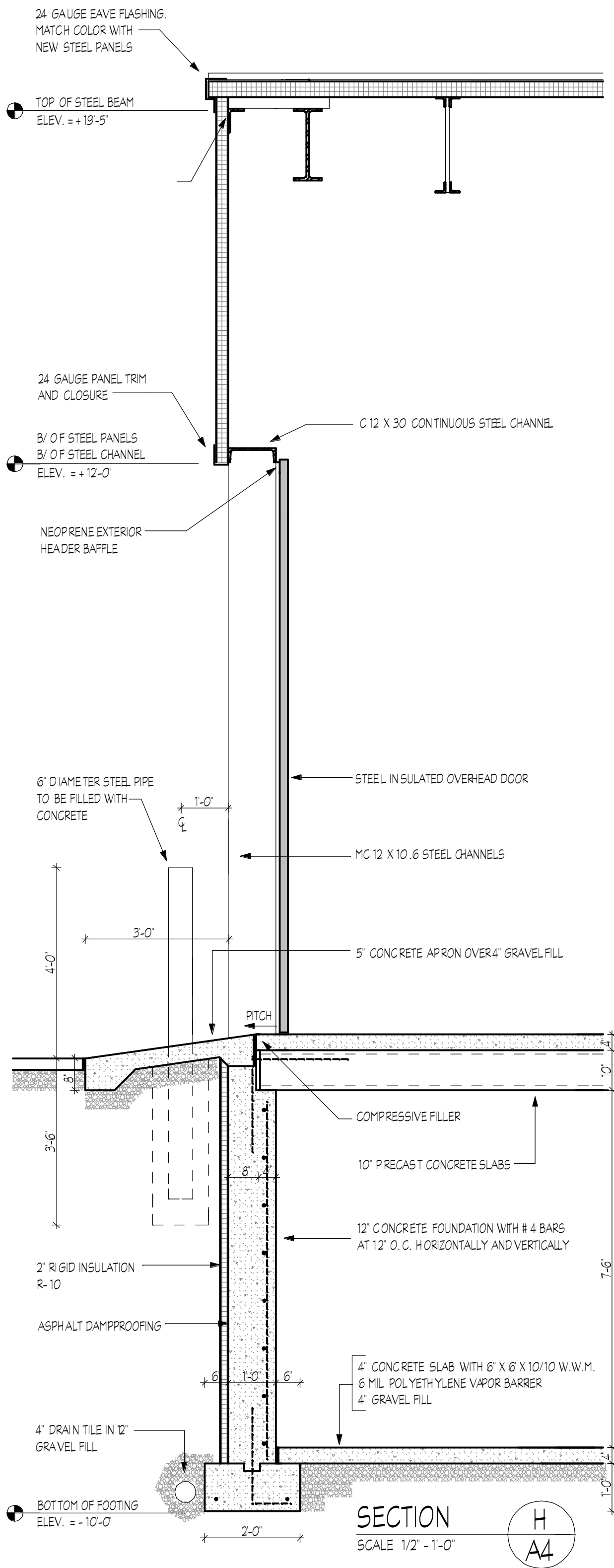
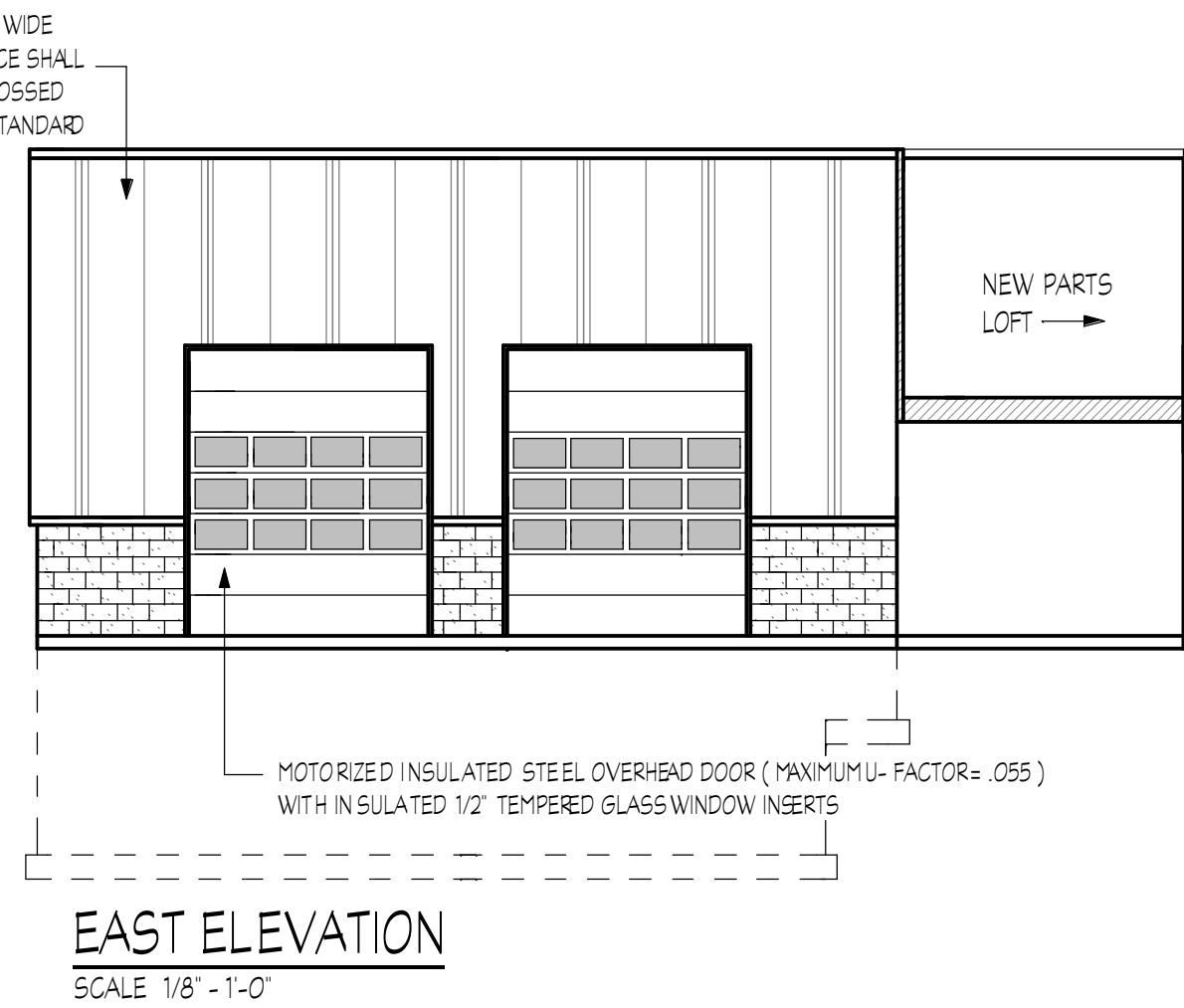
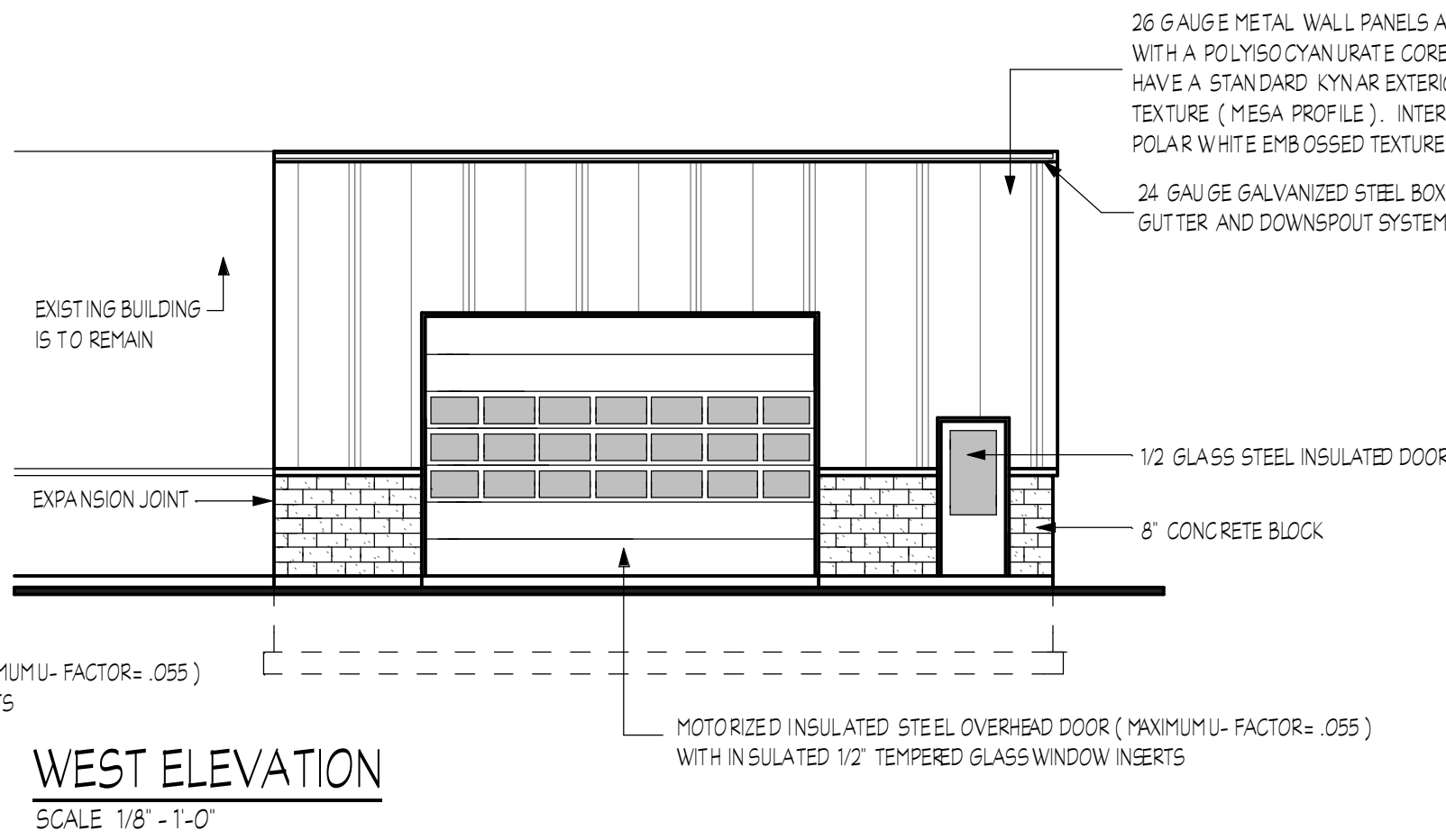
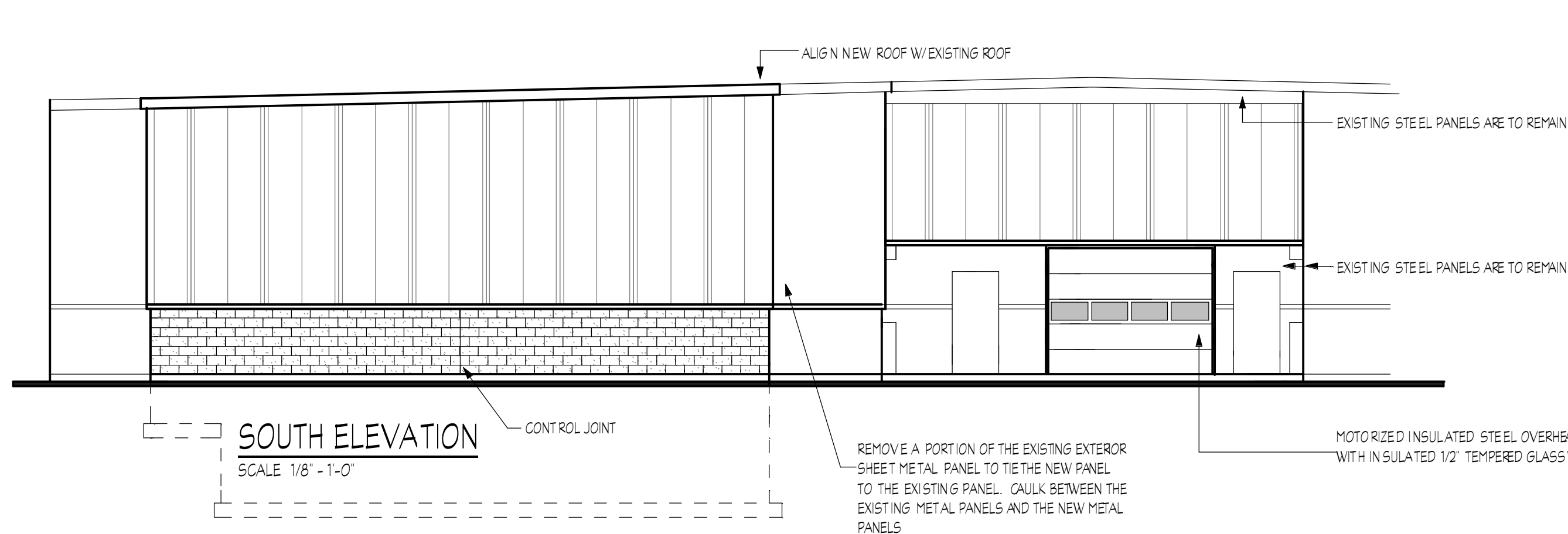
PLAN No. 16-056, 2015
SHEET No. **A - 3**

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DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

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AN OIL CHANGE ADDITION AND
PARTS LOFT EXTENSION AT

APPLE CHEVROLET

8585 WEST 195TH STREET
TINLEY PARK, ILLINOIS

PLAN No. 18015

SHEET No.

