

## AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

May 18, 2017 – 7:30 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order Pledge of Allegiance Roll Call Taken Communications

**Approval of Minutes:** Minutes of the May 4, 2017 Regular Meeting

Item #1

## WORKSHOP: FIRST BAPTIST CHURCH - 7025 179th STREET - PLAT OF CONSOLIDATION

Consider recommending that the Village Board grant the Petitioner, First Baptist Church, approval for a Plat of Consolidation upon Annexation. The proposed Plat of Consolidation would combine PIN 28-31-300-013-0000 and PIN 28-31-300-014-0000 into a single parcel encompassing approximately 66,573 square feet  $(1.53 \pm acres)$ .

Item #2

# <u>WORKSHOP</u>: PARALLEL VERIZON CELL TOWER – 6775 PROSPERI DRIVE – SITE PLAN APPROVAL, SPECIAL USE PERMIT, AND A VARIATION FOR MAXIMUM HEIGHT

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Kathleen Groark of Insite, Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless, a Special Use Permit for a new personal wireless service facility (cell tower) in the southeast corner of the site at 6775 Prosperi Drive in the ORI (Office and Restricted Industrial) Zoning District. Additionally, the Village of Tinley Park proposes to co-locate antennas on the aforementioned cell tower which brings the overall height of the cell tower to one hundred fourteen feet (114'); therefore, the Petitioner also requests a fourteen foot (14') Variation from Section III.V.2.a. of the Zoning Ordinance where the maximum allowable height for a personal wireless service facility is one hundred feet (100').

Item #3

# <u>WORKSHOP</u>: THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and DJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project (a.k.a. The Residence at Brookside Glen) at the properties generally located west of Magnuson Lane and John Michael Drive in the R-5 PD (Low Density Residential) Zoning District.

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

**MAY 4, 2017** 

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 4, 2017 at 7:30 p.m.

#### PLEDGE OF ALLEGIANCE

## **ROLL CALL**

Plan Commission: Mark Moylan, Acting Chairman

Kevin Bergthold Peter Kroner Tim Stanton Lori Kappel Ken Shaw

Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

## **CALL TO ORDER**

ACTING PLAN COMMISSION CHAIRMAN MOYLAN called to order the Regular Meeting of the Plan Commission for May 4, 2017 at 7:30 p.m.

## **COMMUNICATIONS**

There were none.

#### APPROVAL OF MINUTES

Minutes of the April 20, 2017 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to approve the Minutes as presented. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 4, 2017 REGULAR MEETING

ITEM #1: PUBLIC HEARING: MCDONALDS – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE

Consider granting Site Plan approval and recommending that the Village Board grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec and Hoff Ltd., on behalf of McDonald's USA, LLC., the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

- 1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
- 2. A twelve-inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
- 3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:

- 1. North façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet);
- 2. South façade: One (1) "M" logo sign (14 square feet);
- 3. East façade: No signage proposed; and
- 4. West façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet)."

Present were the following

Plan Commissioners: Mark Moylan, Acting Chairman

Kevin Bergthold Peter Kroner Tim Stanton Lori Kappel Ken Shaw

Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guests: James E. Olguin, Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd

Andrew Uttan, V3 Companies

Howard Neal, Operations Manager for McDonald's Franchisee

Christopher Stepp, McDonald's

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW to open the Public Hearing on MCDONALDS – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

ACTING CHAIRMAN MOYLAN requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

STEPHANIE KISLER, Planner I, stated the Petitioner is seeking Site Plan Approval and Variations for signage. The project includes exterior improvements to change the façade materials and colors, signage, landscaping, a new trash enclosure, adjusted parking and reconfiguring the site to incorporate a two-lane drive-thru, and improved pedestrian connectivity to the restaurant.

MS. KISLER showed a rendering of the proposed façade. The Petitioner will be using brick with stone accent material. The surrounding zoning for the property is primarily business/commercial with some residential to the east and the south. Jewel/Osco is the primary tenant in the shopping center. Shell Gas Station is nearby and there is a medical office to the west. It is part of the Tinley Park Commons Shopping Center. MS. KISLER showed the Site Plan, highlighting the new drive thru lanes and the associated improvements and elevations. MS. KISLER presented the Landscape Plan and noted at the last meeting some improvements were recommended. The island south of the south drive thru lane was too small and it was recommended that it be made larger. Additionally, the landscape island at the southeast corner of the site was proposed with gravel mulch. Staff recommended that loose stone be prohibited in this instance and that the Petitioner use a mortared/embedded stone instead.

MS. KISLER presented a rendering of the proposed signage. Variances are required largely due to the "M:" logos. She discussed the existing signage versus the proposed signage and why the variances were needed.

MS. KISLER played the Petitioner's video of the proposed video menu boards. The Petitioner proposes to utilize one double menu board and one single menu board in each drive thru lane for a total of six (6) menu boards. Staff recommended that the Plan Commission consider prohibiting temporary signage for the site since the menu boards would have rotating messages similar to an electronic message center sign.

JAMES E. OLGUIN, Petitioner, noted the proposed menu board signs are smaller than the current signs and they really can only be seen from the drive thru lanes by the customers who are already in the lane. The double board is the menu and the single board is for new or recommended items. Temporary signs will be located on another part of the main building and can be seen by people driving on the street or within the parking lot. He noted that these menu boards are essentially television screens.

PAULA WALLRICH, Interim Community Development Director, stated if the Commissioners are concerned about setting a precedent but want to approve these signs in exchange for downsizing the menu boards, they can approve them but need to recognize the situation as uniqueand specifically attributable to the perceived impact of the signs. They have downsized the menu board and cleaned it up with LED lighting. She stated that these signs (the menu boards versus the temporary signs) are serving different audiences.

COMMISSIONER SHAW redirected the disicussion back to considering variances for the proposed wall signs. He asked if the menu boards required variances and what they should be considering with the menu boards.

MR. OLGUIN stated the LED menu boards are the new national standard and you will be seeing these in the future at all drive thru restaurants.

COMMISSIONERS JANOWSKI and KRONER stated they would support the menu boards as proposed.

MR. OLGUIN stated, for clarification, that the condition of exchanging the gravel for something more substantial is acceptable. He noted that the property owner stated that landscaping would be the preference for the operator at this location but otherwise would accept Staff's recommendation for the embedded stone materials.

ACTING CHAIRMAN MOYLAN, hearing no further comments from the Petitioner or from the public, asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER, to close the Public Hearing on MCDONALDS – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the motion approved.

MS. KISLER noted the Standards for Site Plan Approval:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
  - The McDonald's restaurant and drive-thru is a permitted use in the B-3 Zoning District.

- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
  - The McDonald's restaurant and drive-thru has existing in harmony with the adjacent
    uses for many years, dating all the way back to about 1975. The proposed
    improvements will create better access, increase landscaping, and allow for better
    safety for vehicles and pedestrians frequenting the site.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
  - The proposed plans will improve vehicular ingress, egress, and circulation within the site because the plans will only allow drive-thru customers to line up on the west side of the building, which will reduce the congestion coming in from both of the Harlem Avenue access points. There will be new directional signage and striping to aid customers in navigating the site.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
  - The proposed plans will add new sidewalks and crosswalk striping to ensure pedestrian safety.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
  - The proposed plans provide an adequate amount and variety of landscaping.
- f. That all outdoor trash storage areas are adequately screened.
  - The plans indicate a new trash enclosure at the southeast corner of the east parking lot. The proposed trash enclosure will be made of masonry materials to match the façade of the McDonald's building.

## MS. KISLER noted the Finding of Facts for the Variations:

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - The variance request stems mainly from the Applicant's desire to use the "M" logo, which is separated from the "McDonald's" lettering and is proposed to be located on the stone accent walls of the façade.
  - The "M" logos were previously painted on the walls of the building and appear to be larger than the proposed "M" wall signs, so the new signage would be an overall reduction in sign face area from what exists.
  - The proposed "M" logos are part of the national branding and architectural enhancements of the proposed architecture.
- 2. The plight of the owner is due to unique circumstances.

- The request is unique in that the proposed "M" logo has been separated in accordance with national branding and proposed architecture. The total area of proposed signs is less than what is allowed for the total of both facades.
- 3. The Variation, if granted, will not alter the essential character of the locality.
  - The variance request for additional signage will not alter the character of the locality because it will not be an increase in comparison to the signage at the site today.
  - The proposed signage is complimentary to the architecture of the façade.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a Motion on the Site Plan Approval.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to recommend that the Village Board to grant the Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, Site Plan Approval to complete exterior improvements at the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District in accordance with plans as noted on the List of Reviewed Plan within the Staff Report. The site improvements include changes to the façade materials and colors, new signage, additional landscaping, a new trash enclosure, reconfiguring the site to incorporate a two-lane drive-thru, and providing improved pedestrian connectivity to the restaurant.

... with the following condition:

1. That the Landscape Plan be revised to substitute the proposed gravel mulch with either granite cobbles, Belgium block (or similar material), or actual landscaping.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, AND

ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved unanimously by roll call. ACTING CHAIMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a Motion on the Variations.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to recommend that the Village Board to grant the Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

- 1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
- 2. A twelve-inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and

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AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW,

KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, AND

ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved unanimously by roll call. ACTING CHAIMAN MOYLAN declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 4, 2017 REGULAR MEETING

ITEM#2: <u>PUBLIC HEARING:</u> TULEJA – 17800 HIGHLAND AVENUE – MAP

AMENDMENT (REZONING) FROM R-1 TO R-2

Consider recommending that the Village Board grant the Petitioner, Nicholas Tuleja, a Map Amendment (Rezoning) for the property at 17800 Highland Avenue to rezone the property from R-1 (Single-Family Residential) to R-2 (Single-Family Residential).

Present were the following

Plan Commissioners: Mark Moylan, Acting Chairman

Kevin Bergthold Peter Kroner Tim Stanton Lori Kappel Ken Shaw

Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest (s): Nicholas Tuleja

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER JANOWSKI, to open the Public Hearing on TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING) FROM R-1 TO R-2. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

ACTING CHAIRMAN MOYLAN requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Interim Community Development Director, stated Nicholas Tuleja is requesting the rezoning of his property located at 17800 Highland Avenue. He purchased the property in 2015 and annexed it in 2016 with the intent of demolishing the existing structure and constructing a new single-family structure. The default zoning for annexed property is R-1—the most restrictive residential zoning district.

MS. WALLRICH stated this neighborhood is unique and complex, offering little in the way of a dominant land use or zoning pattern. Typically zoning remains constant within a block area. This random pattern of zoning is a product of annexation over time rather than purposeful zoning. As parcels are annexed over time, there either was little need or requirement to rezone to the appropriate zoning district. The vast majority of these properties are non-conforming in that they have single-family dwellings that do not meet the R-1 or R-2 minimum size requirements. Of the 144 properties in the six (6) block area around the subject parcel, only four (4) meet the 3,500 square foot minimum dwelling requirement for the R-1 Zoning District and only twenty-one (21) meet the 2,800 square foot minimum dwelling size requirement for the R-2 Zoning District. Therefore, out of the 144 properties in the area, there are 123 non-conforming properties.

MS. WALLRICH noted the lot sizes vary and are inconsistent throughout the subdivision. The smallest lot measures close to 12,000 SF and the largest is about 40,000 SF. The minimum lot size for the R-1 and the R-2 Districts are 20,000 SF and 13,000 SF. Most lots meet or exceed the minimum lot size requirements for both districts.

MS. WALLRICH explained that Staff recommends rezoning 17800 Highland Avenue from the R-1 Zoning District to the R-2 Zoning District. She noted the Village wishes to to encourage new investment and the Petitioner has already begun the process by demolishing the home that existed on the site. The minimum dwelling size within the R-2 Zoning District is more in line with the current market trend. She noted that other properties in this area should be part of a comprehensive rezoning at a later point in time.

MS. WALLRICH presented Findings of Fact related to Map Amendments (Rezoning):

- 1. Existing uses of property within the general area of the property in question; the general area is comprised of residential uses with dwelling sizes less than the existing R-1 zoning district. A designation of R-2 will allow the property owner to construct a home a minimum of 2,800 SF;
- 2. The zoning classification of property within the general area of the property in question; the zoning classifications in the general area are inconsistent except for the larger area to the north which is R-2. Many of the lots are zoned R-1 rezoning and do not meet R-1 requirements;
- 3. The suitability of the property in question to the uses permitted under the existing zoning classification; the lot is vacant however the pre-existing home did not meet R-1 zoning requirements;
- 4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; the trend is for smaller homes; and
- 5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map Comprehensive Plan indicates residential.

ACTING CHAIRMAN MOYLAN asked if there were any additional comments from the Petitioner or the public. There were none. He asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to close the Public Hearing on TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING)

FROM R-1 TO R-2. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a motion.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER JANOWSKI, to recommend that the Village Board to grant the Applicant, Nicholas Tuleja, a Map Amendment (Rezoning) of his property located at 17800 Highland Avenue, from R-1 (Single-Family Residential) to R-2 (Single-Family Residential) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW,

ANTHONY JANOWSKI, LORI KAPPEL, AND ACTING CHAIRMAN MARK

**MOYLAN** 

NAY: None

ABSTAIN: PLAN COMMISSIONER KEVIN BERGTHOLD

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved by roll call. ACTING CHAIMAN MOYLAN declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 4, 2017 REGULAR MEETING

ITEM #3: PUBLIC HEARING (CONTINUED): TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Present were the following

Plan Commissioners: Mark Moylan, Acting Chairman

Kevin Bergthold Peter Kroner Tim Stanton Lori Kappel Ken Shaw

Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW to open the continuation of the Public Hearing on the TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN noted there was no one present in the audience to be sworn in.

STEPHANIE KISLER, Planner I, stated Staff has been continuing to draft revisions to Sign Regulations of the Zoning Ordinance. The Village Attorney advised Staff to propose changes that would strengthen the legality of the Village's Sign Regulations.

MS, KISLER went through all the changes in the Working Draft for Section IX (Sign Regulations) and the new signage-related definitions that would be added within Section II (Definitions). Notable changes/discussion topics included:

- Page 3 b Political Signs Removing "Residential" so these regulations would apply to all properties.
- Page 12 c Location of Freestanding Signs Must be set back a minimum of 10 feet from all property lines.
- Page 13/14 Multi-tenant Freestanding Sign Panel Consistency A Straw Poll was taken by Commissioners to determine their visual preference for regulation of the multi-tenant panel design on freestanding signs. The poll results included:
  - Option B (Same background color only): Commissioners Shaw, Kappel, and Moylan
  - Option C (Same background color and font color): None
  - Option D (Same background color, font color, and font face): Commissioners Bergthold, Stanton, Janowski, and Kroner
- Page 15 c Awnings and Canopies Remove c.
- Page 24 #2 & #4 Electronic Message Centers/Dynamic Variable Electronic Message There was a brief discussion on prohibiting these types of signs; however, Staff inventoried the existing signs and found that there are about thirty (30) of these types of signs in the community and it would create a lot of nonconformities to prohibit them all together. Instead of prohibiting them, Staff proposed to place a restriction on how close one electronic message sign can be to another electronic message sign and reduce the allowable sign face area for the electronic message part of a sign.
- Page 28 a Discussion regarding Signs Accessory to Drive-Thru Uses Staff proposed to change this regulation to allow the display of additional freestanding signage (i.e. multiple menu boards if there are multiple drive-thru lanes) and 45 sq. ft. of sign face area per drive-thru lane.
- Page 32- 38 Section II Definitions of Signs to be added alphabetically to Section II. Staff reviewed the new definitions and corresponding graphics.

ACTING CHAIRMAN MOYLAN stated there was no audience present for comments. Hearing no further comments, he asked for a motion.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing on TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a motion.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to recommend that the Village Board to approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) excluding Section IX.b.2.j of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent draft of the comprehensive Sign Regulation Text Amendments, dated 05/04/2017, with the following revisions:

1. That the Section IX.L.3. regarding drive-thru signage would be revised as discussed and agreed to in the Plan Commission meeting tonight.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW,

KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, AND

ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved unanimously by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER to recommend that the Village Board to approve Text Amendments to Section IX.D.2,j. of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent draft of the comprehensive Sign Regulation Text Amendments, dated 05/04/2017 using Option D (Regulating the Same Background Color, Font Color and Font Style for Panels on Multi-Tenant Signs)

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW,

KEVIN BERGTHOLD, AND ANTHONY JANOWSKI

NAY: PLAN COMMISSIONERS LORI KAPPEL AND ACTING CHAIRMAN

MARK MOYLAN

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

## GOOD OF THE ORDER

MS. WALLRICH provided the following updates:

- The Boulevard (South Street) submitted plans for a mixed-use project
- Portillo's submitted plans for a drive-thru expansion
- Tinley Park Corporate Center submitted plans for a 300.000 sq. ft. spec building
- Staff is speaking with a developer that owns property north of the Union Square development about constructing single-family attached dwellings
- The Residences of Brookside Glen will be coming to Plan Commission for a workshop soon
- Verizon's Cell Tower on Prosperi Drive will be coming to Plan Commission for a workshop soon
- New Building Official starting next Monday Ken Bauer
- Staff is working on an annexation agreement for First Baptist Church
- Demo Rogers Hair Salon is in progress and Staff is working on demo for the former Clark Gas Station
- Avenue Animal Hospital is moving forward with Phase II of their building addition, which obtained Site Plan Approval in 2012

#### RECEIVE COMMENTS FROM THE PUBLIC

No one was present in the audience for public comment.

#### **ADJOURNMENT**

There being no further business, a Motion was made by COMISSIONER JANOWSKI, seconded by COMMISSIONER STANTON, to adjourn the Regular Meeting of the Plan Commission of May 4, 2017 at 9:59 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN MOYLAN declared the meeting adjourned.



## **Applicant**

First Baptist Church

## **Property Location**

7025 179th Street

## **PINs**

28-31-300-013-0000 and 28-31-300-014-0000

#### **Zoning**

Currently unincorporated; proposed zoning upon annexation will be the default of R-1 (Single-Family Residential) Zoning District

## **Approvals Sought**

Plat of Consolidation

#### **Project Planner**

Paula J. Wallrich, AICP Interim Community Development Director

Stephanie Kisler, AICP Planner I

## PLAN COMMISSION STAFF REPORT

May 18, 2017

## FIRST BAPTIST CHURCH - PLAT OF CONSOLIDATION

7025 179th Street



## **EXECUTIVE SUMMARY**

The Applicant, First Baptist Church, proposes to consolidate their two (2) parcels into one (1) single lot at the time that the property annexes into the Village. The Village is currently working with the Applicant to develop an Annexation Agreement. The Agreement acknowledges that the combined parcel is less than the two (2) acre minimum requirement for churches; however, the Agreement notes this as a legal nonconformity. The consolidation of the parcels will bring the site closer to conformance with the minimum lot size for churches. A draft Plat has been included in the meeting packet for the Plan Commission's review.

#### **MOTION TO CONSIDER**

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

"...make a motion to recommend that the Village Board grant approval for a Plat of Consolidation to the Applicant, First Baptist Church, to combine PIN 28-31-300-013-0000 and PIN 28-31-300-014-0000 into a single parcel encompassing approximately 66,573 square feet  $(1.53 \pm acres)$ , located at 7025 179<sup>th</sup> Street."

...with the following conditions:

[any conditions that the Commissioners would like to add]

# STREET TINLEY PARK, IL STREET

## VICINITY MAP (NOT TO SCALE)

# INDICATES SITE LOCATION

VILLAGE OFFICIAL CERTIFICATES
-------------------------------

STATE OF ILLINOIS) COUNTY OF COOK ) SS

Under the authority provided by Chapter 24, Illinois Revised Statues (65 ILCS), enacted by the State Legislature of the State of Illinois and the ordinances adopted by the President and Board of Trustees of the Village of Tinley Park, Illinois, this plat was given approval by the Village of Tinley Park, Illinois, as follows:

Approved by the MAYOR AND BOARD OF TRUSTEES at a meeting held on

VILLAGE CLERK

## VILLAGE CLERK CERTIFICATE

I hereby certify that there are no delinquent Special Assessments or unpaid current Special Assessments on the above described property.