A - 4

REVISIONS

DATE 10/18/2015

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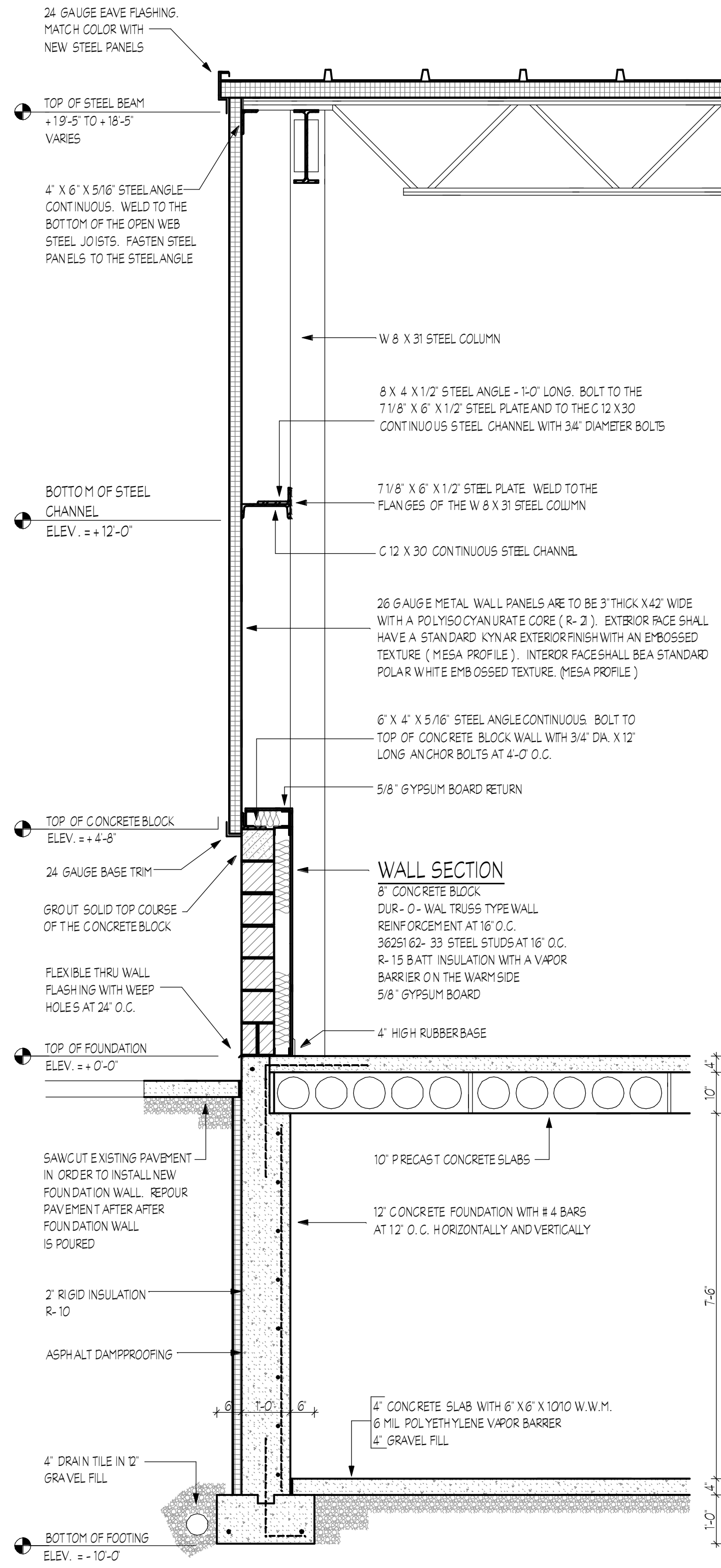
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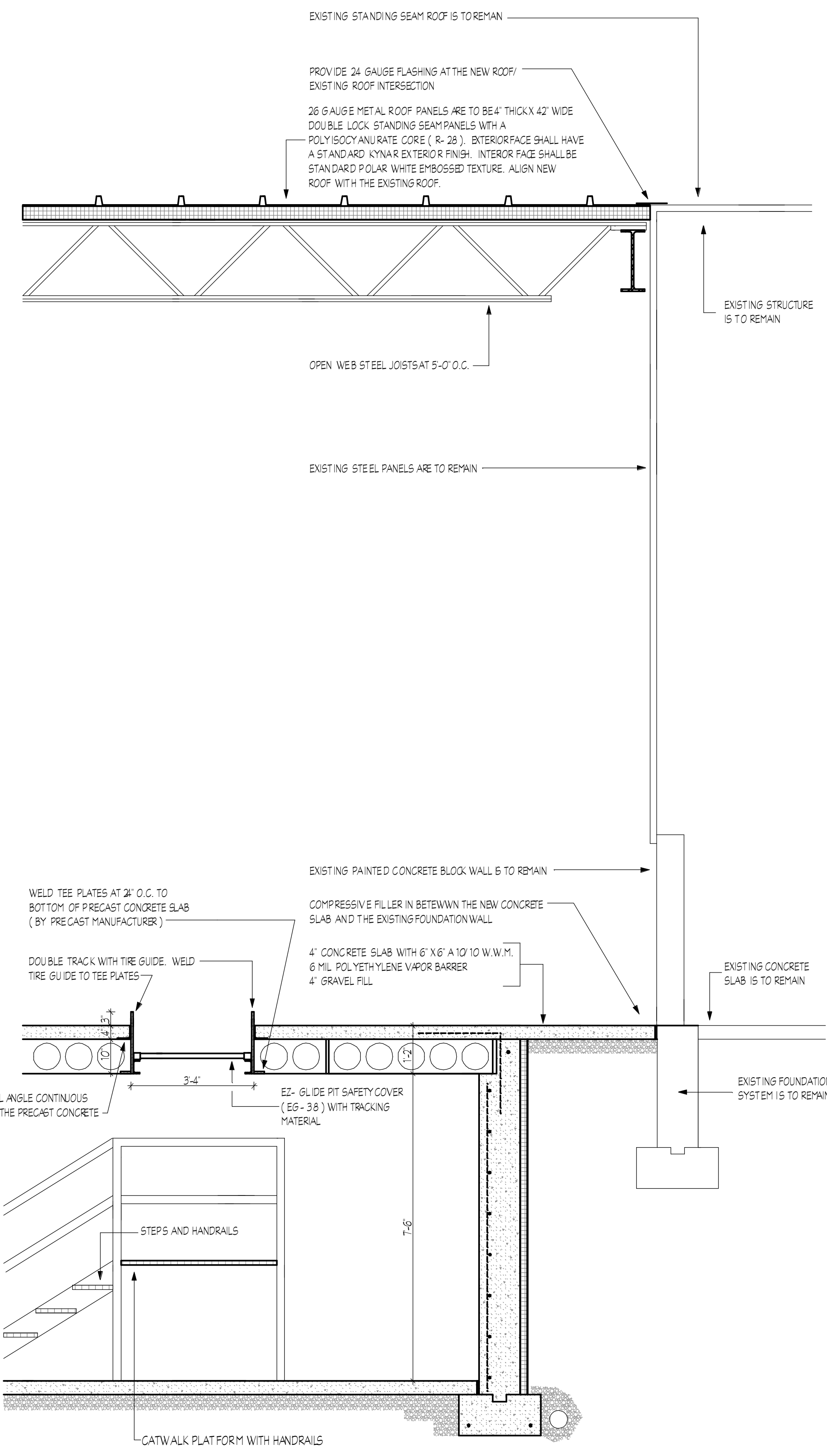
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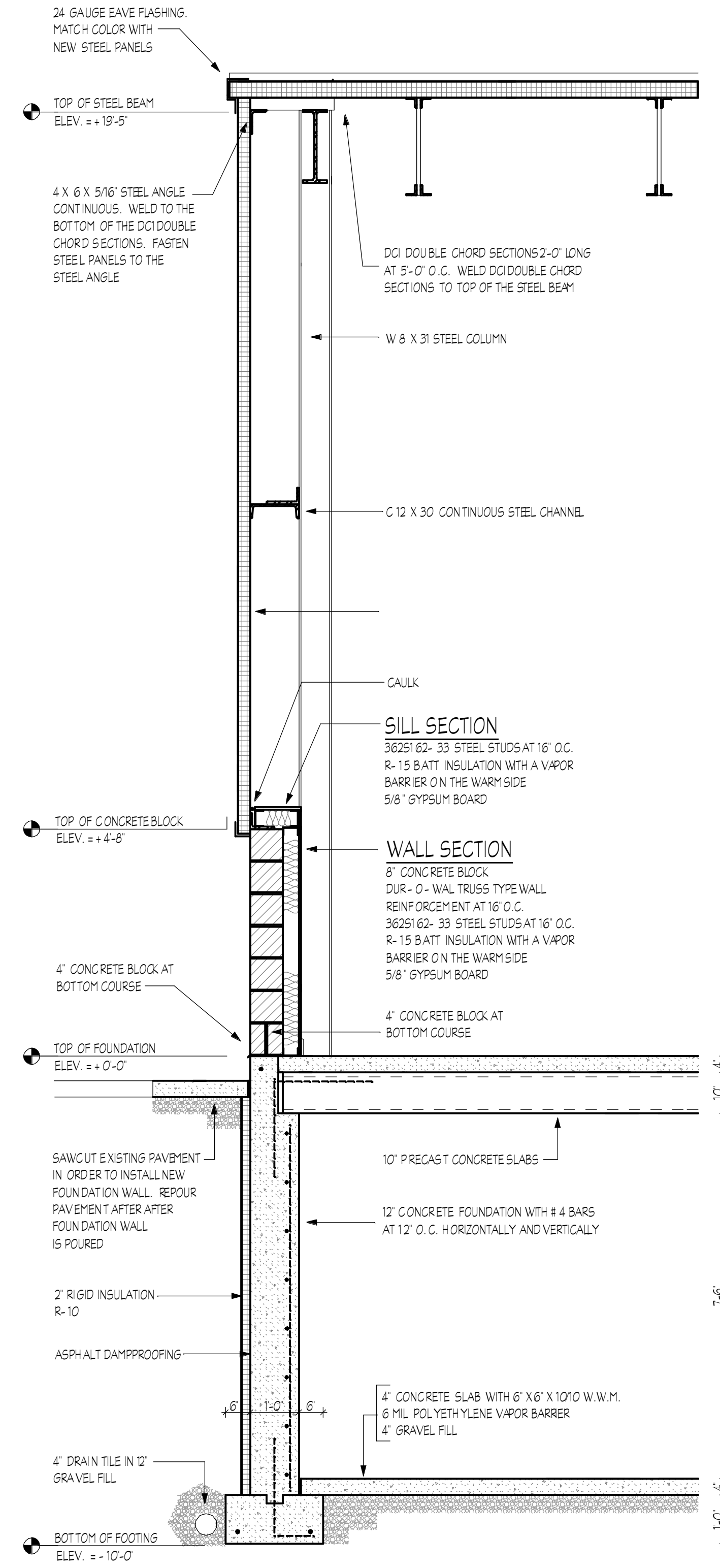
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SECTION J
SCALE 1/2" = 1'-0"



SECTION K
SCALE 1/2" = 1'-0"



SECTION L
SCALE 1/2" = 1'-0"

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REVISIONS	DATE	BY
	10/18/2015	

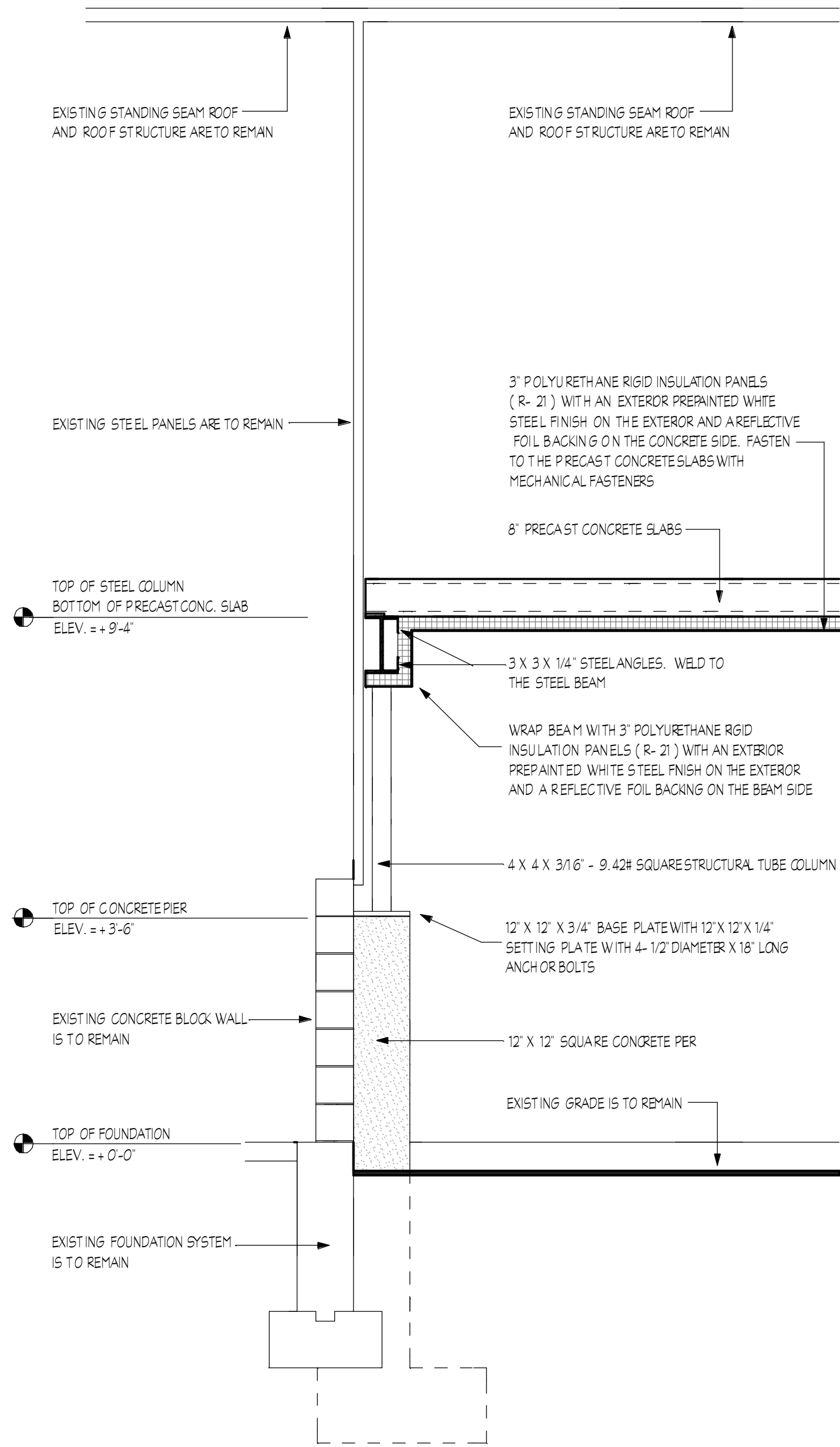
AN OIL CHANGE ADDITION AND PARTS LOFT EXTENSION AT
APPLE CHEVROLET
8585 WEST 195TH STREET
TINLEY PARK, ILLINOIS



PROVIDE A 1 1/2" DIAMETER STEEL WALL MOUNTED HANDRAIL ON THE WALL SIDE OF THE STAIRS. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2".

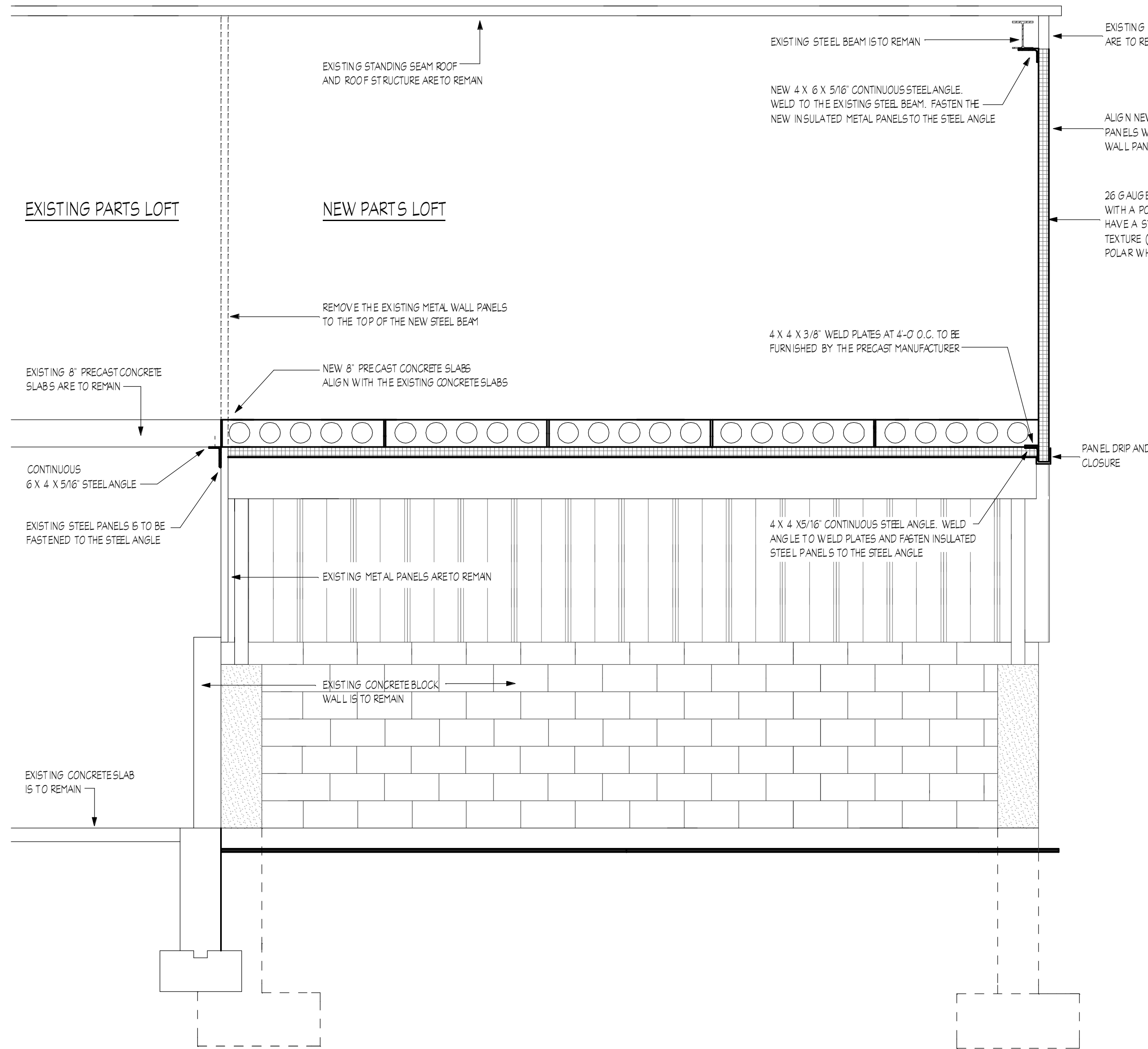


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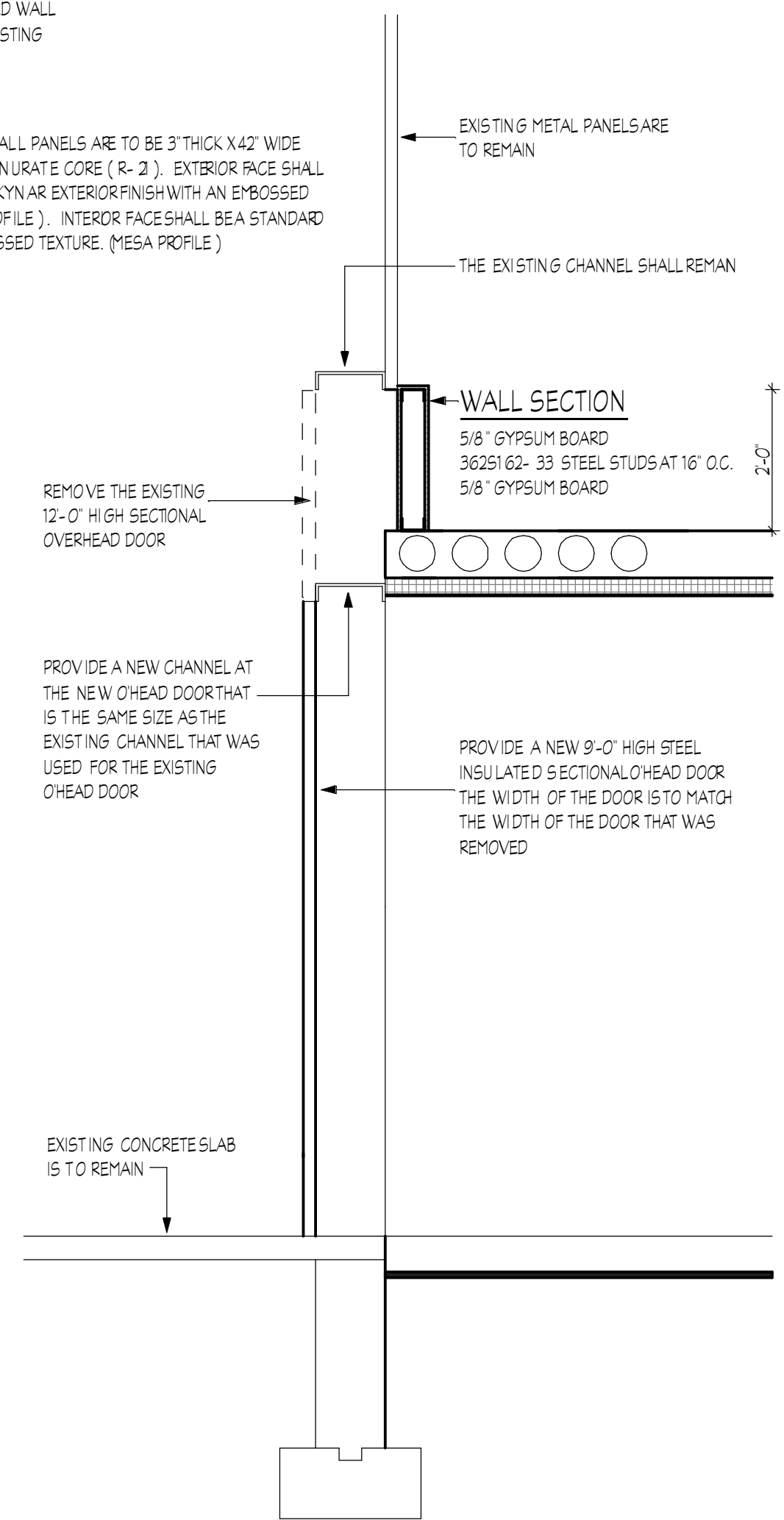
SECTION
SCALE 1/2" = 1'-0"

O
A7



SECTION
SCALE 1/2" = 1'-0"

P
A7



SECTION
SCALE 1/2" = 1'-0"

Q
A7

AN OIL CHANGE ADDITION AND
PARTS LOFT EXTENSION AT

APPLE CHEVROLET

8585 WEST 195TH STREET
TINLEY PARK, ILLINOIS

PLAN No. 18.0518.2015
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DOOR SCHEDULE										
MARK	QUANTITY	DOOR						FRAME		REMARKS
		WIDTH	HEIGHT	THICKNESS	CONSTRUCTION	MATERIAL	FINISH	MATERIAL	FINISH	
A	1	18'-0"	12'-0"		2' TRACK	STEEL INSUL.	PRE-FINISHED	STEEL	PAIN	MOTORIZED INSULATED STEEL OVERHEAD DOOR (MAXIMUM U- FACTOR = .055) WITH INSULATED 1/2" TEMPERED GLASS WINDOW INSERTS
B	1	3'-0"	7'-0"	1 3/4"	H.M.	STEEL	PAINT	STEEL	PAIN	SELF CLOSER, WEATHERSTRIPPING, TRESHOLD
C	2	10'-0"	12'-0"		2' TRACK	STEEL INSUL.	PRE-FINISHED	STEEL	PAIN	MOTORIZED INSULATED STEEL OVERHEAD DOOR (MAXIMUM U- FACTOR = .055) WITH INSULATED 1/2" TEMPERED GLASS WINDOW INSERTS
D	1	MATCH EXISTING	9'-0"		2' TRACK	STEEL INSUL.	PRE-FINISHED	STEEL	PAIN	MOTORIZED INSULATED STEEL OVERHEAD DOOR (MAXIMUM U- FACTOR = .055) WITH INSULATED 1/2" TEMPERED GLASS WINDOW INSERTS

ALL EGRESS SIDE OF EXIT DOORS ARE TO OPERATE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM INSIDE THE BUILDING. EGRESS DOORS SHALL BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION. THUMB TURN DEAD BOLTS ARE NOT PERMITTED.