VILLAGE CLERK

Dated this \_\_\_\_\_\_, A.D. 2017.

## SURFACE WATER DRAINAGE CERTIFICATE

requirements of THE VILLAGE OF TINLEY PARK, ILLINOIS.

STATE OF ILLINOIS) COUNTY OF COOK) SS

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provisions have been made for the collection and discharge of surface waters into public or private areas and/or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of substantive damage to adjoining property because of the construction of the subdivision, and all work shall conform to the

Dated this \_\_\_\_ day of \_\_\_\_\_ 2017.

OWNER OR ATTORNEY

ENGINEER

## FINAL PLAT OF

# FIRST BAPTIST CHURCH OF TINLEY PARK SUBDIVISION

IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

P.I.N. 28-31-300-013 28-31-300-014

			~		
		(	GRAPH	IC SCALE	
40	0	20	40	80	160
				FEET ) = 40 ft.	

NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31-36-13 179th STREET DEDICATED) ( HERETOFORE **FOUND** 40.00 (PER DOC. No. 10262889) MONUMENT IRON PIPE 0.23' E. N 88'37'40" E 340.00' LOT240.24' MEAS. S 88°36'11" W 340.00' CONCRETE IRON PIPE MONUMENT SOUTH LINE OF LOT 2 LOT 10 LOT 3

# COUNTY RECORDER'S CERTIFICATE

COUNTY OF COOK ) S.S.

This Instrument \_

The Recorder's Office of Cook County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_ 2017, at \_\_\_\_\_ o'clock \_\_\_ M. and recorded in Book \_\_\_\_\_

was filed for record in

COUNTY RECORDER

AFTER RECORDING



## Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448 PHONE: 708-720-1000 FAX: 708-720-1065 e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES

## **OWNERS CERTIFICATE**

STATE OF ILLINOIS) COUNTY OF COOK ) S.S.

> This is to certify that First Baptist Church of Tinley Park, an Illinois Religious Corporation, is the owner of the land described in the annexed plat, and has caused the same to be surveyed and resubdivided, as indicated thereon, for the uses and purposes therein and has caused and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this plat for thoroughfares, streets, alleys and public services: and hereby also reserves for the A.T.&T. Telephone Company and the Commonwealth Edison Company, and the Village, the easement provisions which are stated on their standard form which is attached hereto.

The undersigned further certifies that, to the best of their knowledge, the tracts, parcels, lots and blocks described in this certificate lie within Community Consolidated School District No. 146, Bremen High School District No. 228, and South Suburban College District No. 510.

	( FINANCE TRUSTEE )
JAMES MINYARD	
	( BUILDING TRUSTEE )
RON CASAS	
	( GROUNDS TRUSTEE )
GERRY KOBEK	

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_.

## NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK ) S.S.

, a Notary Public in and for said County, in the State aforesaid, do certify that JAMES MINYARD, Finance Trustee, RON CASAS, Building Trustee, and GERRY KOBEK, Grounds Trustee, of First Baptist Church of Tinley Park, an Illinois Religious Corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, as given under my hand and Notarial Seal.

his	day of	A.D. 20
ly Commis	sion Expires:	

## NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL ) S.S.

This is to state that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and subdivided the property described in the above caption and more particularly described as follows:

THE EAST 175 FEET OF THE WEST 340 FEET OF LOT 1 AND THE EAST 175 FEET OF THE WEST 340 FEET OF LOT 2, IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 165 FEET OF LOT 1 AND THE WEST 165 FEET OF LOT 2, IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I further certify that I have resubdivided the same into one lot as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown in place and located.

Property contains 66,751 sq. ft., (1.532 acres), more or less.

I do further state that:

- 1. I have examined Community Panel Number 17031C0708J effective date: August 19, 2008, as issued by the Federal Emergency Management Agency with reference to the above named tract, and find the property to be in Zone X (unshaded), which is an area determined to be outside the 0.2% annual chance (500-year floodplain).
- 2. This subdivision is within the corporate limits of the Village of Tinley Park, Illinois.
- 3. All lot corners and points of curvature have been monumented according to the Plat Act as amended.

## 4. All distances are shown in feet and decimal parts thereof.

5. This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my Hand and Seal at Mokena, Illinois,

JOSEPH A. SCHUDT & ASSOCIATES (184-001172) 9455 Enterprise Drive, Mokena, IL 60448 Phone: 708-720-1000



Illinois Professional Land Surveyor No. 3152 (exp 11-30-18)

17-047-012



7025 W. 179th STREET

TINLEY PARK, IL 60477

FIRST BAPTIST CHURCH OF TINLEY PARK



## **Applicant**

Kathleen Groark of Insite, Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless

## **Property Location**

6775 Prosperi Drive (SE Corner of the Site)

## **PIN**

31-06-400-002-0000

## **Zoning**

ORI (Office and Restricted Industrial)

## **Approvals Sought**

Site Plan Approval, Special Use Permit, and a Variance

## **Project Planner**

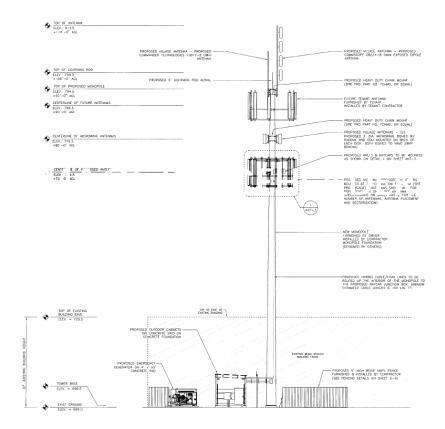
Stephanie Kisler, AICP Planner I

## PLAN COMMISSION STAFF REPORT

May 18, 2017

## Parallel Verizon Cell Tower Site Plan Approval & Special Use Permit

6775 Prosperi Drive



#### **EXECUTIVE SUMMARY**

The Applicant, Kathleen Groark of Insite, Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless, is seeking a Special Use Permit for a new personal wireless service facility (cell tower) in the southeast corner of the site at 6775 Prosperi Drive in the ORI (Office and Restricted Industrial) Zoning District. Additionally, the Village of Tinley Park proposes to co-locate antennas on the aforementioned cell tower which brings the overall height of the cell tower to one hundred fourteen feet (114'); therefore, the Petitioner also requests a fourteen foot (14') Variation from Section III.V.2.a. of the Zoning Ordinance where the maximum allowable height for a personal wireless service facility, which is one hundred feet (100').

The proposed cell tower stands ninety-five feet (95') tall at the top of the monopole and one hundred feet (100') tall at the top of the lightning rod. Additionally, the Village has requested to add antennas at the top of the structure, which would result in a total height of one hundred fourteen feet (114'). The proposed Verizon antennas would be at a height of about seventy feet (70'). The proposed cell tower would primarily serve the amphitheatre and adjacent roadways (I-80, Oak Park Avenue, Harlem Avenue, Ridgeland Avenue, 191st Street). Additionally, the cell tower can accommodate at least one other colocation on the monopole in the future.

## **EXISTING SITE**

The Applicant proposes to locate the new cell tower at the southeast corner of the site. The site is owned by Community Services Foundation (CSF), which is a nonprofit agency that provides services to individuals with intellectual disabilities and chronic mental health disorders.

The site (shown in yellow below) was constructed in the early 2000s. The site includes a  $40,000 \pm \text{square}$  foot building, about 50 parking spaces, landscaping, and a retention pond.

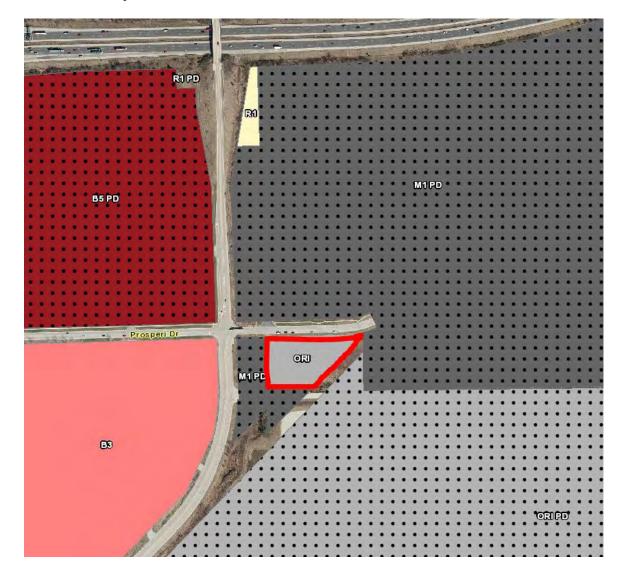


#### **ZONING & NEARBY LAND USES**

The site (pictures with a red border below) is zoned ORI, which stands for Office and Restricted Industrial. The purpose of this zoning district is to provide land for medium to large office buildings, research activities, and nonobjectionable 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.

The site is also within the Urban Design Overlay District (UD-1), which is intended to establish and promote specific design standards concerned with the character and placement of non-residential buildings within the district, including parking and other accessory uses, as well as the role and nature of the spaces between the buildings and the public streets. The intent of this district is to create development patterns that accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties. This particular site was constructed prior to the adoption of UD-1.

Surrounding zoning includes M-1 (General Manufacturing) to the north, west, and east, and ORI and M-1 to the south. Business zoning districts are located further to the west. The closest residential structure is about 2,000 feet away (located north of I-80).