ALL EXTERIOR DOORS ARE TO HAVE TRESHOLDS AND WEATHERSTRIPPING

DOOR "B" SHALL RECEIVE A LEVER HANDLE

THERE SHALL NOT BE ANY LOW HANGING DOOR CLOSERS OR PROTRUSIONS IN THE OPENING OF A DOORWAY (OPEN OR CLOSED), OR LINE OF EGRESS.

THE DOOR CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.

MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE 8.5 LBF FOR THE EXTERIOR DOOR.

CONTROL AND OPERATING MECHANISM SHALL BE OPERATED WITH ONE HAND, AND NOT REQUIRING TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 LBF. CONTROL AND OPERATING MECHANISM TO BE 48" A.F.F. MAXIMUM AND 15" A.F.F. MINIMUM.

DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PEROD REQUIREMENTS.

FINISH HARDWARE

DOOR "B"
1 1/2" PAIR BUTTS. "HAGER" BB1279, 4 1/2" X 4 1/2"
PRIVACY LOCK SET: "SCHLAGE" S400, NEPTUNE
CLOSER: "LON" #1461H

ALL HARDWARE IS TO COMPLY WITH ALL ACCESSIBILITY CODES.

INCLUDE APPROPRIATE STRIKE PLATES WITH THE HARDWARE SET.

STEEL OVERHEAD DOOR NOTES

SECTIONAL OVERHEAD DOORS BY "CLOPAY" SERIES 3120, 2" THICK POLYURETHANE INSULATED R-18.4 WITH A WHITE FINISH. PROVIDE PERIMETER WEATHERSTRIPPING.

INSULATED STEEL OVERHEAD DOORS ARE TO BE EQUIPPED WITH DOOR OPENERS, REMOTE CONTROLS, 30 SECOND AUTO DELAYED CLOSINGS, SAFETY BEAM AND SAFETY EDGE ALONG WITH A WALL SWITCH TO DISCONNECT POWER TO DISABLE DOOR OPENERS.

EACH DOOR IS TO HAVE A SEPARATE REMOTE TRANSMITTER AND FREQUENCY.

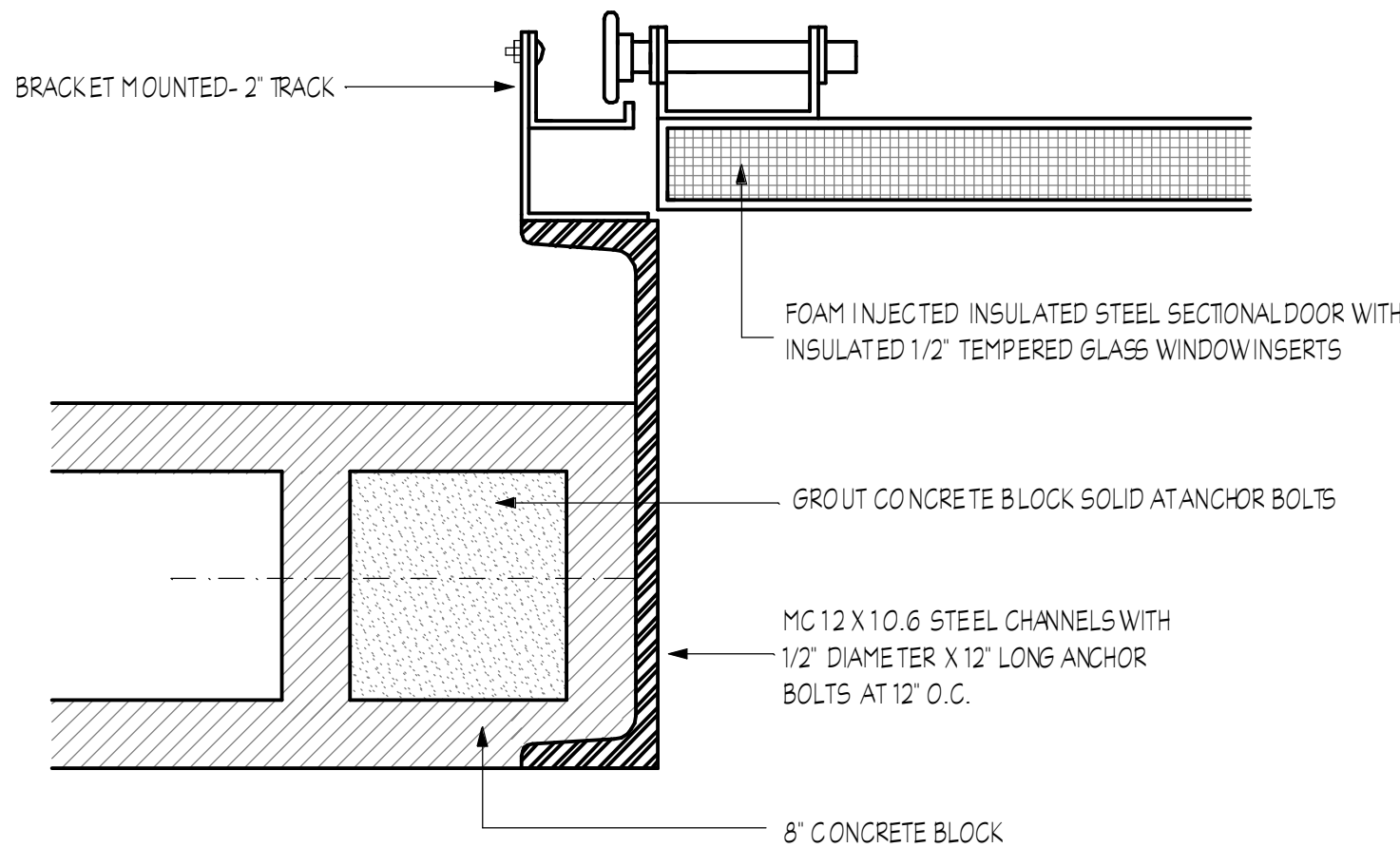
EACH DOOR IS TO HAVE A SAFETY BEAM TO PREVENT CLOSING DOOR ON OBJECTS OR PEOPLE.

HOLLOW METAL DOORS AND FRAMES

ALL DOOR FRAMES SHALL BE 16 GAUGE STEEL FRAMES, MORTISED, DRILLED, AND CAPPED TO RECEIVE HNGES, LOCK STRIKES, AND DOOR CLOSERS WHERE SHOWN AND NOTED.

ALL FRAMES SHALL BE FULLY WELDED, CORNERS MITERED, AND GROUND SMOOTH.

FLUSH HOLLOW METAL DOORS SHALL HAVE FLUSH SEAMLESS FACE SHEETS OF ONE SHEET OF (16 GAUGE FOR EXTERIOR DOORS) WITH FULL HONEYCOMB CORE AND A FLUSH TOP AND BOTTOM. ONE COAT OF PRIMER PAINT SHALL BE APPLIED ON ALL EXPOSED METAL SURFACES OF FRAMES AND DOORS. EXTERIOR DOORS SHALL HAVE A SOLID CORE OF POLYURETHANE.



O'HEAD DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

ROOM FINISH SCHEDULE														
ROOM	NO.	FLOOR			BASE		WALLS					CEILING		
		CONCRETE SLAB	CONCRETE SEALER	PRECAST CONCRETE SLAB	4" HIGH RUBBER BASE	NONE	GYPSUM BOARD	EXISTING CONCRETE BLOCK	NEW AND EXISTING INSULATED METAL PANELS	CONCRETE	PAINT	EXPOSED STEEL JOISTS AND METAL DECKING	EXPOSED PRECAST CONCRETE SLAB	EXISTING CEILING
BASEMENT	001	●	●			●				●	●		●	
OIL CHANGE DRIVE- THRU	101	●	●		●	●	●	●	●		●	●		
PARTS LOFT ADDITION	201			●		●			●				●	

NOTES

ALL INTERIOR FINISH MATERIALS ON THE WALLS AND CEILING WILL HAVE A SMOKE DEVELOPED RATING OF LESS THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

ALL INTERIOR FINISHES FOR ALL WALLS AND CEILING SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75.

ALL FLOOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS.

CONCRETE SEALER

PROVIDE DRY- SHAKE FLOOR HARDENER- "SONNENBORN" HARCOL WITH SONOSHEEN PIGMENTED CURING COMPOUND OR EQUAL.

BASE

RUBBER BASE: PROVIDE 4" HIGH RUBBER BASE WITH A COVED TOE. SUBMIT SAMPLES TO THE OWNER FOR APPROVAL.

GYPSUM BOARD

PROVIDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS, AND METHODS LISTED OR MENTIONED ON THE DRAWINGS. IT INCLUDES ALL LABOR AND MATERIALS NECESSARY AND REQUIRED FOR ALL GYPSUM WALLBOARD INDICATED ON THE DRAWINGS OR SPECIFIED.

MATERIALS:

GYPSUM WALLBOARD: U.S.G. OR EQUAL 5/8" THICK STANDARD WALLBOARD. JOINTS ARE TO BE TAPED AND SANDED IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATIONS.

SCREWS: 1 1/4" U.S.G. DRY WALL SCREWS - TYPE W.

EDGE BEADS: USE 1 1/4" X 1/4" DURA-BEAD AT ALL OUTSIDE CORNERS.

FASTENINGS: SHALL BE DONE WITH POWER DRIVEN U.S.G. SCREWS NOT LESS THAN 3/8" FROM THE EDGES OF THE WALLBOARDS. (WALLS 6" SPACING). SCREWS SHALL BE STAGGERED ON JOINING EDGES OR ENDS.

PAINTING NOTES

PREPARATION: CLEAN ALL SURFACES TO BE PAINTED AS REQUIRED TO REMOVE DUST AND DIRT. SAND AS NECESSARY TO PROPERLY PREPARE SURFACES TO RECEIVE PAINT.

GYPSUM BOARD: THE NEW GYPSUM BOARD IS TO RECEIVE 1 COAT OF PRIMER AND SEALER, SPACKLE, AND SPOT PRIME. PROVIDE 2 COATS OF SATIN HIDE ALKYD LOW LUSTER ENAMEL PAINT BY "BENJAMIN MOORE" OR EQUAL.

INTERIOR EXISTING CONCRETE BLOCK: PROVIDE 2 COATS OF AN ALKYD LOW LUSTRE ENAMEL PAINT BY "BENJAMIN MOORE" OR EQUAL.

CONCRETE WALLS AND CEILING: PROVIDE 1 COAT OF AN ACRYLIC MASONRY SEALER AS A PRIMER. THE FINISH COATS ARE TO BE 2 COATS OF AN ALKYD LOW LUSTRE ENAMEL PAINT.

STEEL JOISTS: PAINT ALL EXPOSED STEEL JOISTS WITH 1 COAT OF AN ALUMINUM PAINT (SELF PRIMING). MATCH COLOR WITH THAT OF THE METAL ROOF PANELS.

METAL DOOR FRAMES: THE PRIME COAT IS TO BE 1 COAT OF A METAL PRIMER. THE FINISH COATS ARE TO BE 2 COATS OF AN INTERIOR GRADE LATEX PAINT WITH A SEMI- GLOSS FINISH.

EXTERIOR CONCRETE BLOCK WALLS: (MATCH EXISTING COLOR) PRIME COAT IS TO BE A SYNTHETIC RUBBER LATEX BLOCK FILLER. THE FINISH COAT IS TO BE 1 COAT OF AN EXTERIOR LATEX PAINT.

MINIMUM COAT THICKNESS: APPLY MATERIALS AT NOT LESS THAN THE RECOMMENDED SPREADING RATE.

CAULKING

- PROVIDE CAULKING AT:
 - MASONRY EXPANSION JOINTS
 - PERIMETER CONTROL JOINTS
 - NEW METAL PANELS TO EXISTING METAL PANELS
 - GYPSUM BOARD TO CONCRETE OR MASONRY

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DO NOT SCALE DRAWINGS

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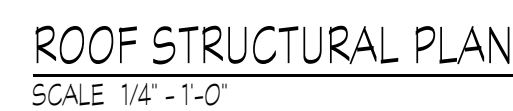
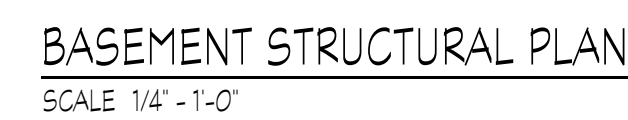
DATE: 10/18/2015
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS

PLAN No. 18-0518-2015
SHEET No. A-8

AN OIL CHANGE ADDITION AND PARTS LOFT EXTENSION AT
APPLE CHEVROLET
8585 WEST 159TH STREET
TINLEY PARK, ILLINOIS

n.b.

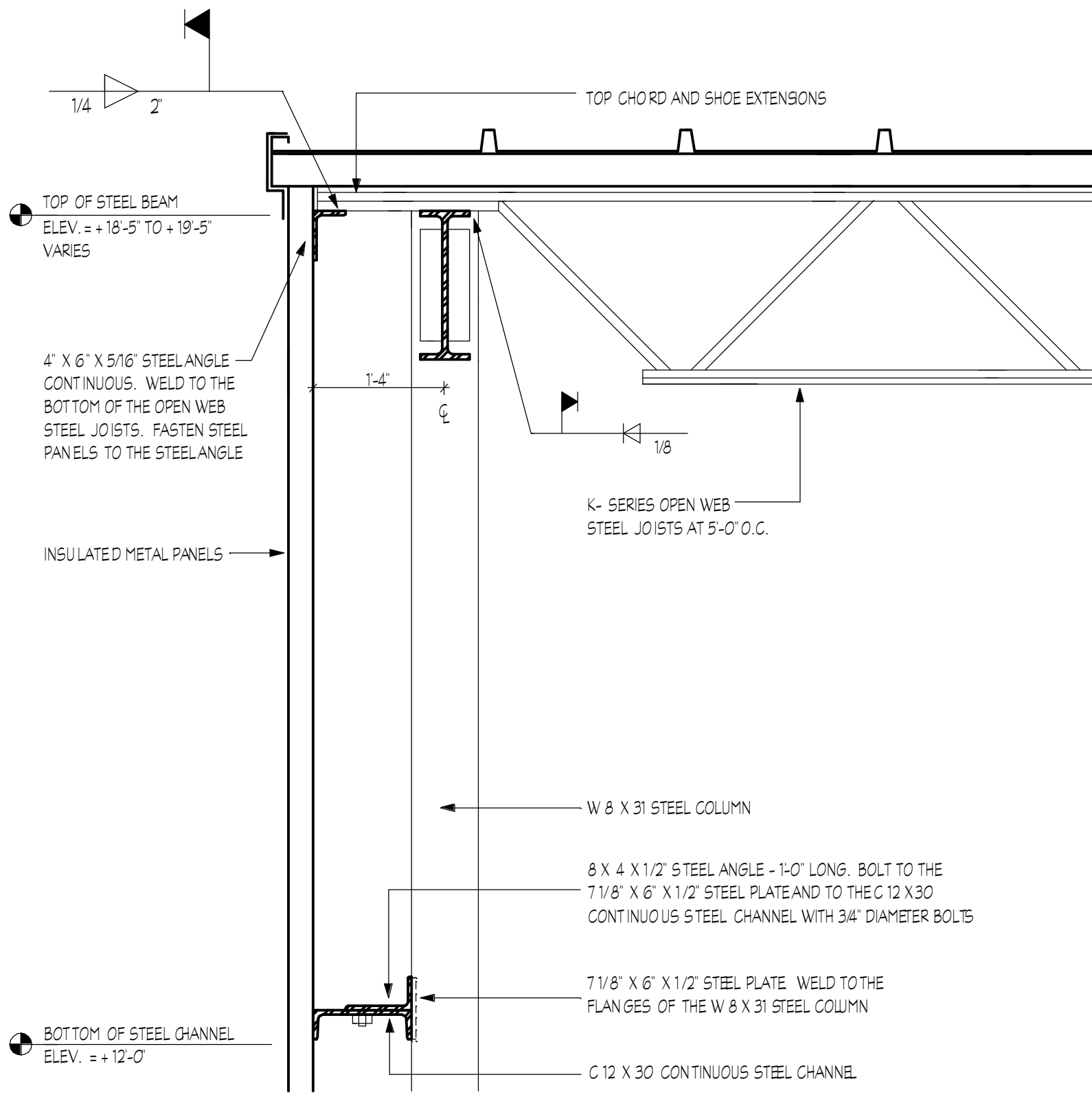


50 PSF UNIFORM LIVE LOAD

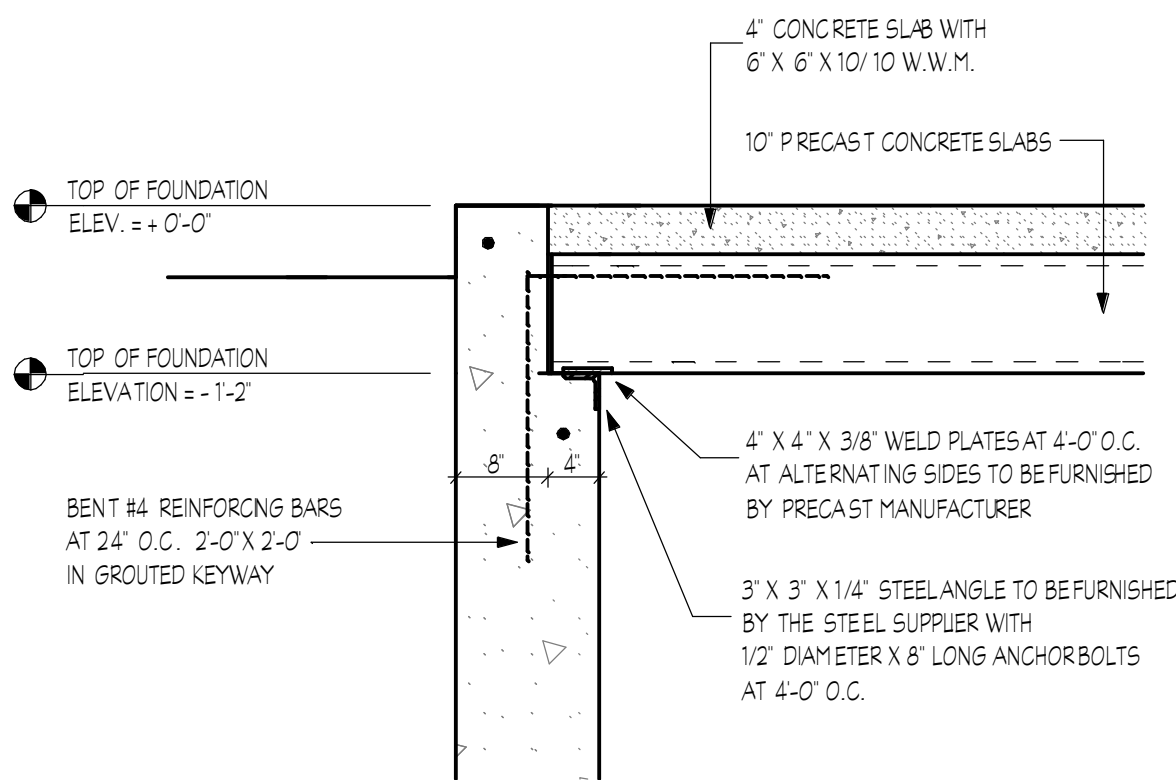
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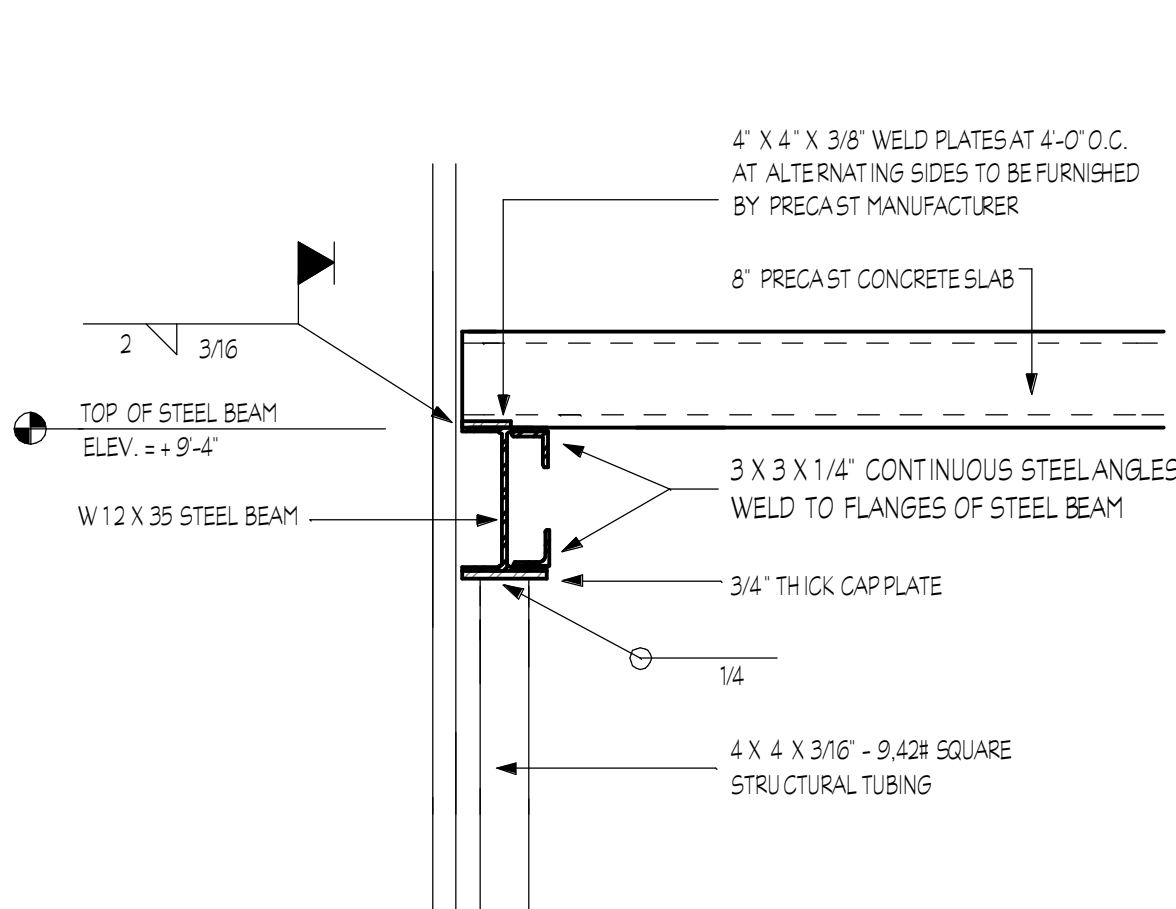
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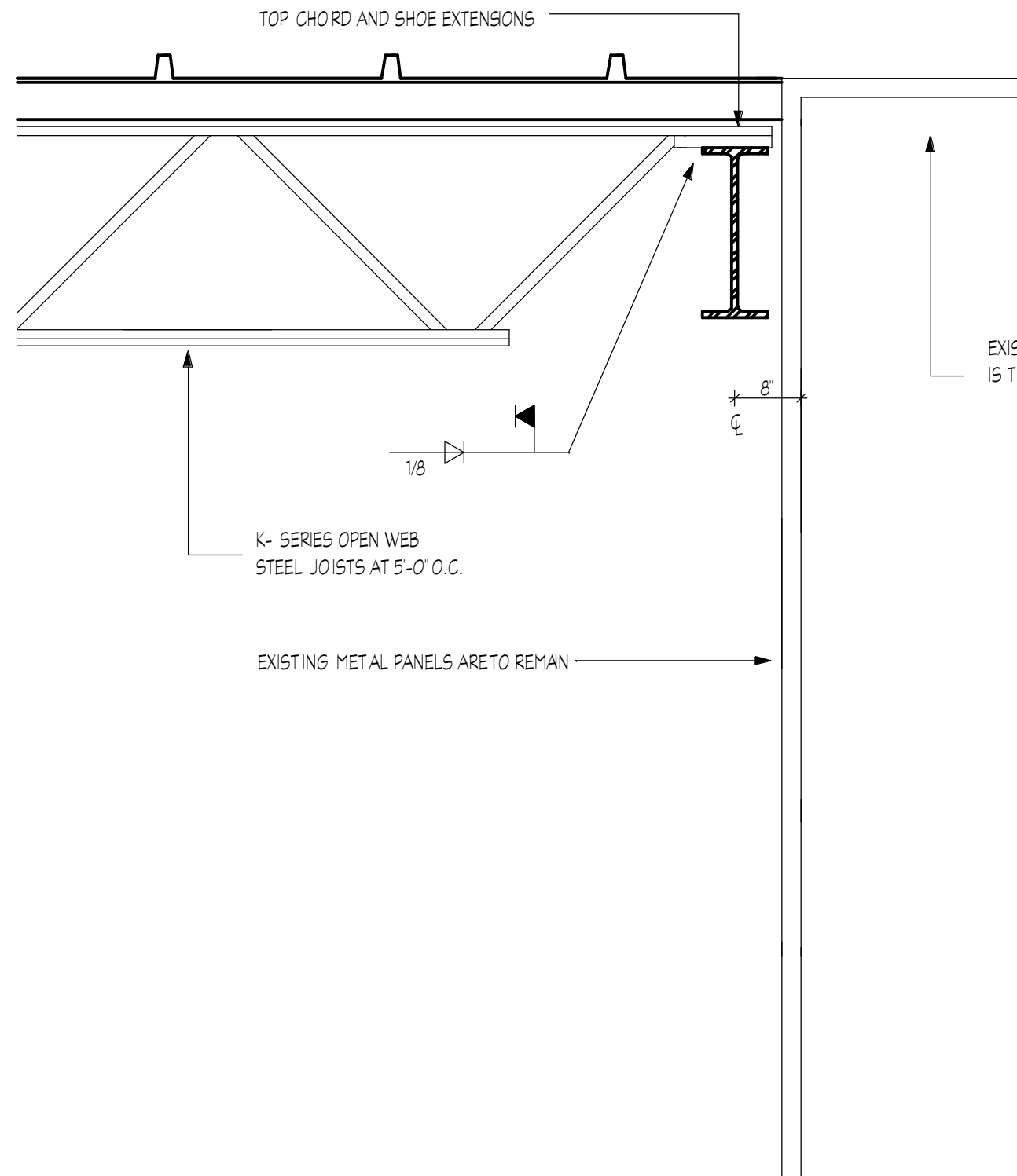
SECTION 1
SCALE 3/4" = 1'-0"



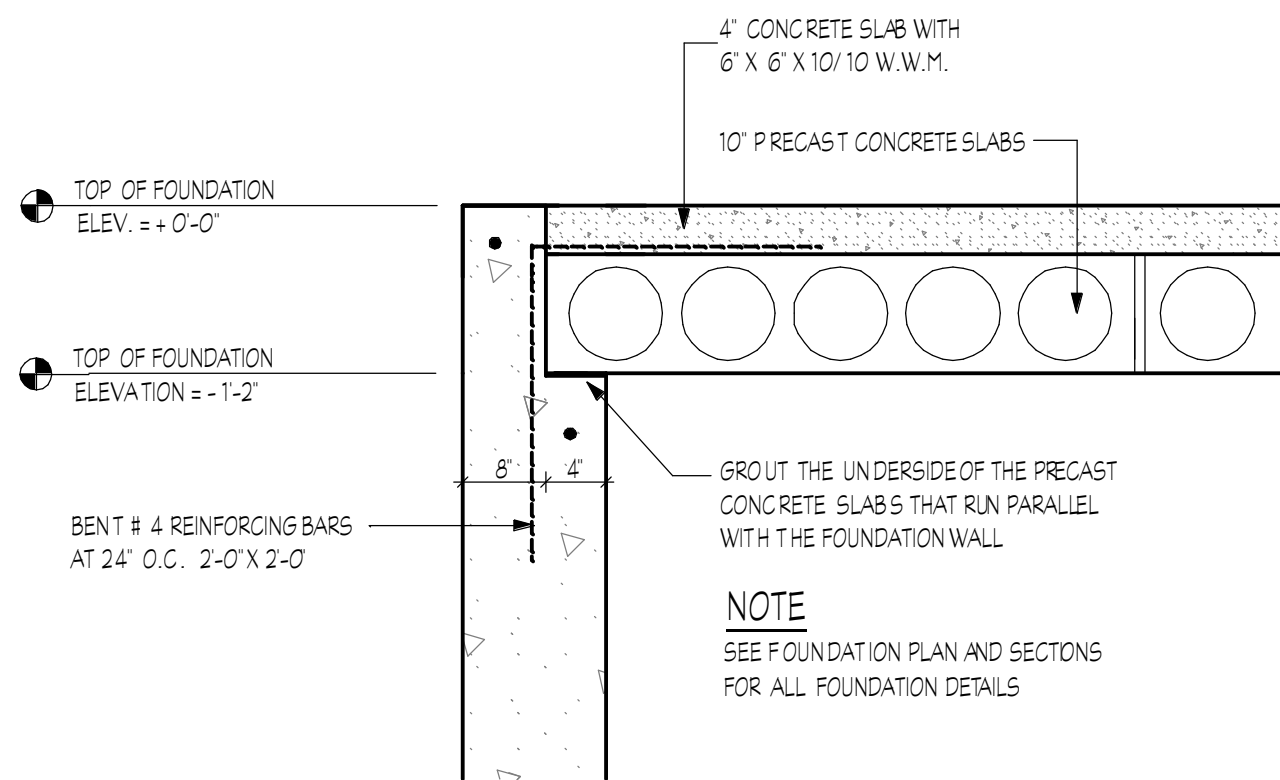
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SCALE 3/4" = 1'-0"