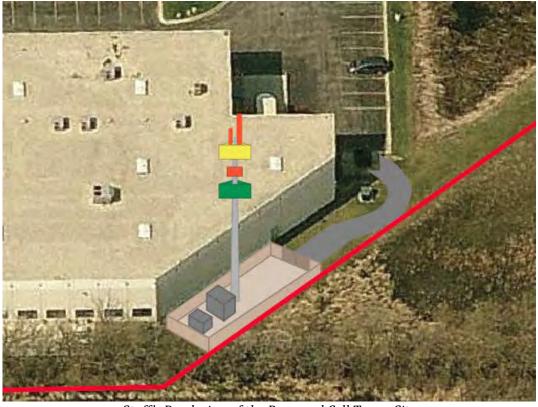


## **PROPOSED SITE PLAN**

The Site Plan includes the proposed cell tower and the related ground equipment, a six foot (6') tall vinyl privacy fence around the ground equipment, and improvements to landscaping.

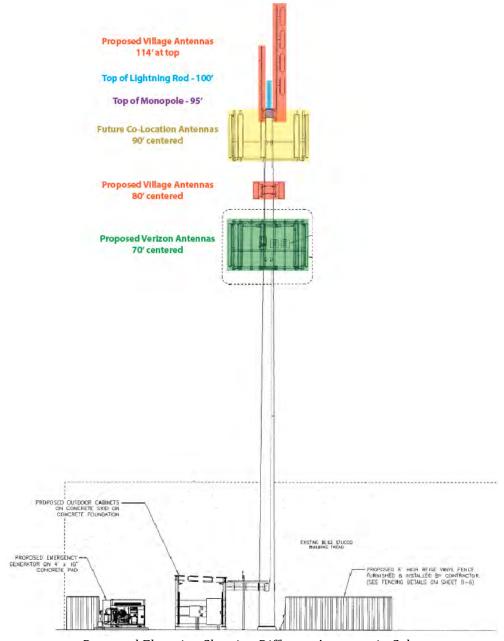


Proposed Site Plan for Personal Wireless Service Facility Overlayed on Aerial Image



Staff's Rendering of the Proposed Cell Tower Site

The proposed cell tower will have Verizon antennas centered at seventy feet (70') and three antennas for the Village of Tinley Park: one centered at eighty feet (80') and two at the top of the monopole with a maximum height of one hundred fourteen feet (114'). There is also room for a future co-location at ninety feet (90').



Proposed Elevation Showing Different Antennas in Color

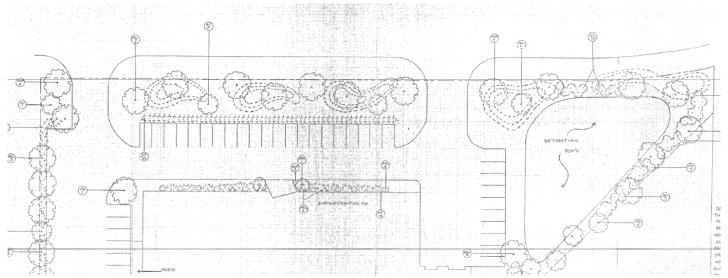
There will be an emergency generator and equipment cabinets at the base of the monopole. The Applicant has included a six foot (6') tall beige vinyl privacy fence. The Plan Commission may wish to consider requesting the Applicant increase the fence height to eight feet (8') tall to provide maximum screening of the ground equipment. The Zoning Ordinance allows up to eight foot (8') tall fencing when screening open storage (Section III.N.1.b.(5.)(a.)(iii.)). Since the intent of the Applicant's privacy fence is to screen the equipment at the base of the monopole, a taller fence will aid in achieving optimal screening.

Open Item #1: Consider increasing the height of the vinyl privacy fence to eight feet (8').

#### **LANDSCAPING**

Staff notes that there is existing vegetation surrounding the site, which provides additional screening toward the subject site for the proposed cell tower. The Village's Landscape Architect recommends concentrating on the landscaping in the north bufferyard (closest to Prosperi Drive) that has not been maintained over time. The Applicant has been directed to work with the property owner to make improvements to the landscaping per the previously approved Landscape Plan. However, the Village's Landscape Architect reviewed the original Landscape Plan and offers two suggestions for changes: (1) update the cultivar of crabapple they are specifying because there are better options currently; (2) rather than doing a solid row of junipers along the edge of the parking lot, they need to break that up with other groupings of deciduous shrubs mixed in there as well so that there is not a solid evergreen wall.

Open Item #2: Update the Landscape Plan to reflect improvements to the north bufferyard per the original Landscape Plan and suggestions from the Village's Landscape Architect.



Excerpt from the Approved Landscape Plan for 6775 Prosperi Drive (Showing the North Bufferyards)



Aerial Image of North Bufferyards at 6775 Prosperi Drive (Spring 2016)

## **SPECIAL USE PERMIT REQUEST**

Personal Wireless Service Facilities (cell towers) must have a Special Use Permit per Section III.V.1.b. of the Zoning Ordinance. Section III.V.1.b. states:

- b. Except as provided in Subsection V.1.a above, a **Special Use Permit is required** and may be requested pursuant to the Special Use process set forth in Section X.J for any use that satisfies the definition of personal wireless service facility, as defined herein, **provided that the proposed location satisfies any one of the criteria listed below**:
  - (1) The proposed facility is a new structure on Village-owned property pursuant to an agreement with the Village and further provided that such facilities are so designed so as to allow and encourage co-location by other potential users;
  - (2) The proposed facility is a new structure and is on property owned by a municipal body or district (e.g. library district, park district, school district, etc.). The Petitioner must perform its due diligence and demonstrate there are no locations available that satisfy the criteria provided in V.1.a and V.1.b(1) above;
  - (3) The proposed facility is within the M-1 General Manufacturing District and (a) is not within one thousand (1,000) feet of a Residential Zoning District, or (b) is separated from Residential Zoning Districts by a freeway or principal arterial as defined by the Village of Tinley Park Comprehensive Plan. Further, the Petitioner must perform its due diligence and demonstrate there are no locations that satisfy the criteria provided in V.1.a, V.1.b(1) and V.1.b(2) above. If any such locations do exist, the Special Use Permit may be denied; and
  - (4) The proposed facility is attached to an existing structure within a non-residential or non-historic District. The Petitioner must perform its due diligence and demonstrate there are no locations that satisfy the criteria provided in V.1.a, V.1.b(1), V.1.b(2), and/or V.1.b(3) above. If any such locations do exist, the Special Use Permit may be denied.

The Zoning Ordinance does not provide explicit direction for new cell towers on sites that are not on property owned by a municipal body or district and properties that are not zoned M-1. In this instance, Staff determined that a Special Use Permit should be considered for the project so that the proposed cell tower can be properly evaluated by Village Staff, the Plan Commission, and the Village Board.

The proposed cell tower meets the intent of Section III.V.1.b.(3). because is located on a site surrounded by parcels that are zoned M-1 (although the site itself is zoned ORI) and it is about 2,000 feet from residential properties. Additionally, the site is owned by a nonprofit agency. The Applicant did their due diligence and worked with Staff to identify the best option to serve the target area. Regarding the need for the proposed cell tower, Staff is awaiting an additional review by an outside consultant to determine if there is a valid necessity for the cell tower in this area. Staff notes that the Village of Tinley Park has a need for additional antenna equipment to service this area and the Applicant has accommodated the Village's needs on the proposed cell tower.

## **VARIANCE REQUEST**

Personal Wireless Service Facilities (cell towers) are limited to a maximum height of one hundred feet (100') per Section III.V.2. of the Zoning Ordinance. The proposed monopole, lightning rod, and necessary equipment for the Verizon antennas meet the height limitation. The Village of Tinley Park has requested to install necessary antennas, one of which is at a height of eighty feet (80') and the others are at the top of the monopole and bring the overall height of the cell tower structure to one hundred fourteen feet (114').

According to the Village's Technology Consultant, Max Machuta of Municipal Consulting Services, Inc., the Village needs the new antennas because:

- 1. The Village requires additional coverage for the VHF Police, Fire and Public Safety Systems in the area to assist in communications for the Amphiheater and shopping complex adjacent to Harlem Avenue south of I-80. The proposed antenna site placement provides coverage for this area.
- 2. The Village is implementing a new system for the Water and Sewer Department. One major issue is the ability to transmit data from the site at 183<sup>rd</sup> Street and Ridgeland Avenue to the primary collection site at the 84<sup>th</sup> Avenue Water Tower. Additionally, this site will house the South Side Water Meter Monitoring System.
- 3. The placement of antennas is critical to the success of the site transceivers and microwave path systems. The antennas utilized by the Village for transceivers are omni-directional and require placement in a location that is not obstructed by other tower antennas or mounting hardware. The microwave dish placement is critical to where no obstructions of any type are in the path of the dishes on each. Therefore, open clearance on the tower is required as well as appropriate height to clear buildings and tree line tops. *Note: The antennas are built in a manner called "shorted dipole" to prevent static discharge for lightning suppression.*
- 4. A cell-carrier tower is built to house cellular frames designed to hold multiple (sectorized) antennas (antennas that radiate 120 degrees) in a horizontal pattern encumbering ten feet (10') of vertical space on the structure with five feet (5') of vertical separation between frames. The Village is required to utilize space that will not obstruct the cellular frames or radiation patterns. Due to the length of the Village's antennas, the space above all other frames at the top of the monopole is ideal because it allows for antennas that are longer than eight feet (8') in length.

The Village's Technology Consultant also added that the study that was performed indicated that these heights were acceptable. By placing the antennas in this geographic location at the specified heights it will dramatically improve the radio communications (voice and data) in this area of the Village.

In summary, Staff notes that the variance request is due to the Village's need for improved coverage and the proposed locations of the Village's antennas will adequately provide the necessary improvements without interfering with cellular carriers elsewhere on the monopole.

## **SUMMARY OF OPEN ITEMS**

Staff has identified the following open items for discussion at the workshop:

- 1. Consider increasing the height of the vinyl privacy fence to eight feet (8').
- **2.** Update the Landscape Plan to reflect improvements to the north bufferyard per the original Landscape Plan and suggestions from the Village's Landscape Architect.

## RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the June 1, 2017 Plan Commission meeting.

#### STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- 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.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- 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.
- f. That all outdoor trash storage areas are adequately screened.

#### STANDARDS FOR A SPECIAL USE

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

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

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

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

#### STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
- 2. The plight of the owner is due to unique circumstances.
- 3. The Variation, if granted, will not alter the essential character of the locality.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Applicant have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

## LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
T-1	Title Sheet	Cellco	5/1/2017
C-1	Overall Site Plan	Cellco	5/1/2017
C-1.1	Site Plan	Cellco	5/1/2017
C-2	Enlarged Sheet Plan	Cellco	5/1/2017
C-2.1	Demolition Plan and Notes	Cellco	5/1/2017
C-3	Equipment Concrete Skid Foundation Plan	Cellco	2/9/2017
C-4	Generator Foundation Details	Cellco	3/16/2017
C-4.1	Gas Piping Details	Cellco	5/1/2017
ANT-1	Tower Elevation and Notes	Cellco	5/1/2017
ANT-2	Antenna Information	Cellco	1/27/2017
ANT-3	Antenna Information	Cellco	3/13/2017
ANT-4	Antenna Information	Cellco	1/27/2017
ANT-5	Antenna Information	Cellco	2/9/2017
EQ-1	Equipment Concrete Skid Floor Dimension Plan	Cellco	2/9/2017
EQ-2	Equipment Concrete Skid Elevations	Cellco	1/27/2017
EQ-3	Equipment Concrete Skid Elevations	Cellco	1/27/2017
D-1	Site Grounding Plan and Notes	Cellco	5/1/2017
D-2	Site Grounding Profile	Cellco	1/27/2017
D-3	Site Details	Cellco	2/9/2017
D-4	Grounding Details	Cellco	2/9/2017
D-5	Grounding Details and Notes	Cellco	1/27/2017
D-6	Fencing Details	Cellco	5/1/2017
E-1	Utility Site Plan and Notes	Cellco	5/1/2017
E-1.1	Utility Site Plan and Notes	Cellco	5/1/2017
E1.2	Generator Utility Routing Plan	Cellco	5/1/2017
E-2		Cellco	
E-2 E-3	Utility Routing Profile and Notes  Concrete Skid Utility Details	Cellco	3/16/2017
E-3 E-4	H-Frame and Trench Details	Cellco	1/27/2017
SP-1		Cellco	1/27/2017
	Specifications Specifications		1/27/2017
SP-2	1	Cellco	1/27/2017
P-1	Site Photos	Cellco	1/27/2017
NTC-1	Notice To Contractors	Cellco	2/9/2017
NTC-2	Notice To Contractors	Cellco	2/9/2017
LS-1	Lessee	Cellco	5/1/2017
LS-1-1	Lessee	Cellco	5/1/2017
LS-1.2	Lessee	Cellco	5/1/2017
1.0	Manufactured Skid Data Sheet	Fibrebond	4/7/2016
1-1	Floor Plan	Fibrebond	4/7/2016
1-2	Roof View	Fibrebond	4/7/2016
1-3	Elevation A	Fibrebond	4/7/2016
1-4	Elevation C	Fibrebond	4/7/2016
1-5	Elevation B & D	Fibrebond	4/7/2016
1-6	Elevation E	Fibrebond	4/7/2016
1-7	Elevation F	Fibrebond	4/7/2016
1-8	OVP & RRH Cable Roof View	Fibrebond	4/7/2016
1-9	OVP & RRH Cable Elevations	Fibrebond	4/7/2016
2-1	Electrical Schematic #1	Fibrebond	4/7/2016
2-2	Electrical Schematic #2 – ATS	Fibrebond	4/7/2016
2-2.1	Electrical Schematic #2 - ATS/MTS	Fibrebond	4/7/2016

	Submitted Sheet Name	Prepared By	Date On Sheet
2-2.2	Electrical Schematic #2 – Camlock	Fibrebond	4/7/2016
2-3	Electrical Schematic #3	Fibrebond	4/7/2016
3-1	Alarm Wiring #3	Fibrebond	4/7/2016
3-2	Alarm Wiring #2	Fibrebond	4/7/2016
4	Item List	Fibrebond	4/7/2016
5-1	Grounding Roof View	Fibrebond	4/7/2016
5-2	Grounding Roof View	Fibrebond	4/7/2016
5-3	Grounding Elevation "A"	Fibrebond	4/7/2016
5-4	Grounding Elevation "C"	Fibrebond	4/7/2016
5-5	Grounding Elevation "B&D"	Fibrebond	4/7/2016
5-6	Grounding Elevation "E"	Fibrebond	4/7/2016
5-7	Grounding Elevation "F"	Fibrebond	4-7-2016
5-8	Misc Details	Fibrebond	4/7/2016
6	Misc Details	Fibrebond	4/7/2016
7-1	Foundation Plan Round Pier	Fibrebond	4/7/2016
7-2	Foundation Plan Slab Configuration	Fibrebond	4/7/2016
7-3	Foundation Plan Gravel or Compacted Soil	Fibrebond	4/7/2016
7-4	Foundation Plan Square Pier	Fibrebond	4/6/2016
8-1	Roof, Stair & H-Frame Options	Fibrebond	4/6/2016
8-2	Handrail Options	Fibrebond	4/6/2016
	LED Wall Pack Lighting Features & Specifications	Lithonia	No date on sheet
	LED Wall Pack Photometric Diagrams	Lithonia	No date on sheet

## VILLAGE OF TINLEY PARK

## APPLICATION FOR SITE PLAN APPROVAL

<b>PROJECT NAME:</b>	Parallel Tinley Park Amphitheater	LOCATION:	6775 Prosperi Drive, Tinley Park, IL 60477				
_	reby requests that the Plan Come er authorizing Site Plan Approval		illage Board of the Village of Tinley ibed within.				
APPLICANT INFO	ORMATION						
Name:	Kathleen Groark						
Company:	Insite Inc as agent for PI Tower Development LLC and Verizon Wireless						
C	Mailing Address: 1s660 Midwest Road, Suite 140, Tinley Park, IL 60477						
Phone (Office):							
Phone (Cell):							
Fax:							
Email:							
the relationship to the	·	ne nature of the Appli	cant's interest in the property and/or				
PROPERTY INFO	RMATION						
Property Address:	6775 Prosperi Drive, Tinley Park, IL, 60477						
PIN(s):	31-06-400-002-0000						
Existing Land Use:	ORI education and light manufacturing						
Zoning District:	ORI						
Lot Dimensions:	402.77' x 258.80' x 254.28' x 343.05', 2.341	acre (lease area 22' x 60', 1,	320 sq. ft.)				
Property Owner(s):	Community Services Foundation						
Mailing Address:	6775 Prosperi Drive, Tinley Park, IL 60477						
	osed project (use additional attach ace of 22' x 60' lease area for a 95' monopole	• *	ntning rod. The proposed monopole will be capable				
explain and note tha	are of any variations required from t a separate Variation Application  Yes:	n is required with the	submittal.				
The Applicant certif	ies that all of the above statement and correct to the best of his or he	ts and other informati					
Signature of Applica	unt		Date				

## VILLAGE OF TINLEY PARK

# SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT	Γ NAME:	Parallel Tinley Park Amphitheater	LOCATIO	ON:	67/5 Prosperi Drive, Tinley Park, IL 6047/
following	contact info				the Village of Tinley Park requires the sturn to the Planning Department. Your
CURREN'	T PROPER	RTY OWNER OF RECORD	PROJECT	ARC	CHITECT
Name:			Name:	Ralph	Hodges
Company:	Community S	Services Foundation	Company:	Consc	olidated Land Surveyors
Address:	6775 Prospe	ri Drvie, Tinley Park, IL 60477	Address:		
Phone:			Phone:		
Fax:			Fax:		
Email:			Email:		
PROJECT	Γ ENGINE	ER	PROJECT	LAN	IDSCAPE ARCHITECT
Name:	Ralph Hodge	S	Name:	Ralph	Hodges
Company:	Consolidated	Land Surveyors	Company:	Consc	olidated Land Surveyors
Address:	1300 W Com	merce Dr. Ste 700, Peoria, IL 61615	Address:	1300	W Commerce Dr. Ste 700, Peoria, IL 61615
Phone:			Phone:		
Fax:			Fax:		
Email:			Email:		
ATTORN:	EY		END USE	R	
Name:			Name:		
Company:			Company:	PI Tov	ver Development, LLC
Address:			Address:	7411	Fullerton Street, Suite 110
Phone:			Phone:		
Fax:			Fax:		

Email:

Email:

## **VILLAGE OF TINLEY PARK**

## SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT	NAME:	Parallel Tinley Park Amphitheater	LOCATION:	6775 Prosperi Drive, Tinley Park, IL 60477
review, eng	gineering, la		nit fees in the space	will be responsible for payment of plan provided below. If only one party will be al Billing."
GENERA	L BILLING	G	RESPONSIBL	E FOR PLAN REVIEW FEES
Name:	Jennifer Bro	own	Name:	
Company:	PI Tower De	velopment LLC	Company:	
Address:	7411 Fullerto	on Street, Suite 110, Jacksonville, FL 32256	Address:	
Phone:			Phone:	
Fax:			Fax:	
Email:			Email:	
	SIBLE FOI	R BUILDING PERMIT FEES	RESPONSIBL	E FOR ATTORNEY FEES
Name:			Name:	
Company:				
Address:			Address:	
Phone:			Phone:	
Fax:			Fax:	
Email:			Email:	
		R ENGINEERING/ OVERSIGHT FEES	RESPONSIBL FEES	E FOR LANDSCAPE REVIEW
Name:			Name:	
Company:			Company:	
Address:			Address:	
Phone:			Phone:	

Fax:

Email:

Fax:

Email:

## 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. Pennoner Informati	on:
***************************************	Groark, Insite Inc, as agent for Parallel Infrastructure and Verizon Wireless
	lidwest Road, Suite 140,
	ok Terrace, IL 60181
Phone Numbers:	(Day) Fax Number:
	(Evening)
	(Cell)
Email Address	
The nature of Petitioner's interest	erest 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):
	LC is in lease negotiations with the owner.
	· ·
B. Property Informatio	
The identity of every owner a	and beneficiary of any land trust must be disclosed.
- ' '	nity Services Foundation
	osperi Drive
City, State, Zip: Tinley P	Park, IL 60477
Develope A.11	
Property Address:	6775 Prosperi Drive, Tinley Park, IL 60477
Permanent Index No. (PINs)	31-06-400-002-0000
Existing land use:	ORI education and light manufacturing
Lot dimensions and area:	402.77'x 258.80' x254.28' x 343.05', 2.341 acres (lease area 22' x 60', 1,320 Sq Ft)
C. Petition Information	
C. Petition Information Present Zoning District:	ORI
Requested Zoning District:	
Requested Zolling District:	M-1
Is a Special Use Permit being	requested (including Plane d Development)
Yes_ \[ \lambda \] No_	requested (including Planned Developments):
	se: Wireless Communications Facility
11 yes, recitify the proposed t	18C. WHERESS COMMUNICATIONS FACILITY
Will any variances be require	d from the terms of the Zoning Ordinance?
Yes No .	a nom the terms of the Zoning Ordinance:
1 F 1V F	at Variation application will be required to be submitted):
y, promo onpram (noto m	at variation application will be required to be submitted).
The Applicant certifies that a	all of the above statements and other information submitted as part
of this application are true and	d correct to the best of his or her knowledge.
	- 13. The desired into of the Milowicuge.
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 <u>all</u> 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 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.
  - The Proposed Facility will not have a substantial or undue adverse effect upon the adjacent property, the character of the area or be detrimental to the public health, safety, and general welfare. On the contrary, wireless communications technology provides vital communications in "911" and other emergency situations and is used to
- 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.
  - Telecommunications facilities of the sort proposed by the Applicant have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types, and locations in Cook County. Verizon has been sensitive in selecting a site that will minimize the impact on the surrounding property. The site will be compatible with the existing neighboring property uses and
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
  - The proposed facility is consistent with the objectives of the city's comprehensive plan and this chapter. The proposed facility will, in fact, improve the quality of life for the residents and visitors and persons doing business in Tinley Park for reasons stated within this application.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
  - No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The site will be unstaffed and upon completion of construction, maintenance
personnel will visit the site approximately once or twice a month. Accordingly, there
will be no impact to the existing traffic patterns nor will there be any traffic hazards or _

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.

Verizon's proposed facility complies with all additional regulations in this chapter specific to wireless communications facilities.

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

Quality wireless technology, including voice and data networks, is integral to virtually every local business, citizen, resident, and visitor to Tinley Park. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations. Furthermore, this facility will provide these services to the Rich Township Entertainment/Tourism Overlay District, whose businesses depend on reliable wireless communications technology. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare.

### SPECIAL USE STANDARDS

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.

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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.

Telecommunications facilities of the sort proposed by the Applicant have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types, and locations in Cook County. Verizon has been sensitive in selecting a site that will minimize the impact on the surrounding property. The site will be compatible with the existing neighboring property uses and will not disrupt any future development of the area.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The proposed facility is consistent with the objectives of the city's comprehensive plan and this chapter. The proposed facility will, in fact, improve the quality of life for the residents and visitors and persons doing business in Tinley Park for reasons stated within this application.

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

No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare.

## E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The site will be unstaffed and upon completion of construction, maintenance personnel will visit the site approximately once or twice a month. Accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated.

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. Verizon's proposed facility complies with all additional regulations in this chapter specific to wireless communications facilities.

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

Quality wireless technology, including voice and data networks, is integral to virtually every local business, citizen, resident, and visitor to Tinley Park. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations. Furthermore, this facility will provide these services to the Rich Township Entertainment/Tourism Overlay District, whose businesses depend on reliable wireless communications technology. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare.

# PI TOWER DEVELOPMENT, LLC. WIRELESS COMMUNICATIONS FACILITY

# APPLICATION FOR A SPECIAL USE PERMIT AND MAP AMENDMENT

6775 PROSPERI DRIVE, TINLEY PARK, IL 60477

## VILLAGE OF TINLEY PARK WIRELESS COMMUNICATIONS FACILITY PROJECT SUMMARY

### **Petitioner**

Verizon Wireless is a leading national wireless phone carrier and offers one of the finest wireless communications networks in the nation. PI Tower Development, LLC is a tower company that provides wireless towers to wireless phone carriers for collocation. Parallel Infrastructure, on behalf of Verizon Wireless, has negotiated a lease to install a wireless antenna facility at 6775 Prosperi Drive, Tinley Park, IL 60477.

### Collocation

Collocation is the placement of wireless antennas on existing towers or structures. Utilizing such structures offers your community improved wireless service while minimizing the proliferation of towers. Construction of the proposed new monopole tower would allow another company to collocate, minimizing the proliferation of towers in the area.

The wireless industry is enjoying explosive growth, both domestically and internationally. Industry sources anticipate the number of antenna sites in the United States will continue to grow. Without collocation, the number of towers could increase 600 percent or more.

Cellular and other wireless phones have become a widely used and accepted form of business, personal and other communications. In addition to traditional voice service, people are using them for access the Internet, text messaging, email and other data transfer. In addition to the many well-know business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that over 65 million "911" and distress calls were placed on wireless phones in the United States annually. Wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the nation's emergency communications infrastructure.

### **Property Description**

Parallel Infrastructure, on behalf of Verizon Wireless, proposes to install a 95'-0" monopole tower with new antennas at the height of 70'-0". The new monopole will have the capacity to accommodate (2) additional carriers. Verizon Wireless will place its antennas at a height of 70'. The lease area will be enclosed by a 6' vinyl fence. Verizon's related equipment will be located within an approximate (22' x 30') lease area adjacent to the monopole. Access to the facility will be via the existing access road off Prosperi Drive. The proposed facility lies within the ORI District and a map amendment is requested to change to the M-1 General Manufacturing District.

### **Nature of Request/Zoning Analysis**

Article V.1.a, Regulations for Personal Wireless Service Facilities, of the Village of Tinley Park Zoning Ordinance, states in relevant part that a Special Use Permit is required and may be requested pursuant to the Special Use process set forth in Section X.J for any use that satisfies the definition of personal wireless service facility.

Article K, Map Amendment, of the Village of Tinley Park Zoning Ordinance, states in relevant part that An application to amend the official Tinley Park Zoning District Map, particular to one or more parcels of land, may be made by any person, firm, or corporation having a free hold interest, an option to purchase, or any exclusive possessory interest which is specifically enforceable on the land which is described in the application to amend the Zoning District Map.

Pursuant to the above referenced sections of the Village of Tinley Park Zoning Ordinance, Parallel Infrastructure, on behalf of Verizon Wireless, seeks a Special Use Permit, Map Amendment, and any other permits necessary to allow the installation of its proposed wireless communications facility located at 6775 Prosperi Drive, Tinley Park, IL 60477.

Parallel Infrastructure, on behalf of Verizon Wireless', proposed wireless communications facility complies with all of the standards and requirements for wireless communications facilities as set forth in the *Village of Tinley Park Zoning Ordinances*.

### **Components and Operations**

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately once a month) by a service technician. Access to the proposed facility will be via the access road off Prosperi Drive. Hence, the facility will not have any material impact on traffic or parking.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the proposed facility.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, Parallel Infrastructure, on behalf of Verizon, will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

The applicant's proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Special Use Permit, without exception, unless specifically granted relief by the City in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable city, state and federal laws, rules, and regulations.

### **Requested Action**

PI Tower Development, LLC, on behalf of Verizon Wireless, respectfully requests a Special Use Permit, Map Amendment and any other relief necessary to accommodate the installation of its proposed wireless communications facility on 6775 Prosperi Drive, Tinley Park, IL 60477.

PI Tower Development, LLC, on behalf of Verizon Wireless, expressly reserves all of its rights, including those available to it under the Village of Tinley Park Zoning Ordinance or any other state, local or federal law.





PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

## **CELLCO PARTNERSHIP**

### D.B.A. VERIZON WIRELESS

SITE NAME: TINLEY PARK AMPHITHEATER

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT)
PRIOR TO CONSTRUCTION, CONTACT

DESIGNER FOR UPDATE.

PROJECT NUMBER: 20151290369

**LOCATION CODE: 395589** 

GC IS TO FOLLOW THE SOIL MANAGEMENT PLAN DRAFTED BY EBI CONSULTING. GC IS TO REQUEST A COPY FROM THE VERIZON WIRELESS CONSTRUCTION MANAGER AND SHOULD CONTACT VERIZON WIRELESS

ENVIRONMENTAL OVERSIGHT CONSULTANT:

EBI CONSULTING

CONTACT DEVON PAVLEK

DPAVLEK@EBICONSULTING.COM OR 773-746-6766

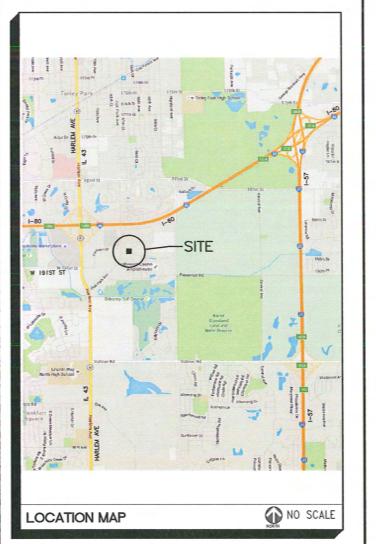
OR EBI CONSULTING IF THERE ARE ANY QUESTIONS.

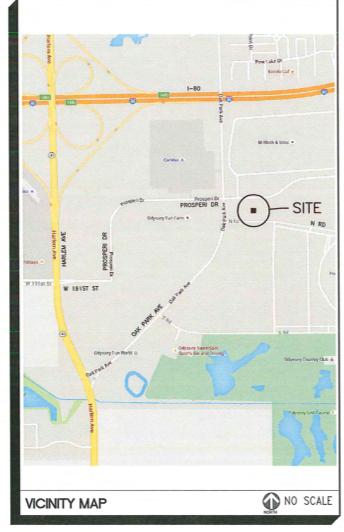
TOWER PLANS AND CONCRETE SKID PLANS ARE PROVIDED BY OTHERS AND HAVE BEEN COMBINED AND COMPILED INTO THESE CONSTRUCTION PLANS. SEE GENERAL NOTE 3 ON SHEET C2.

CALL J.U.L.I.E. BEFORE ANY EXCAVATION 1-800-892-0123

### SITE DATA:

- I. PROPOSED RAWLAND SITE
- 2. PROPOSED OVERALL HEIGHT OF THE MONOPOLE TOWER STRUCTURE TO BE 100'-0" A.G.L. TO THE TOP OF THE LIGHTNING ROD
- 3. PROPOSED CENTERLINE OF ANTENNAS TO BE MOUNTED AT 70'-0"
- 4. PROPOSED OUTDOOR EQUIPMENT CABINETS ON CONCRETE SKID (9'-4" x 11'-0")
- 5. PROPOSED NATURAL GAS GENERATOR (GENERAC MODEL-SGNG-35-EV-IP 35KW NAT GAS 120/240 I-PH OUTDOOR STANDARD CONFIGURATION) ON SEPARATE 4' x 10' CONCRETE PAD
- 6. PROPOSED 22' x 60' LEASE TRACT





### PROJECT SUMMARY SITE NAME: PROJECT NUMBER: TINLEY PARK AMPHITHEATER 20151290369 LOCATION CODE: SITE ADDRESS: 395589 6775 PROSPERI DRIVE TINLEY PARK, IL 60477 RICH TOWNSHIP COOK COUNTY PROPERTY OWNER COMMUNITY SERVICES FOUNDATION 6775 PROSPERI DRIVE TINLEY PARK, IL 60477 (708) 429-2980 GEOGRAPHIC COORDINATES: LATITUDE: 41'-32'-47.05" (NAD 83) (NAD 83) LONGITUDE: 087\*-46'-53.90" A.N.S.L.: ELEV. 699.0 CURRENT ZONING ZONING OFFICE & BUILDING PERMIT DATA: VILLAGE OF TINLEY PARK 16250 S OAK PARK AVE TINLEY PARK, IL 60477 708-444-5000 ORI ZONING WILL REQUIRE A CLASSIFICATION VARIANCE OR TEXT AMENDMENT TO ZONING CODE. COST OF BUILDING PERMIT: UNKNOWN DIRECTIONS TO SITE FROM SCHAUNBURG, MERGE ONTO 1-290 E, KEEP LEFT AT THE FORK TO CONTINUE ON 1-355 S, FOLLOW SIGNS FOR INTERSTATE 355 S/JOLIET. KEEP LEFT AT THE FORK TO STAY ON 1-355 S. KEEP LEFT TO STAY ON 1–355 S. USE THE LEFT 2 LANES TO TAKE THE INTERSTATE 80 E EXIT TOWARD INDIANA, MERGE ONTO 1–80 E. TAKE EXIT 148A TO MERGE ONTO IL—43 S/HARLEM AVE. MERGE ONTO IL—43 S/HAPLEM AVE. USE THE LEFT 2 LANES TO TURN LEFT ONTO OAK PARK AVE. CONTINUE STRAIGHT TO STAY ON OAK PARK AVE. TURN RIGHT ONTO PROSPERI DR. SITE IS LOCATED ON THE

RIGHT BEHIND THE EXISTING BUILDING'S EAST SIDE.

#### CONSULTING TEAM SHEET INDEX SHEET No PROGRAM MANAGEMENT DIRECTOR JENNIFER BROWN PI TOWER DEVELOPMENT, LLC T-1 TITLE SHEET C-1 OVERALL SITE PLAN 909 LAKE CAROLYN PARKWAY IRVING, TX 75039 C = 1.1SITE PLAN PHONE: (904) 450-4833 C-2 ENLARGED SITE PLAN DEMOLITION PLAN AND NOTES C-2.1 FOUIPMENT CONCRETE SKID FOUNDATION PLAN C-3 ELECTRICAL COMPANY: FIBER PROVIDER: GENERATOR FOUNDATION DETAILS C-4 COM ED GAS PIPING DETAILS C-4.1 25000 GOVERNORS HIGHWAY ANT-1 TOWER FLEVATION AND NOTES. UNIVERSITY PARK, IL 60484 ANT-2 ANTENNA INFORMATION TEL .: (708) 235-2337 CONTACT: KATHRYN SUGRUE KATHRYN.SUGRUE@COMED.COM ANTENNA INFORMATION ANT-3 ANT-4 ANTENNA INFORMATION ACCOUNT #1053028131 ANT-5 ANTENNA INFORMATION RF EMISSIONS REPORT (IF REQUIRED) ANT-6 FIRE DEPARTMENT: EQUIPMENT CONCRETE SKID FLOOR DIMENSION PLAN EQ-1 TINLEY PARK EQUIPMENT CONCRETE SKID ELEVATIONS E0-2 FIRE DEPARTMENT EQ-3 FOLIPHENT CONCRETE SKID FLEVATIONS STATION 1 SITE GROUNDING PLAN & NOTES D-1 D-2 SITE GROUNDING PROFILE TINLEY PARK, IL 60477 D-3 SITE DETAILS TEL.: (708) 444-5200 GROUNDING DETAILS D-4 GROUNDING DETAILS & NOTES D-5 CONCRETE SKID FOUNDATION STRUCTURAL ENGINEER: CONCRETE SKID FOUNDATION MANUFACTURER D-6 FENCING DETAILS FIBRESOND CORPORATION UTILITY SITE PLAN AND NOTES FIBREBOND CORPORATION E-1 1300 Devenport Drive Minden, Louislane 71055 1-800-824-2814 E-1.1 UTILITY SITE PLAN AND NOTES E-1.2 GENERATOR UTILITY ROUTING PLAN LITHLITY ROUTING PROFILE & NOTES E-2 E-3 CONCRETE SKID UTILITY DETAILS H-FRAME & TRENCH DETAILS HANDICAP REQUIREMENTS: E-4 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS DO SP-1 **SPECIFICATIONS** SP-2 SPECIFICATIONS P-1 SITE PHOTOS SURVEYOR/ENGINEER: NTC-1 NOTICE TO CONTRACTORS CLS NTC-2 NOTICE TO CONTRACTORS 15-1 LESSEE SLIBVEY PLAT CONSOLIDATED LAND SURVEYING, INC LESSEE SURVEY PLAT LEGAL DESCRIPTIONS LS-1.1 1300 W. COMMERCE DR. STE. 700 · PEORIA, ILLINOIS 61615 LS-1.2 LESSEE SURVEY PLAT TOPOGRAPHY SURVEY LAND SURVEYORS AND PROFESSIONAL ENGINEERS 309-692-3434 PROFESSIONAL DESIGN FIRM NO. 184–0 ralphhodges@cisland.com

### CELLCO PARTNERSHIP. D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

### حاد SOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS AND PROFESSIONAL ENGINEERS

> PHONE: 309-692-3434 FAX: 309-692-3433 PROFESSIONAL DESIGN FIRM NO. 184-002756

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#### PREPARED BY: HRH 01-27-17

	=		
	1	02-09-17	REVISED STEP 8 NG GENERATOR, ADDED NTC
	2	02-22-17	ADDED EXISTING BLDG HEIGHT
	3	03-13-17	REVISED ANTENNA CAGE
	4	03-16-17	REVISED PER VZW COMMENTS
	5	05-01-17	REMSED PER VILLAGE COMMENTS



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:

### TINLEY PARK AMPHITHEATER

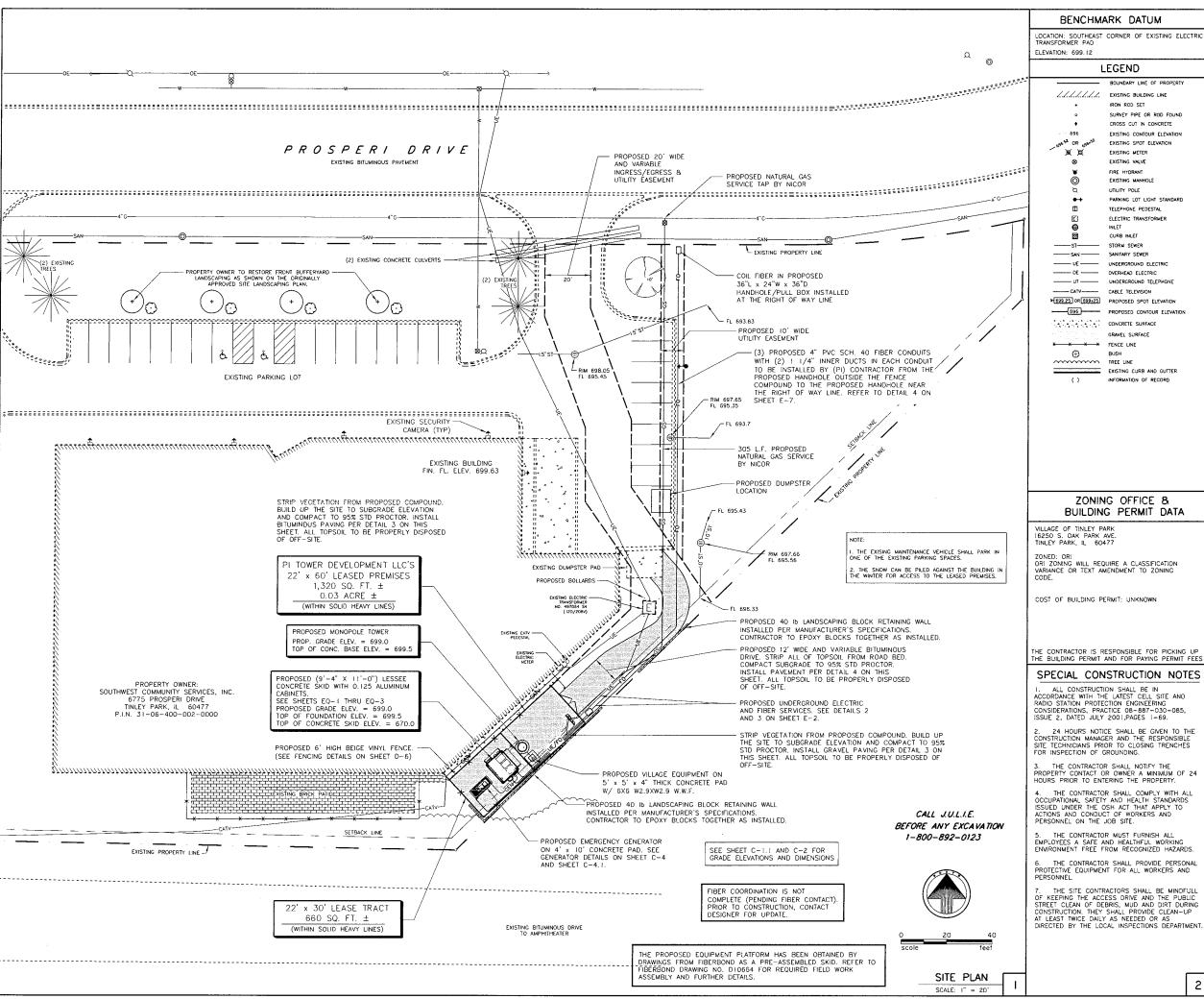
6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