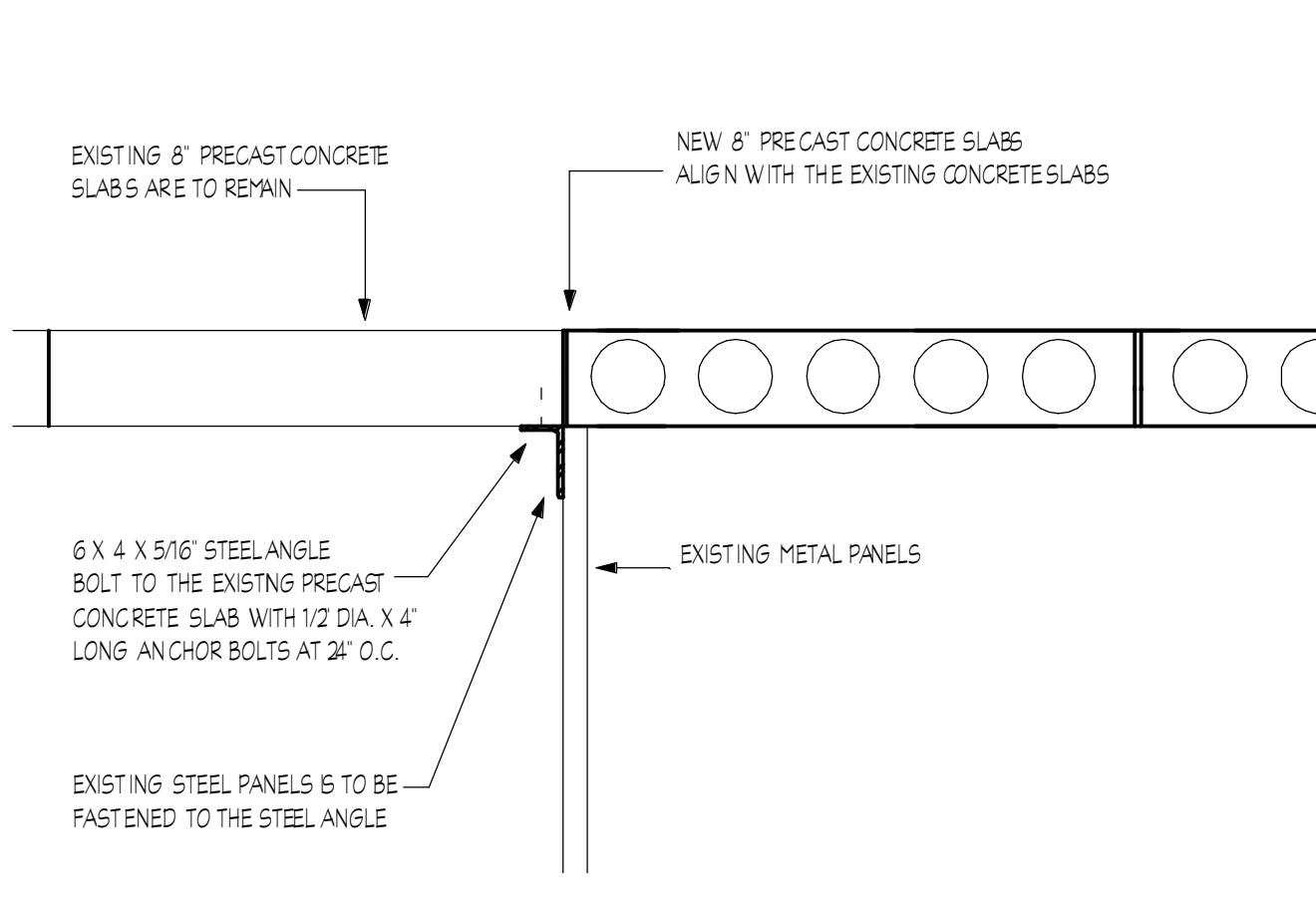
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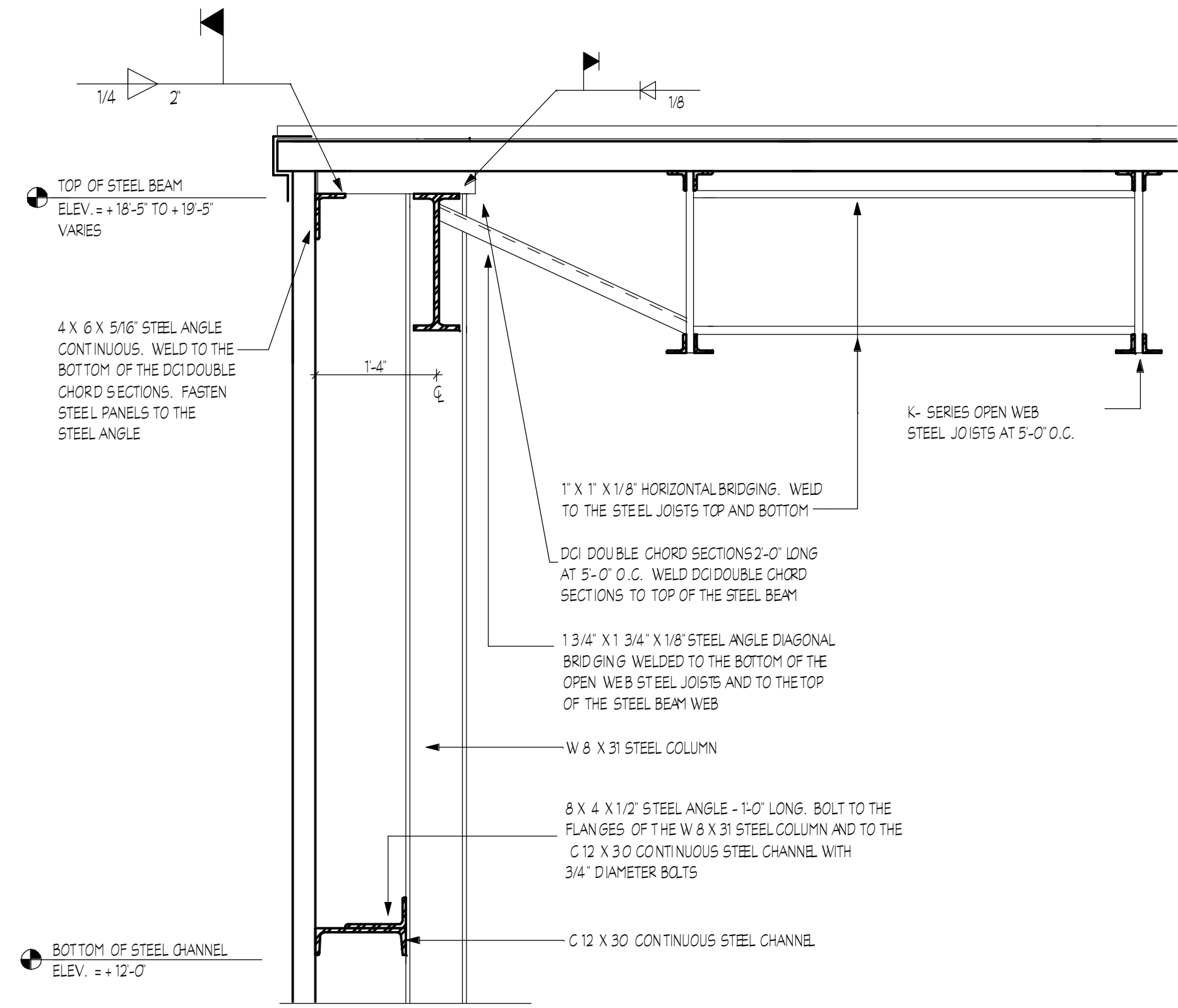
SECTION 4
SCALE 3/4" = 1'-0"



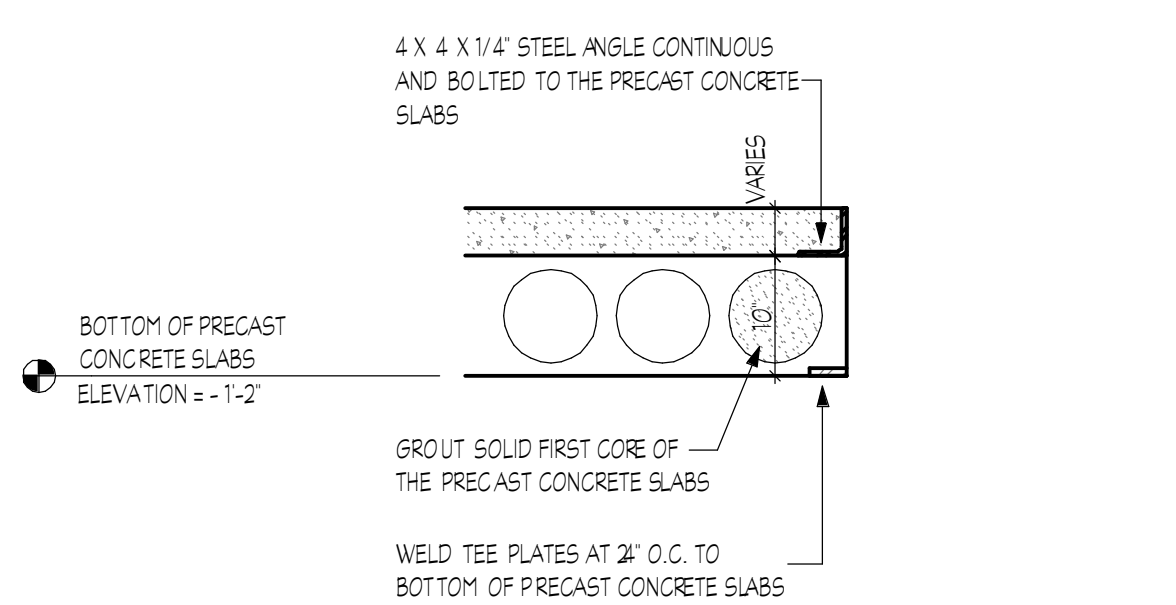
SECTION 5
SCALE 3/4" = 1'-0"



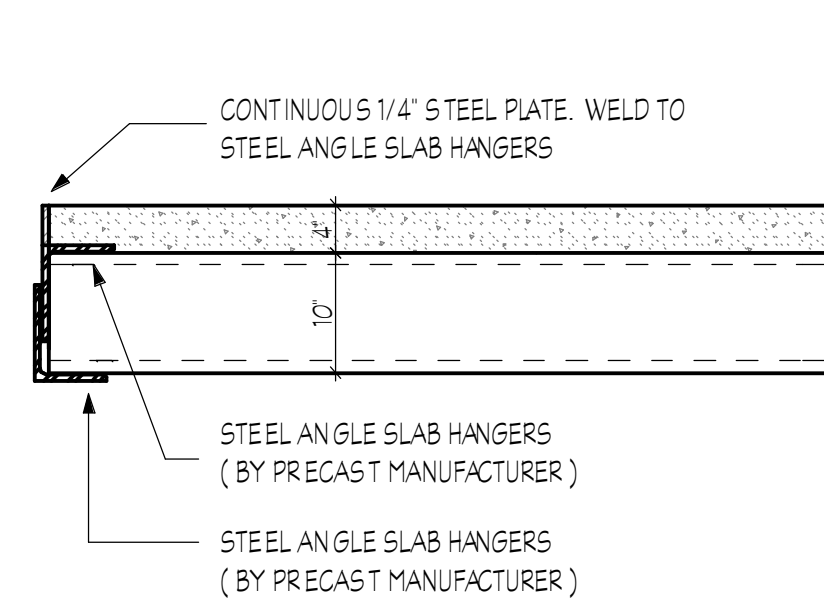
SECTION 6
SCALE 3/4" = 1'-0"



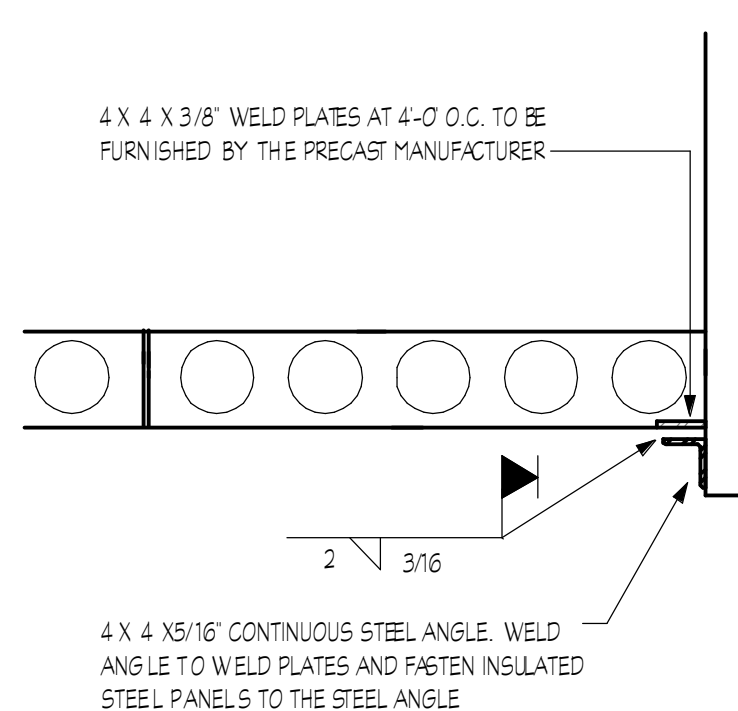
SECTION 7
SCALE 3/4" = 1'-0"



SECTION 8
SCALE 3/4" = 1'-0"



SECTION 9
SCALE 3/4" = 1'-0"



SECTION 10
SCALE 3/4" = 1'-0"

STRUCTURAL STEEL NOTES

STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 GR50 WITH SPECIAL REQUIREMENTS PER AISI TECHNICAL BULLETIN #3, NEW SHAPE MATERIAL, DATED MARCH 3, 1997, AND STRUCTURAL STEEL TUBES - ASTM A500 GRADE B UNLESS NOTED OTHERWISE. ANGLES AND PLATES SHALL CONFORM TO A36.

DETAIL, FABRICATE, AND ERECT ALL STEEL IN ACCORDANCE WITH "AISC SPECIFICATION", LATEST EDITION AND "STANDARD SPECIFICATION FOR OPEN WEB BAR JOISTS", LATEST EDITION.

CONNECTION BOLTS SHALL BE 3/4" DIAMETER HIGH STRENGTH BOLTS CONFORMING TO ASTM A325.

ALL WELDING ELECTRODES TO BE E70XX.

ALL SHOP AND FIELD WELDING SHALL BE IN ACCORDANCE WITH A.W.S. "CODE FOR WELDING IN BUILDING CONSTRUCTION", LATEST EDITION, AND SHALL BE MADE BY CERTIFIED WELDERS.

PROVIDE ONE SHOP COAT OF PAINT ON ALL STEEL ELEMENTS AND FABRICATIONS.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CONNECTION CALCULATIONS TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR ERECTION.

ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

STEEL JOISTS

DESIGN, MANUFACTURE, AND INSTALL THE K-SERIES OPEN WEB STEEL JOISTS IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR THE OPEN WEB STEEL JOISTS K-SERIES.

PROVIDE ALL BRIDGING, WELDMENTS, AND ACCESSORIES NECESSARY FOR COMPLETE INSTALLATION AS SHOWN ON THE DRAWINGS AND REQUIRED BY THE SJI SPECIFICATIONS.

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APPLE CHEVROLET
8555 WEST 159TH STREET
TINLEY PARK, ILLINOIS

S-2

PLUMBING FIXTURE SCHEDULE									
MARK	TYPE	MANUFACTURER	CATALOG NUMBER	CONNECTIONS					REMARKS
				C.W.	H.W.	S+W	VENT	TRAP	
A	FLOOR DRAIN	SMITH	2010-A-U			4"			CAST IRON BODY AND FLASHING COLLAR WITH 6" ROUND NICKEL BRONZE ADJUSTABLE HEAD

PLUMBING NOTES

THE CONTRACTOR SHALL TIE THE NEW SANITARY LINE INTO THE EXISTING 4" DIAMETER BUILDING SANITARY LINE. SEE ORIGINAL BUILDING PLANS AND CIVIL ENGINEERING DRAWINGS FOR THE LOCATION OF THE BUILDING SEWER LINE.

ALL WORK IS TO COMPLY WITH ALL APPLICABLE LOCAL, MUNICIPAL, NATIONAL PLUMBING CODES, AND THE STATE OF ILLINOIS PLUMBING CODE. ALL WORK IS TO BE DONE IN ACCORDANCE WITH STANDARD TRADE PRACTICES.

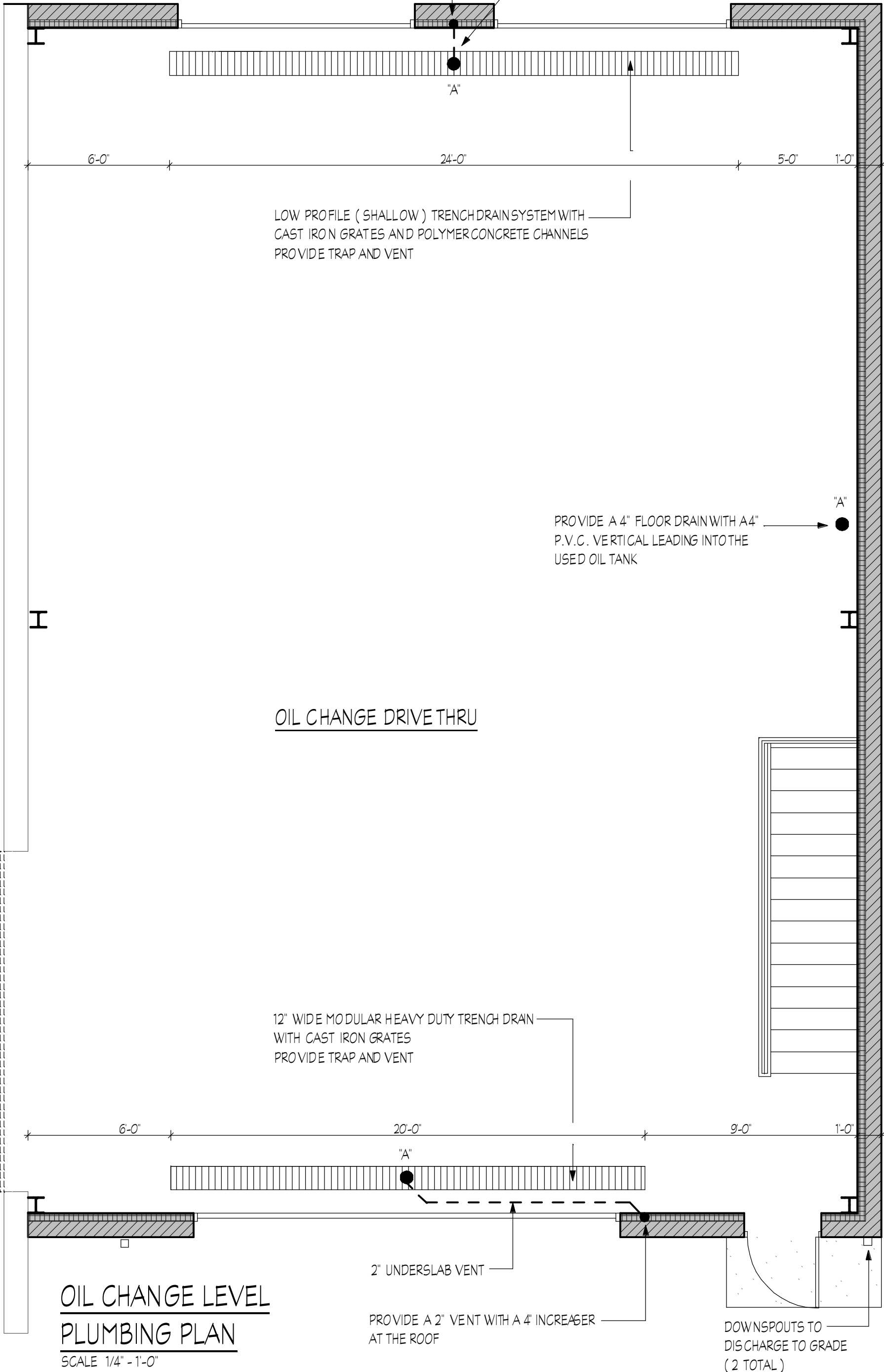
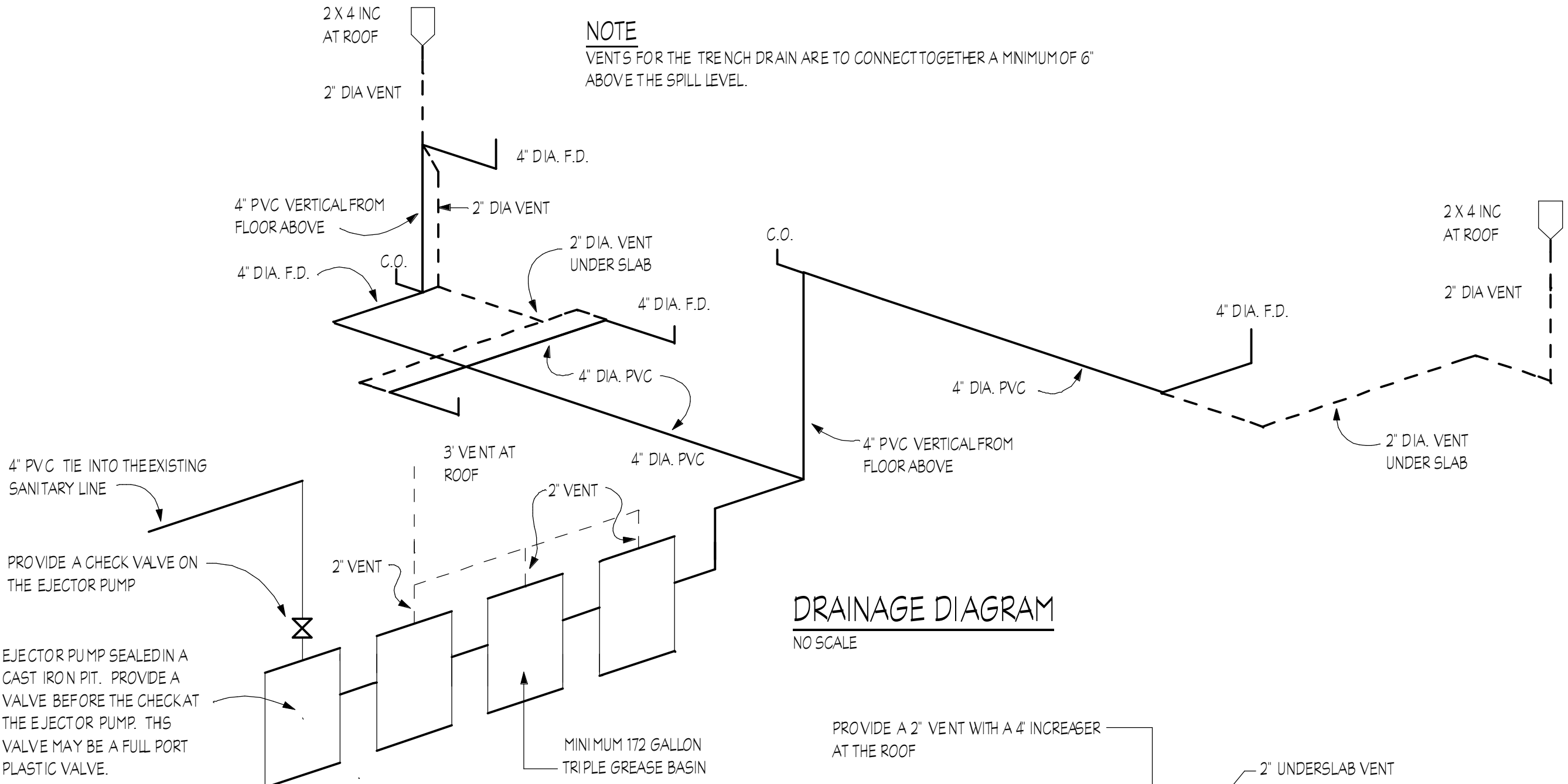
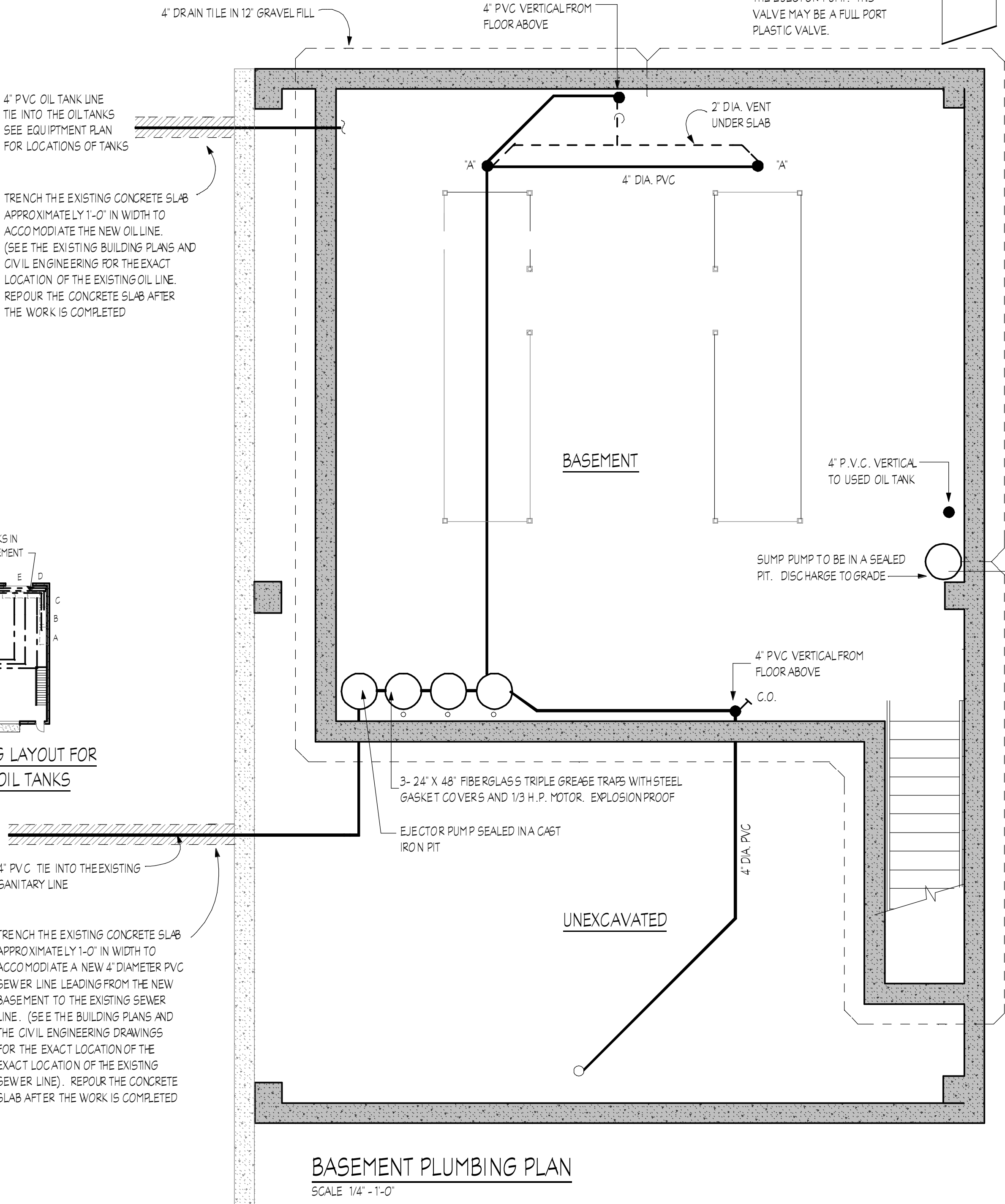
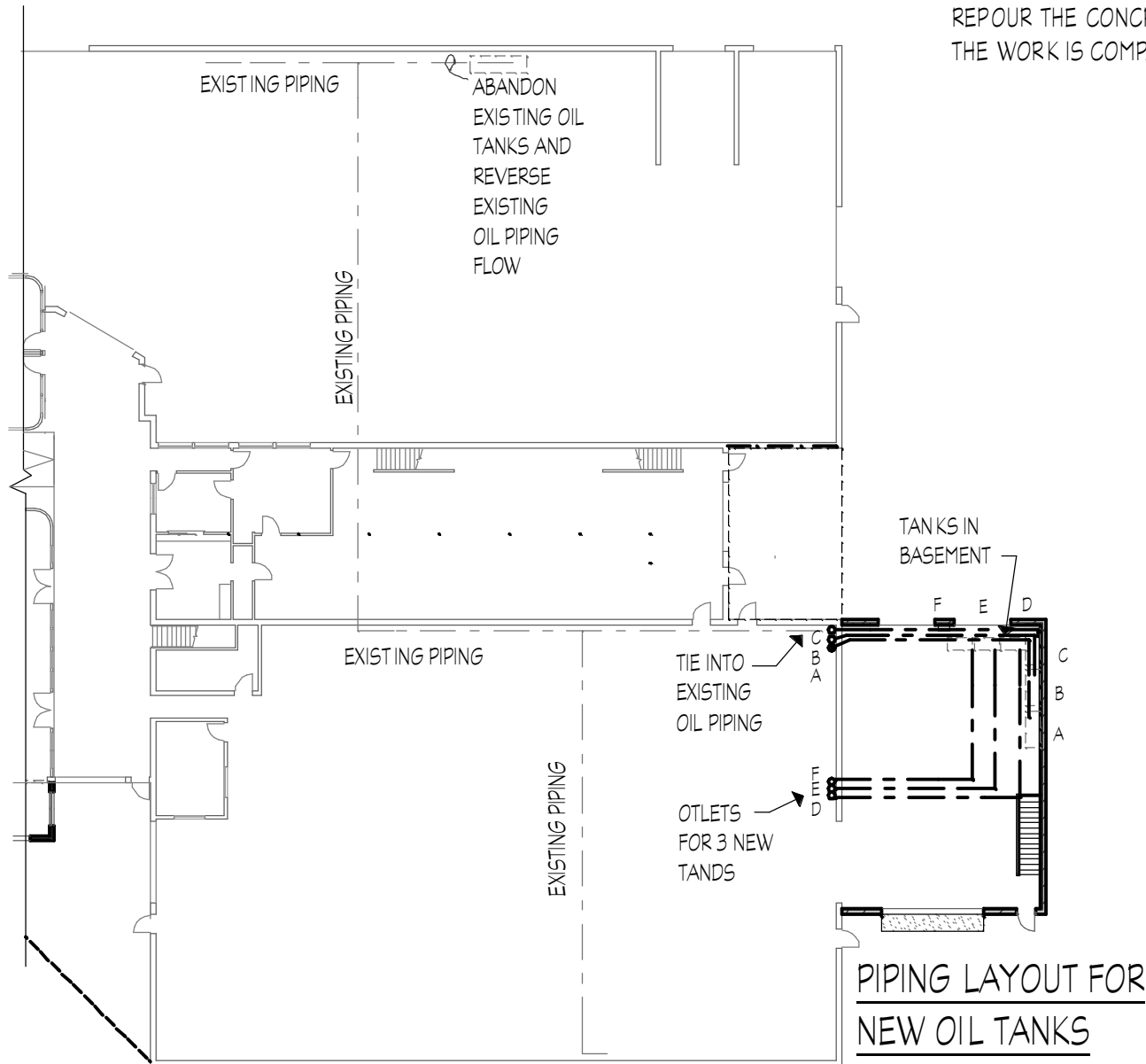
ALL NEW WASTE PIPING IS TO BE P.V.C. EXCEPT FOR UNDER THE CONCRETE SLAB WHICH WILL BE 4" I.D. P.V.C. SEWER PIPE AS.T.M. 3040 SDR 26.

NOTE

ALL HORIZONTAL INTERIOR SOIL AND WASTE LINES SHALL BE LAID TO FALL NOT LESS THAN 1/4" PER FOOT WHERE POSSIBLE. ALL CHANGES IN DIRECTION SHALL BE MADE WITH "Y" FITTINGS AND 1/8 BENDS.

SUMP PUMP NOTES

SUMP PUMP (STORMWATER DRAINAGE) IS TO BE A STANDARD 1/2 HP SUMP PUMP IN A SEALED PIT. DISCHARGE TO GRADE.



ELECTRICAL NOTES

MINIMUM CONDUIT SIZE TO BE 3/4" UNLESS OTHERWISE NOTED

MINIMUM WIRE SIZE TO BE NUMBER 12 GAUGE WITH THHN COPPER INSULATION OVER 75 FOOT RUNS TO BE MINIMUM 10 GAUGE WITH TYPE THN COPPER INSULATION.

FITTINGS FOR RIGID CONDUIT SHALL BE GALVANIZED.

ALL LOW VOLTAGE WIRING SHALL BE PLENUM RATED OR INSTALLED IN CONDUIT, INCLUDING SPEAKER WIRE

SWITCHES AND RECEPTACLES SHALL BE SPECIFICATION GRADE 20 AMPERES UNLESS OTHERWISE NOTED.

THREE PHASE MOTOR STARTERS SHALL BE FURNISHED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL WIRE AND INSTALL COMPLETE AS REQUIRED.

ALL ELECTRICAL EQUIPMENT SHALL BE SIZED TO MEET OR EXCEED THE AVAILABLE SHORT CIRCUIT CURRENT.

IT IS RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CHECK FUSE, CIRCUIT BREAKER, AND WIRE SIZE REQUIREMENTS FOR THE EQUIPMENT ACTUALLY INSTALLED AND SUPPLY MATERIALS ACCORDINGLY. IF ANY OTHER CONTRACTOR MAKES EQUIPMENT SUBSTITUTIONS WHICH CAUSE ADDITIONAL EXPENSE TO THE ELECTRICAL CONTRACTOR, THE RESPECTIVE CONTRACTOR SHALL REIMBURSE THE ELECTRICAL CONTRACTOR.

THE RECEPTACLES AND SWITCHES SHALL BE SPECIFICATION GRADE

PROVIDE PANEL DIRECTORIES FOR EACH CIRCUIT

ALL WIRING SHALL RUN IN CONDUIT.

ALL CONDUITS MUST BE INDEPENDENTLY SUPPORTED. NO CONDUITS SHALL BE SUPPORTED FROM DUCTS, PIPING, ETC.

FOR ANY ELECTRICAL REVISION, THE MINIMUM CONDUCTOR SIZE IS TO BE NO LESS THAN NO. 12 COPPER.

ALL LOW VOLTAGE WIRING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE. ALL WORK SHALL BE CABLED / BUNDLED TOGETHER.

ALL FIXTURE AND SWITCHING PATTERN SHALL BE VERIFIED WITH THE GENERAL CONTRACTOR.

ALL ELECTRICAL WORK SHOWN IS DIAGRAMMATIC. ALL WORK SHALL BE DONE TO MEET FIELD CONDITIONS. COORDINATE THE WORK WITH OTHER TRADES.

ROUGH IN A 1900 BOX WITH 1/2" CONDUIT STUBBED INTO THE NEAREST CEILING CAVITY FOR A CONTROLLER AND ALL FIRE ALARM DEVICES.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONNECTION REQUIREMENTS OF EQUIPMENT PRIOR TO ROUGH-IN. THIS SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING: LOCATION, VOLTAGE, PHASE CONTROL, ETC.

LIGHTING WITHIN A SUSPENDED CEILING SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE BY MEANS OF APPROVED SUPPORTS AT OPPOSITE CORNERS OF THE FIXTURES. (ARTICLE 410.16 (C))

ELECTRICAL CONTRACTOR IS TO PROVIDE 115V, 20A, SEPARATE CIRCUITS FOR TELEPHONE COMPANY TO FEED THE NEW SUITE.

ALL TEMPERATURE CONTROL CONDUIT AND WIRING SHALL BE BY THE MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL WIRE AND INSTALL ONLY WHERE SPECIFICALLY NOTED ON THE DRAWINGS.

THE PROPOSED EMERGENCY LIGHTING MUST BE CAPABLE OF PROVIDING A MINIMUM OF (1) ONE FOOT CANDLE OF ILLUMINATION AT THE FLOOR LEVEL THROUGHOUT ALL MEANS OF EGRESS. FINAL ACCEPTANCE OF THE NUMBER OF DEVICES AND THEIR LOCATIONS WILL BE MADE AFTER FIELD VERIFICATION.

EMERGENCY LIGHTING SHALL BE ON THE BRANCH CIRCUIT AS OF THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE DUAL VOLTAGE.

LOCAL AUTHORITY SHALL FIELD VERIFY ANY EMERGENCY MEANS OF EGRESS AND EXIT LIGHTING REQUIREMENTS AND THE LOCATIONS OF ANY ADDITIONAL FIXTURES.

THE EMERGENCY LIGHTING SYSTEM SHALL BE DESIGNED AND INSTALLED SO THAT FAILURE OF ANY ONE LIGHTING ELEMENT (BURNED OUT BULBS, ETC.) WILL NOT CAUSE TOTAL DARKNESS OF THE AREA SERVED. ARTICLE 700.16.

THE BRANCH CIRCUITS FEEDING THE EMERGENCY LIGHTING SHALL BE THE SAME BRANCH CIRCUIT THAT FEEDS THE NORMAL LIGHT FIXTURES IN THE AREA. ARTICLE 700-12 (E)

SECURELY ANCHOR ALL EXPOSED CONDUIT. ROUTE ALL EXPOSED CONDUIT IN A NEAT APPROVED MANNER.

TIMER NOTE

THE SWITCH SHALL BE COMPLETE WITH SYNCHRONOUS ELECTRIC TIMING MOTOR WITH MECHANICAL SPRING RESERVE POWER FEATURE TO PROTECT THE PROGRAM IN EVENT OF A POWER OUTAGE. THE UNIT SHALL BE EQUIPPED WITH AN ASTRONOMICAL DIAL WITH CONTACTS FOR USE ON A 120V SYSTEM.

NOTES

FIXTURES MARKED N.L. SHALL BE CONNECTED TO THE EMERGENCY ELECTRICAL SYSTEM TO ASSURE CONTINUED ILLUMINATION OF MEANS OF EGRESS FOR A DURATION OF NOT LESS THAN ONE AND ONE HALF (1 1/2) HOURS IN CASE OF EMERGENCY OR PRIMARY POWER LOSS.

ALL EXITS SHALL BE PROPERLY IDENTIFIED BY ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP CAPABILITIES. THIS SHALL BE FIELD VERIFIED BY THE ELECTRICAL AND BUILDING INSPECTORS.

EMERGENCY LIGHTING UNITS SHALL BE FIELD VERIFIED BY THE ELECTRICAL AND BUILDING INSPECTORS.

EMERGENCY MEANS OF EGRESS LIGHTING SHALL BE POWERED BY AN EMERGENCY SYSTEM IN ACCORDANCE WITH ARTICLE 700 OF NFPA 70. EMERGENCY ELECTRICAL SYSTEM SHALL PROVIDE ILLUMINATION FOR A DURATION OF NOT LESS THAN ONE AND ONE HALF (1 1/2) HOURS AND SHALL PROVIDE AN INTENSITY OF ILLUMINATION AT THE FLOOR LEVEL OF NOT LESS THAN ONE (1) FOOT CANDLE.

EMERGENCY LIGHTING SYSTEMS, INCLUDING THOSE FOR THE EXIT DISCHARGES, SHALL BE DESIGNED AND INSTALLED SO THAT THE FAILURE OF ANY INDIVIDUAL LIGHTING UNIT CANNOT LEAVE IN TOTAL DARKNESS ANY SPACE THAT REQUIRES EMERGENCY ILLUMINATION.

EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE DUAL VOLTAGE.

ALL EMERGENCY LIGHTING BATTERY PACKS PROVIDED FOR EGRESS ILLUMINATION IN CASE OF PRIMARY POWER LOSS TO BE WIRED TO UNIT GENERAL LIGHTING CIRCUIT, IN ACCORDANCE WITH SECTION 2702 AND 11NEC700.12F. INDIVIDUAL UNIT EQUIPMENT FOR EMERGENCY ILLUMINATION SHALL CONSIST OF THE FOLLOWING:
1. A RECHARGEABLE BATTERY
2. A BATTERY CHARGING MEANS
3. PROVISIONS FOR ONE OR MORE LAMPS MOUNTED ON THE EQUIPMENT, OR SHALL BE PERMITTED TO HAVE TERMINALS FOR REMOTE LAMPS, OR BOTH.
4. A RELAYING DEVICE ARRANGED TO ENERGIZE THE LAMPS AUTOMATICALLY UPON FAILURE OF THE SUPPLY TO THE UNIT EQUIPMENT.
THE BATTERIES SHALL BE OF SUITABLE RATING AND CAPACITY TO SUPPLY AND MAINTAIN AT NOT LESS THAN 87 1/2 PERCENT OF THE NOMINAL BATTERY VOLTAGE FOR THE TOTAL LAMP LOAD ASSOCIATED WITH THE UNIT FOR A PERIOD OF AT LEAST 1-1/2 HOURS, OR THE UNIT EQUIPMENT SHALL SUPPLY AND MAINTAIN NOT LESS THAN 60 PERCENT OF THE INITIAL EMERGENCY ILLUMINATION FOR A PERIOD OF AT LEAST 1-1/2 HOURS. STORAGE BATTERIES, WHETHER OF THE ACID OR ALKALI TYPE, SHALL BE DESIGNATED AND CONSTRUCTED TO MEET THE REQUIREMENTS FOR EMERGENCY SERVICE.

SUBPANEL "A" IS TO HAVE A MAIN BREAKER

SUBPANEL "A"
100 AMP
3 PHASE 4 WIRE
120/208V

1 1/4" EMT
1 # 6 THHN
4 # 3 THHN

RISER DIAGRAM
NO SCALE

PANEL "A"				120/ 208 VOLTS			3 PHASE 4 WIRE			100 AMPS			
ITEM	AMP RATING	POLE	CIRCUIT NO.	LEFT PHASE LOADS WATTS			RIGHT PHASE LOAD WATTS			CIRCUIT NO.	AMP RATING	POLE	ITEM
LIGHTING	20	1	1	800			100			2	20	1	N.L. LIGHTING
LIGHTING	20	1	3		1200		250			4	20	1	N.L. LIGHTING
LIGHTING	20	1	5			400			500	6	20	1	EXTERIOR LIGHTING
EXTERIOR LIGHTING	20	1	7	600			1300			8	20	1	RECEPTACLES
RECEPTACLES	20	1	9		1300		1000			10	20	1	RECEPTACLES
EJECTOR PUMP	20	1	11			600			600	12	20	1	SUMP PUMP
OVERHEAD DOOR MOTOR	20	1	13	800			800			14	20	1	OVERHEAD DOOR MOTOR
OVERHEAD DOOR MOTOR	20	1	15		800			2400		16	20	1	OUTSIDE AIR INTAKE
EXHAUST FAN # 1	20	1	17			2400			750	18	20	1	INFRARED HEATER # 1
EXHAUST FAN # 2	20	1	19	2400			750			20	20	1	INFRARED HEATER # 2
FIRE ALARM	20	1	21		600		600			22	20	1	TIMER
EXT LIGHTING	20	1	23			500			750	24	20	1	EMERGENCY LIGHTING
FIRE ALARM	20	1	25	500			400			26	20	1	RECEPTACLE DATA
TRIPLE BASIN	20	1	27		1200		5000			28	20	1	UNIT HEATER # 1
UNIT HEATER # 2	20	1	29			5000				30	20	1	

5100	5100	8900	3350	9250	2600	TOTAL WATTS= 34,300 WATTS TOTAL AMPS= 95 AMPS
8450	14350	11500				

FIRE ALARM SYSTEM

PROVIDE A NEW FACP MOUNTED NEXT TO THE NEW SUBPANEL "A"

PROVIDE 6 NEW FIRE ALARM DEVICES. PLANS FOR THE FIRE ALARM SYSTEM ARE TO BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

ELECTRICAL REQUIREMENTS:

IT IS THE PURPOSE AND INTENT OF THE DRAWINGS, NOTES, AND SPECIFICATIONS, THAT THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE INSTALLATION OF ELECTRICAL SERVICES AS INDICATED ON THE PLANS AND HEREINAFTER SPECIFIED COMPLETE IN MATERIALS AND FITTINGS AS MAY BE REQUIRED TO MAKE THE WORK COMPLETE FOR THE PURPOSE INTENDED.

THE DRAWINGS PERTAINING TO THIS INSTALLATION GENERALLY INDICATE THE LOCATION OF EQUIPMENT AND OTHER DETAILS NECESSARY TO THE COMPLETE INSTALLATION. BIDDERS SHALL ACQUAINT THEMSELVES WITH THE WORKING CONDITIONS AND REQUIREMENTS AT THE BUILDING SITE, AS CONTRACTS FOR THE WORK WILL BE BASED UPON FURNISHING ALL MATERIAL AND LABOR REQUIRED TO ENTIRELY COMPLETE THE WORK AND BE READY FOR USE.

ANY CHANGES IN THE LOCATION OF EQUIPMENT, ETC., FROM THOSE SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT CHARGE IF SO DIRECTED BY THE ARCHITECT BEFORE THE INSTALLATION.

LAWS AND ORDINANCES

ALL ELECTRICAL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN FULL ACCORD WITH LOCAL AND NATIONAL ELECTRICAL CODES.

PERMITS AND FEES:

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENCES, PERMITS, AND INSPECTIONS FOR ALL WORK COVERED BY THIS CONTRACT. FINAL CERTIFICATES OF INSPECTION SHALL BE DELIVERED TO THE ARCHITECT BEFORE APPLICATION IS MADE FOR FINAL PAYMENT.

CUTTING AND PATCHING

ALL CUTTING AND PATCHING WHICH MUST BE DONE IN ORDER THAT THE ELECTRICAL WORK MAY BE PROPERLY INSTALLED SHALL BE DONE BY AN APPROPRIATE TRADESMAN. ALL DISTURBED CONSTRUCTION SURFACES, OR FINISHES MUST BE REPLACED OR REPAIRED TO THE ARCHITECT'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. UNDER NO CONDITION SHALL STRUCTURAL WORK BE CUT EXCEPT UPON APPROVAL OF THE ARCHITECT.

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SCALE	
APPROVED BY:	

PLAN No.	# 0518.2015
SHEET No.	E - 2

AN OIL CHANGE ADDITION AND PARTS LOFT EXTENSION AT

APPLE CHEVROLET

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TINLEY PARK, ILLINOIS

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NOTES

THE H.V.A.C. CONTRACTOR IS TO VISIT THE SITE AND VERIFY EXISTING CONDITIONS BEFORE STARTING ANY WORK.

THE EXISTING H.V.A.C. SYSTEM IS TO REMAIN.

THE EXISTING SUPPLY AND RETURN DUCTWORK ARE ALL TO REMAIN. REVISE AS REQUIRED.

PROVIDE AN AIR VOLUME CONTROL DAMPER AT THE SUPPLY ZONE

PROVIDE ALL DUCT TRANSITIONS AS REQUIRED TO AVOID ANY PIPING, STRUCTURE, AND LIGHTING.

THE MAXIMUM DESIGN OPERATING PRESSURE OF A SYSTEM INSIDE THE BUILDING SHALL NOT EXCEED 5 PSIG

HVAC CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS WHICH MAY HAVE AN EFFECT ON HIS WORK PRIOR TO SUBMITTING A BID.

CONTRACTOR TO SEAL ALL SEAMS AND JOINTS IN THE DUCTS IN ACCORDANCE WITH SECTION 603.9 I.M.C.

SUBMIT A COPY OF THE TEST AND BALANCE REPORTS TO THE VILLAGE PRIOR TO FINAL INSPECTION. IT SHALL BE PERFORMED BY A THIRD PARTY TEST CONTRACTOR.

NOTES

THE CONSTRUCTION OF ALL DUCTWORK MUST BE IN ACCORDANCE WITH THE LATEST SMACNA DUCT CONSTRUCTION STANDARDS. FLEXIBLE DUCTS AND CONNECTORS SHALL BE TESTED IN ACCORDANCE WITH UL181 AND BE LABELED. FLEXIBLE CONNECTORS SHALL BE LIMITED TO A MAXIMUM LENGTH OF 10 FEET. DUCTS MUST BE SEALED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE. RIGID DUCTS MUST BE SUPPORTED AT INTERVALS NOT EXCEEDING 10 FEET.

ROUND DUCTWORK SHALL BE IN THE FOLLOWING GAUGES AND FABRICATIONS:

INSIDE DIA. INCHES	STANDARD U.S. GAUGE	LONGITUDINAL SEAM	CIRCUMFERENTIAL SEAM
3" TO 8"	26	SPIRAL	COUPLING
9" TO 24"	24	SPIRAL	COUPLING

ALL DUCTWORK SHALL BE EXPOSED IN THE SPACES SO AS A RESULT THE DUCTS WILL NOT BE INSULATED.

ALL DUCTWORK TO BE SUPPORTED FROM BUILDING CONSTRUCTION WITH ROD HANGERS AND PROPERLY SIZED ANGLE IRON BOTTOM SUPPORTS. THE DUCTS SHALL BE SECURELY ANCHORED TO THE STRUCTURE. THE DUCTS SHALL BE INSTALLED AS TO BE COMPLETELY FREE FROM VIBRATION UNDER ALL CONDITIONS OF OPERATION. THE DUCTS SHALL BE PROPERLY BRACED.

HVAC NOTES

ALL HEATING EQUIPMENT IGNITION SOURCES ARE TO BE INSTALLED A MINIMUM OF 18" ABOVE THE FLOOR. IF THE HEATING EQUIPMENT IS SUBJECT TO VEHICULAR TRAFFIC, MOUNT UNITS A MINIMUM OF 8'-0" ABOVE THE FLOOR, BUT NOT LESS THAN 2'-0" ABOVE THE TALLEST VEHICLE.

MECHANICAL VENTILATION (NOT REQUIRED TO OPERATE CONTINUOUSLY) SYSTEM SHALL BE ARRANGED TO OPERATE AUTOMATICALLY UPON THE DETECTION OF A CONCENTRATION OF CARBON MONOXIDE OF 25 PARTS PER MILLION BY AN APPROVED DETECTION SYSTEM.

ALL CONSTRUCTION DOCUMENTS, INSTALLATION MANUALS, AND MANUFACTURER'S CATALOG CUT SHEETS ARE TO BE PROVIDED ON SITE AT THE TIME OF INSPECTIONS. ALL MATERIAL AND EQUIPMENT ARE TO BE LISTED AND LABELED AND SUITABLE FOR USE.

VENTILATION SCHEDULE								
ROOM NAME	FLOOR AREA SQ. FT.	USE	OCCUPANT LOAD	OUTDOOR AIR REQUIRED	VENTILATION REQUIRED CFM	ACTUAL ROOM VENTILATION		REMARKS
						SUPPLY CFM	EXHAUST CFM	
OIL CHANGE DRIVE- THRU	1750.0	STORAGE		1.5 CFM/ SQ. FT.	2625.0	3500.0	3500.0	INTERLOCK IH-1 WITH EF-1
EXTENDED PARTS LOFT	600.0			0.15 CFM/ SQ. FT.	90.0	300.0	300.0	

EQUIPMENT SCHEDULE		
MARK	QUAN.	DESCRIPTION
IH-1 IH-2 IH-3	3	UNITS IH-1, IH-2 AND IH-3 ARE TO CONSIST OF RE-VERBER-RAY MODEL NO. DR-50 INFRARED HEATERS. 50 MBH GAS FIRED HEATING CAPACITIES EACH WITH THERMOSTATS AND HANGING CHAINS.
INTAKE #1	1	UNIT INTAKE #1: IS TO CONSIST OF A 36" X 36" OUTSIDE AIR LOUVER WITH A MOTORIZED DAMPER CONCEALED IN EXTENDED LOUVER BASE. BASED ON 3500 CFM. INTERLOCK INTAKE #1 WITH EF-1 TO PROVIDE PERMANENT MEANS OF MAKE-UP AIR FOR EXHAUST
EF-1	1	UNIT EF-1: IS TO CONSIST OF A "GREENHECK" 58E-1L24-4 SIDEWALL PROPELLER EXHAUST FAN 3500 CFM. FAN IS TO INCLUDE A WALL SLEEVE, WIRE GUARD MOTOR SIDE, AND GRAVITY DAMPER. MOUNT BOTTOM OF FAN 10'-0" ABOVE TOP OF FOUNDATION

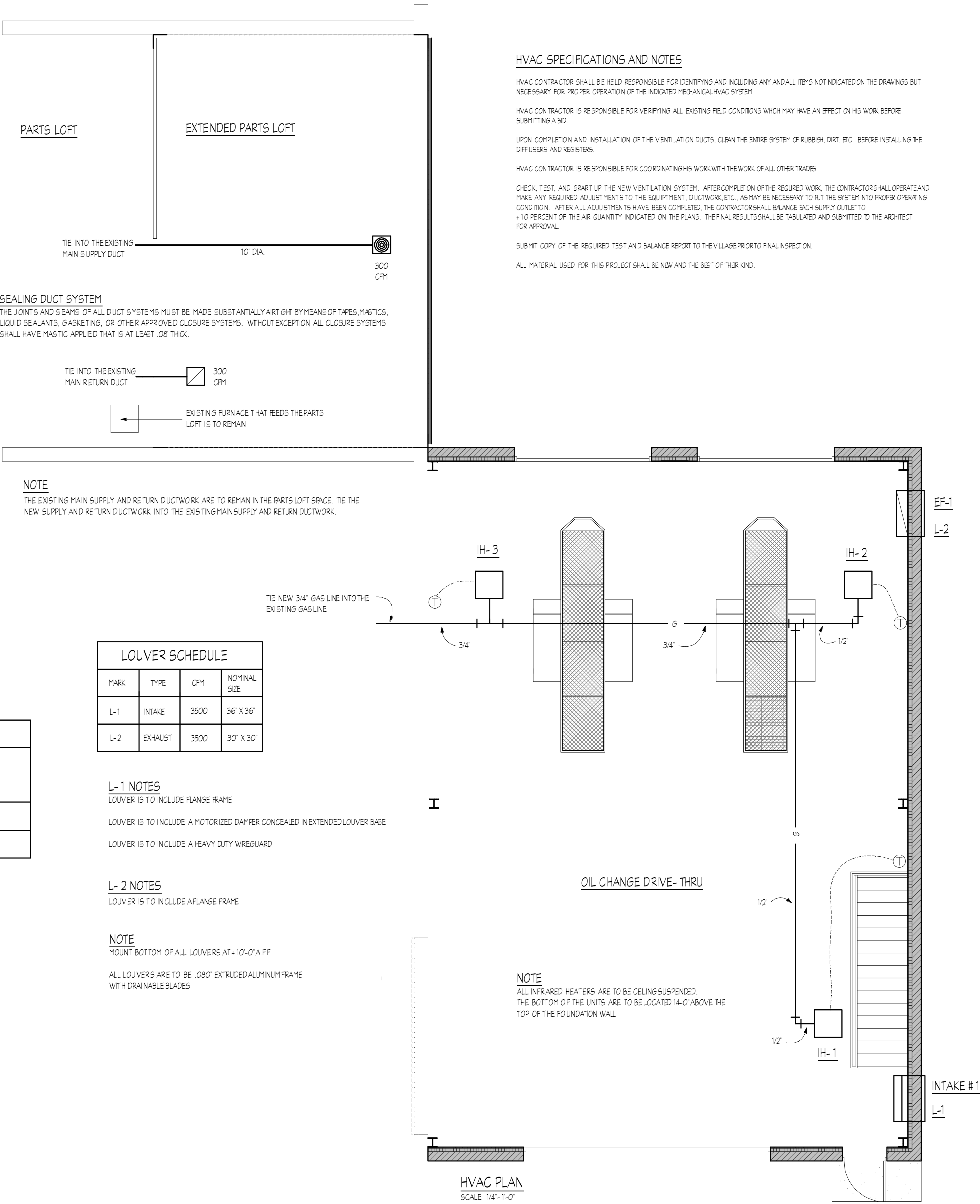
NOTES

ALL NEW GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE. TREAD ALL JOINTS FOR PIPE 2" AND SMALLER.

GAS PIPING SHALL BE SUPPORTED AT A MAXIMUM DISTANCE OF 10'-0".

MECHANICAL CONTRACTOR IS TO FURNISH AND INSTALL ALL INFRARED HEATERS AND 120V. LINE VOLTAGE THERMOSTATS. ELECTRICAL CONTRACTOR IS TO INSTALL ELECTRICAL POWER, 120V. COILS, AND ALL ASSOCIATED CONDUIT AND WIRING

INFRARED HEATERS ARE TO BE EQUIPPED WITH A DIRECT SPARK IGNITION.



HVAC SPECIFICATIONS AND NOTES

HVAC CONTRACTOR SHALL BE HELD RESPONSIBLE FOR IDENTIFYING AND INCLUDING ANY AND ALL ITEMS NOT INDICATED ON THE DRAWINGS BUT NECESSARY FOR PROPER OPERATION OF THE INDICATED MECHANICAL HVAC SYSTEM.

HVAC CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS WHICH MAY HAVE AN EFFECT ON HIS WORK BEFORE SUBMITTING A BID.

UPON COMPLETION AND INSTALLATION OF THE VENTILATION DUCTS, CLEAN THE ENTIRE SYSTEM OF RUBBISH, DIRT, ETC. BEFORE INSTALLING THE DIFFUSERS AND REGISTERS.

HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF ALL OTHER TRADES.

CHECK, TEST, AND START UP THE NEW VENTILATION SYSTEM. AFTER COMPLETION OF THE REQUIRED WORK, THE CONTRACTOR SHALL OPERATE AND MAKE ANY REQUIRED ADJUSTMENTS TO THE EQUIPMENT, DUCTWORK, ETC., AS MAY BE NECESSARY TO PUT THE SYSTEM INTO PROPER OPERATING CONDITION. AFTER ALL ADJUSTMENTS HAVE BEEN COMPLETED, THE CONTRACTOR SHALL BALANCE EACH SUPPLY OUTLET TO +10 PERCENT OF THE AIR QUANTITY INDICATED ON THE PLANS. THE FINAL RESULTS SHALL BE TABULATED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL.

SUBMIT COPY OF THE REQUIRED TEST AND BALANCE REPORT TO THE VILLAGE PRIOR TO FINAL INSPECTION.

ALL MATERIAL USED FOR THIS PROJECT SHALL BE NEW AND THE BEST OF THEIR KIND.

LOUVER SCHEDULE			
MARK	TYPE	CFM	NOMINAL SIZE
L-1	INTAKE	3500	36" X 36"
L-2	EXHAUST	3500	30" X 30"

L- 1 NOTES

LOUVER IS TO INCLUDE FLANGE FRAME

LOUVER IS TO INCLUDE A MOTORIZED DAMPER CONCEALED IN EXTENDED LOUVER BASE

LOUVER IS TO INCLUDE A HEAVY DUTY WIREGUARD

L- 2 NOTES

LOUVER IS TO INCLUDE A FLANGE FRAME

NOTE

MOUNT BOTTOM OF ALL LOUVERS AT +10'-0" A.F.F.

ALL LOUVERS ARE TO BE .080" EXTRUDED ALUMINUM FRAME WITH DRAINABLE BLADES

NOTE

ALL INFRARED HEATERS ARE TO BE CEILING SUSPENDED. THE BOTTOM OF THE UNITS ARE TO BE LOCATED 14'-0" ABOVE THE TOP OF THE FOUNDATION WALL.

n. batistich, architects

MEADOWBROOK OFFICE CENTER

16W475 S. FRONTAGE RD., SUITE 201

BURR RIDGE, IL 60527 (630) 986-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND FIELD CONDITIONS. THE ARCHITECTS, IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE 10/18/2015

DRAWN BY:

SCALE

APPROVED BY:

REVISIONS

PLAN No. 18-0518.2015

SHEET No.

M - 1

AN OIL CHANGE ADDITION AND PARTS LOFT EXTENSION AT

APPLE CHEVROLET

8585 WEST 159TH STREET

TINLEY PARK, ILLINOIS

mb

**Applicant**

Blake Brown,
Hilti North America

Property Location

18475 Thompson Court

PIN

19-09-01-101-015-0000

Tenant Space

7,490 SF \pm

Building Size

17,880 SF \pm

Parcel Size

1.46 ac \pm

Zoning

ORI PD (Office and
Restricted Industrial,
Planned Unit
Development)

Approval Sought

Special Use Permit

Requested Action

Receive comments from the
Plan Commission

Project Planner

Stephanie Kisler
Planner

PLAN COMMISSION STAFF REPORT

May 5, 2016

Hilti North America – Special Use Permit

18475 Thompson Court, Suite C



Rendering of the Building with Proposed Signage

EXECUTIVE SUMMARY

The Applicant, Blake Brown of Hilti North America, is seeking approval for a Special Use Permit to operate of a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) in the ORI Zoning District at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District and the Hickory Creek Planned Unit Development.

- Hours of Operation: 7:30am – 4:30pm (Monday – Friday)
- Number of Employees: 2
- Business Functionality:
 - Retail and wholesale sale, demonstration, service, warehousing, and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals (pre-packaged for retail sale), and small hand tool repairs.

A Public Hearing is required for Special Use Permits and has been scheduled for the regular Plan Commission meeting on Thursday, May 19, 2016.

SUMMARY OF OPEN ITEMS

Staff has not identified any open items at this time.

EXISTING SITE

The property consists of a single parcel 1.46 acres in area with a 17,880 square foot building that was constructed in 2003 that is currently divided into three (3) tenant spaces. The tenants leasing the south end of the building are Allstar Athletics and Dance Images.

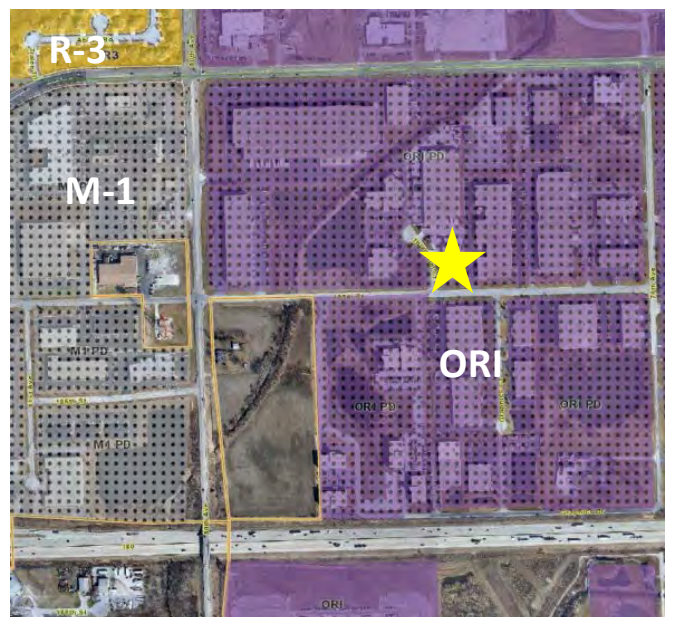
The site has frontage on 185th Street and Thompson Court. The site also contains forty-two (42) parking spaces and a loading area at the rear (east) side of the building. The site is surrounded on all sides by other office/industrial buildings.

ZONING & NEARBY LAND USES

The zoning of the site at 18475 Thompson Court is ORI PD (Office and Restricted Industrial, Planned Unit Development). According to the Village of Tinley Park Zoning Ordinance, the ORI Zoning District is “intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a “park-like” setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments.”

Nearby land uses include other properties zoned ORI, some of which are also within the same Planned Unit Development. There are no residential uses nearby.

The graphic at the right displays the Village’s Zoning Map in the vicinity of the subject property. The purple area indicates the ORI Zoning District. The gray area indicates the M-1 Zoning District. The light orange area indicates the R-3 Zoning District.



PROPOSED USE

The Applicant proposes to open a business that conducts retail and wholesale sale, demonstration, service, warehousing, and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals (pre-packaged for retail sale), and small hand tool repairs. The hours of operation are proposed to be 7:30am – 4:30pm and will only be open Monday through Friday.

The principal use is considered “warehousing, wholesale establishments and distribution facilities”, which is a permitted use within the Hickory Creek Planned Unit Development (Ordinance 2006-O-028). A Planned Unit Development (also known as a PD or PUD) is a planned area (usually greater than five acres) governed by local codes and ordinances but can also include a set of regulations relating specifically to that planned area. In this case, the PUD incorporated an additional permitted use and two prohibited uses that may not necessarily be included within the Village’s Schedule of Permitted Uses. The proposed Hilti use conforms to the uses outlined in the PUD ordinance.

Due to the retail component of the business, the Village’s Zoning Ordinance requires that the Applicant obtain a Special Use Permit. According to Section V.B. Schedule I (Schedule of Permitted Uses by District), “retail and wholesale, incidental to a principal use in the ORI Zoning District” requires a Special Use Permit.

In addition to the proposed uses for the Hilti business that are either permitted in the ORI (warehousing, wholesale establishments and distribution facilities) or require a Special Use Permit (retail and wholesale, incidental to a principal use), Hilti also repairs and services their brand of small hand tools. The Schedule of Permitted Uses identifies the following category as a permitted use only in the M-1 Zoning District: “Any use involving the manufacturing, fabricating, processing, assembling, **repairing**, cleaning, **servicing**, testing and storing of materials, products and goods”. However, since that use is not indicated as a Special Use, Permitted Use, or Prohibited Use for the ORI Zoning District, Hilti’s component of service and repair of small hand tools could be considered a “similar and compatible use” to the principal and incidental uses, which is listed as an allowable Special Use in the ORI Zoning District.

OTHER TENANTS IN THE BUILDING

The building is currently divided among three users: Allstar Athletics (Suite A), Dance Images (Suite B), and the vacant space that the Applicant proposes to occupy (Suite C) at the north end of the building.

Staff notes that both Allstar Athletics and Dance Images are considered to be “commercial indoor recreation” uses and are currently non-conforming uses in the ORI Zoning District. These uses were established prior to the current Zoning Ordinance’s Schedule of Permitted Uses, which does not allow “commercial indoor recreation” uses in the ORI Zoning District. Therefore, the Allstar Athletics and Dance Images are considered to be legal nonconforming uses. Staff encourages the Plan Commission to reference Section VI of the Zoning Ordinance to read more about the Village’s regulations for nonconforming uses. The non-conforming uses have no bearing on the Special Use request expect for the understanding that these uses will only be allowed to exist until there is a change of owner or use.



PARKING



The site has a total of forty-two (42) parking spaces. Hilti noted that they would have two (2) employees that will be staffing this location. Customers will be coming to this location to purchase and/or service Hilti products.

Staff researched the requirements for parking for the site within Section VIII of the Zoning Ordinance and found that the regulations are silent for the commercial indoor recreation uses, so Staff referenced *Parking Standards* by the American Planning Association (2002) for guidance. The reference provides some guidance

and Staff used “1 space per 350 square feet of gross floor area” (p. 79) as a guide for the parking analysis for this Special Use Request. This calculation would mean that the two commercial indoor recreation uses (Allstar Athletics and Dance Images) would be required to have a total of thirty (30) parking spaces.

According to Section VIII of the Zoning Ordinance, Hilti can be considered both a warehouse use and a retail use. Hilti stated that about 1,170 square feet of their space would be used for retail, which would require eight (8) parking spaces, and the warehouse use would require just one (1) parking space. In total, Hilti would need a total of nine (9) parking spaces per Village code.

Overall, the users of the building would need thirty-nine (39) parking spaces. The site has forty-two (42) parking spaces, so the site would be providing enough parking for the users of the building.

Staff also researched the hours of operation for the different tenants of the building and found that the proposed Hilti’s hours will sometimes only very briefly overlap the hours of the other businesses. A table of the hours is included below. It is important to consider the hours of operation when considering adequate parking for different uses. Since there is minimal overlap with the business hours, the need for available parking will not cause conflict.

Hours of Operation (18475 Thompson Court)					
Allstar Athletics		Dance Images		Hilti (proposed)	
Monday:	5:00pm – 9:30pm	Monday:	4:15pm – 9:45pm	Monday:	7:30am – 4:30pm
Tuesday:	5:00pm – 9:30pm	Tuesday:	4:15pm – 9:45pm	Tuesday:	7:30am – 4:30pm
Wednesday:	5:00pm – 9:30pm	Wednesday:	4:15pm – 9:45pm	Wednesday:	7:30am – 4:30pm
Thursday:	5:00pm – 9:30pm	Thursday:	4:15pm – 9:45pm	Thursday:	7:30am – 4:30pm
Friday:	5:00pm – 9:30pm	Friday:	4:15pm – 9:45pm	Friday:	7:30am – 4:30pm
Saturday:	10:00am – 2:00pm	Saturday:	9:00am – 5:00pm	Saturday:	Closed
Sunday:	10:00am – 8:00pm	Sunday:	Appointment Only	Sunday:	Closed

LANDSCAPING

The site appears to have landscaping that meets the intent of the Village's Landscape Ordinance. Staff will work with the property owner to ensure that any deficiencies or dead plant material is addressed as a part of the Change of Use process. The site must also comply with general property maintenance standards.

SIGNAGE

Although a formal sign plan has not yet been submitted for permit, Staff felt this was a good opportunity to acquaint new Plan Commission Members with the Sign Regulations for the Industrial Zoning Districts (ORI and M-1). Unique to the ORI and M-1 Districts, the Ordinance grants authority to the Plan Commission to review signs (in ORI and M-1) for new construction: (Per Section IX.D.1.f. of the Zoning Ordinance) "the number and location of signs in industrial districts shall be approved by the Plan Commission as part of the Site Plan Approval process for new construction." However, for signage on existing businesses the Sign Regulations state: "The number and location of signs in the industrial districts shall be as approved by the Zoning Administrator through the permit approval process." Therefore, in this instance the Zoning Administrator can determine the number and location of their signs when reviewing the sign permit application



All-Right Sign has submitted preliminary sign plans to the Planning Department for review, including:

1. West Façade: One wall sign
 - a. aluminum white channel letters with a red halo illumination
 - b. 30.84" x 13' 8 1/2" (35.23 square feet)
2. West Façade: Window decals (placed on three window panels)
3. North Façade: One wall sign
 - a. aluminum panel with red, white, and black with no illumination
 - b. 20" x 10' (16.66 square feet)



It has been Village practice to take the Plan Commission's comments regarding signage into consideration if the Plan Commission is reviewing other aspects of the project. Therefore, Staff has prepared the following information for your review.

Per Section IX.D.2.d. of the Zoning Ordinance, "signs allowed in the industrial districts shall be limited to identification signs indicating the business name and address." The address is already on the window above the door and the signage is indicating the name "Hilti". Staff notes that the proposed signage for the north façade does also say "Shipping & Receiving", but this language is more directional in nature rather than an advertisement for Hilti's goods and services.

Per Section IX.D.3.d. of the Zoning Ordinance, "the allowable sign face area permitted in the ORI and M-1 Districts shall be one-half (1/2) square foot for each lineal foot of site frontage; however, in no case shall a sign exceed one hundred twenty (120) square feet unless recommended by the Industrial and Commercial Commission and approved by the Village Board." According to the Staff's calculations, the site has about five hundred twenty (520) lineal feet of frontage along public rights-of-way and is permitted two hundred sixty (260) square feet of signage. The preliminary sign plans total 51.89 square feet of signage. Other tenants are not currently utilizing wall signage and have instead used window decals.

The proposed signage is consistent with what the Sign Regulations allow and other signage that exists in the immediate vicinity.

MULTI-DEPARTMENTAL STAFF REVIEW

The Applicant's request for a Special Use Permit for Hilti North America was routed to multiple Village Departments for review. Upon review, there were no comments relating to the proposed use. However, the Fire Department wants the Applicant to be aware that the Fire Department will need more information on a racking or shelving plan and any interior remodeling that is to be done to the building. This information will be necessary for any building permits for interior remodeling.

STANDARDS FOR A SPECIAL USE

Section X.J.5. lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. Staff will prepare Findings of Fact based on these standards for the Public Hearing. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

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.

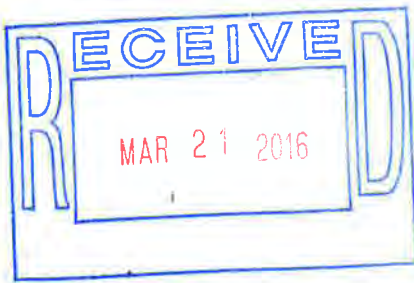
It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan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

RECOMMENDED ACTION

Receive comments from the Plan Commission in relation to the proposed request for a Special Use Permit.

Note: Generally, when a project has open items that need to be discussed further, the Chairman will assign two Commissioners to meet with the Applicant in a Work Session with Staff prior to the next Plan Commission meeting. The Plan Commission can proceed to the Public Hearing with or without a Work Session.

A Public Hearing for the Applicant's request for a Special Use Permit is scheduled for the Plan Commission meeting on May 19, 2016.



**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Hilti North America
Mailing Address: 5400 S 122nd E. Ave
City, State, Zip: Tulsa, OK 74146
Phone Numbers: 918-872-3223 (Day) Fax Number: _____
918-200-9205 (Evening)
(Cell)
Email Address: blake.brown@hilti.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):
Lessee

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Stee Properties LLC Stanley Stec
Mailing Address: 16802 Rainbow Circle
City, State, Zip: Orland Park IL 60467

Property Address: 18475 Thompson Crt
Permanent Index No. (PINs) 19-09-01-101-015-0000
Existing land use: 17,880 square feet Existing Building
Lot dimensions and area: 60,113 square feet or 1.38 acres

C. Petition Information:

Present Zoning District: ORI, Office & Restricted Industrial District
Requested Zoning District: _____

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Construction Tool and material Sales

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant

Date

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- 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.

We will operate a construction tool and material business similar to other businesses in the area. Examples of businesses selling construction material in this area would be:
• Rogers Supply Company - 7950 W. 185th St. • Conserv FS-7851 183rd St. • **TRANE SUPPLY**
• Steiner Electric Company - 18600 Northstar Ct. • Schaaf Windows - 18445 Thompson Ct

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The purpose of this Special use permit is for consent to operate a Hilti Center to supply local Contractors with construction material and tools.

- 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.

We will only remodel the interior of this location. We will not perform any outside work other than exterior Signage that will meet Tinley Park's Sign ordinance.

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

This is an existing building that we are moving into.

- 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.

Agreed

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.

Yes, we are asking only to allow Hilti to operate a Hilti Center in this location

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

This location will serve as a place for engineers and contractors to get consultation and support on specific applications of our products on their jobsite. Contractors and Subcontractors will be able to buy tools and material at this location.

This location will also serve as a will call for customers to pick up orders. This Hilti Center will make small repairs to Hilti tools or ship them to our repair center.

This location will only be opened from 7:30-4:30 Monday-Friday.

We will not be opened on the weekends.

3/7/16

Please accept this letter as authorization for Hilti Corporation to petition a Special Use Permit for the property located at 18475 Thompson Crt Tinley Park Ill.

A handwritten signature in dark ink, appearing to read 'Stanley Stec', is written over a faint, illegible printed name.

Stanley Stec
Stec Properties LLC

Survey