TITLE SHEET

SHEET NUMBER

JOB NUMBER 9707-35-13-06B-03



#### BENCHMARK DATUM

LOCATION: SOUTHEAST CORNER OF EXISTING ELECTRIC TRANSFORMER PAD

### **LEGEND**



### COMPOUND PAVING DETAIL NOT TO SCALE

SEE PLAN

SEE PLAN FOR SLOPE DIRECTION

- 3" BITUMINOUS SURFACE CL.

-8" CA-6 TYP. A CRUSHED STONE COMPACTED TO 95% STD. PROCTOR

-LAYER OF GRAVEL STABILIZATION FABRIC MIRAFI 500X, OR EQUAL

COMPACTED SUBGRADE OR FILL TO 95% STD

PROCTOR DENSITIES & PROOF ROLL

NOTE: CONTRACTOR SHALL MATCH EXISTING ADJACENT GRADES WHERE APPLICABLE

MATCH EXISTING GRADE-(TYP. BOTH SIDES) 12'-0" & VARIABLE SEE PLAN FOR \_\_ 3" BITUMINOUS SURFACE CL. I -LAYER OF GRAVEL STABILIZATION FABRIC MIRAFI 500X, OR EQUAL

-COMPACTED SUBGRADE OR FILL TO 95% STD PROCTOR DENSITIES & PROOF ROLL NOTE: CONTRACTOR SHALL MATCH EXISTING DRIVE WHERE APPLICABLE

BITUMINOUS ACCESS DRIVE DETAIL NOT TO SCALE

#### CONSTRUCTION NOTES

 The locations of existing utilities shown on this sheet are only approximate and may not be complete. The contractor shall verify location of al utilities in the field prior to commencing ZONING OFFICE & BUILDING PERMIT DATA construction. Protect all existing utilities which are to remain. Upon discovery of unknown or concealed utilities, notify architect/owner immediately. Call J.U.L.I.E. at 1-800-892-0123.

> c. an proposed construction work shall be in accordance with the latest edition of the standa specifications for road and bridge construction in illinois. 2. All proposed construction work shall be in

All utility trenches in structural areas shall be backfilled to subgrade with trench backfill material and compacted to at least 95 percent of maximum dry density as determided by the standard proctor.

placed in all unpowed disturbed areas. Topsoil sho be fertile, friable, sandy loam and shall be free of roots, sticks and any other extraneous materials and toxic substances. Finish grade all unpowed disturbed areas to a condition suitable to

5. Traffic control during construction shall be in accordance with state and city requirements. At all times traffic control and construction pracedures shall be performed in a way as to provide reasonable safely to all involved, including, but not limited to, construction workers, motorists and pedestrians. The safety of all involved shall be the sole responsibility of the contractor.

6. All existing surrounding areas and properly shall be properly protected from damage and left undamaged from operations of the contractor. If such damage accurs, it shall be the sole responsibility of the contractor.

Contractor shall verify all dimensions shown on the tower plans.

8. Contractor shall acquire all permits that are required by the local authorities, and all construction work shall be performed in compliance with the requirements of all applicable local, state and federal laws, regulations and rules

9. See tower and building plans for respective site

10. Elevations are above mean sea level.

12. All existing recorded easements are indicated on this drawing to the best of the surveyors knowledge per visual inspection, survey drawings on information received from the developer. Contracto shall contact J.U.L.I.E. at 1-800-892-0123 48 hours prior to start of construction to have underground utilities located and marked.

13. All construction shall conform to the 1996 BOCA code, NEC code, IBC 2003 and per local county requirements

CELLCO PARTNERSHIP, VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

## CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS
AND PROFESSIONAL ENGINEERS PHONE: 309-692-3434 FAX: 3D9-692-3433

PROFESSIONAL DESIGN FIRM NO. 184-00275

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PREPARED BY: HRH 01-27-17

REVISED STEP B NG GENERATOR, ADDED NT D2-09-17 03-16-17 REVISED PER VZW COMMENTS 05-01-17 REVISED PER VILLAGE COMMENTS

ara e

INFRASTRUCTURE

SITE NAME:

TINLEY PARK **AMPHITHEATER** 

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

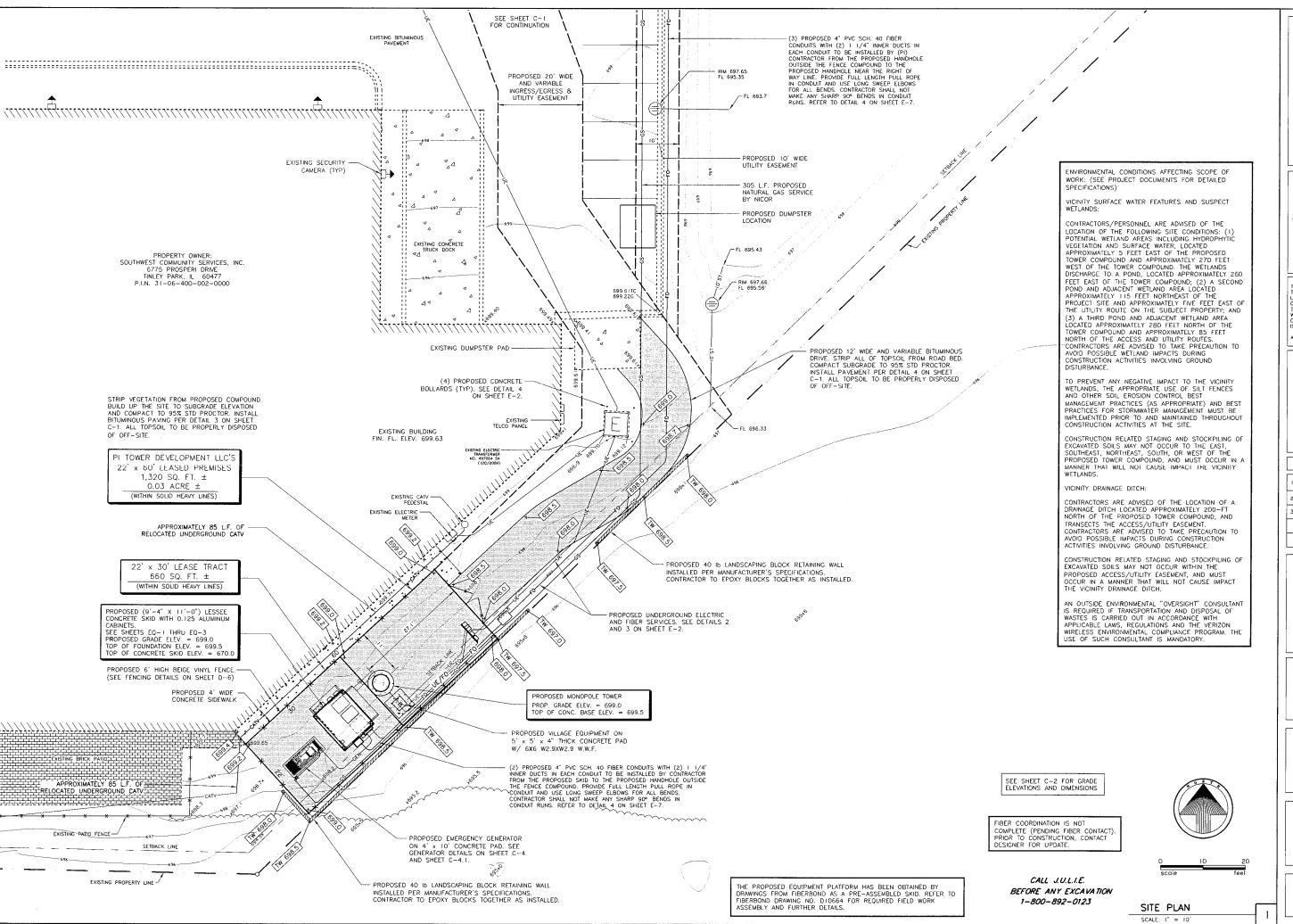
**OVERALL** SITE PLAN

SHEET NUMBER

JOR NUMBER

9707-35-13-06B-03

5



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02-09-17 REVISED STEP 8 NG GENERATOR, ADDED NTO 03-16-17 REVISED PER VZW COMMENTS 05-01-17 REVISED PER VILLAGE



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK AMPHITHEATER** 

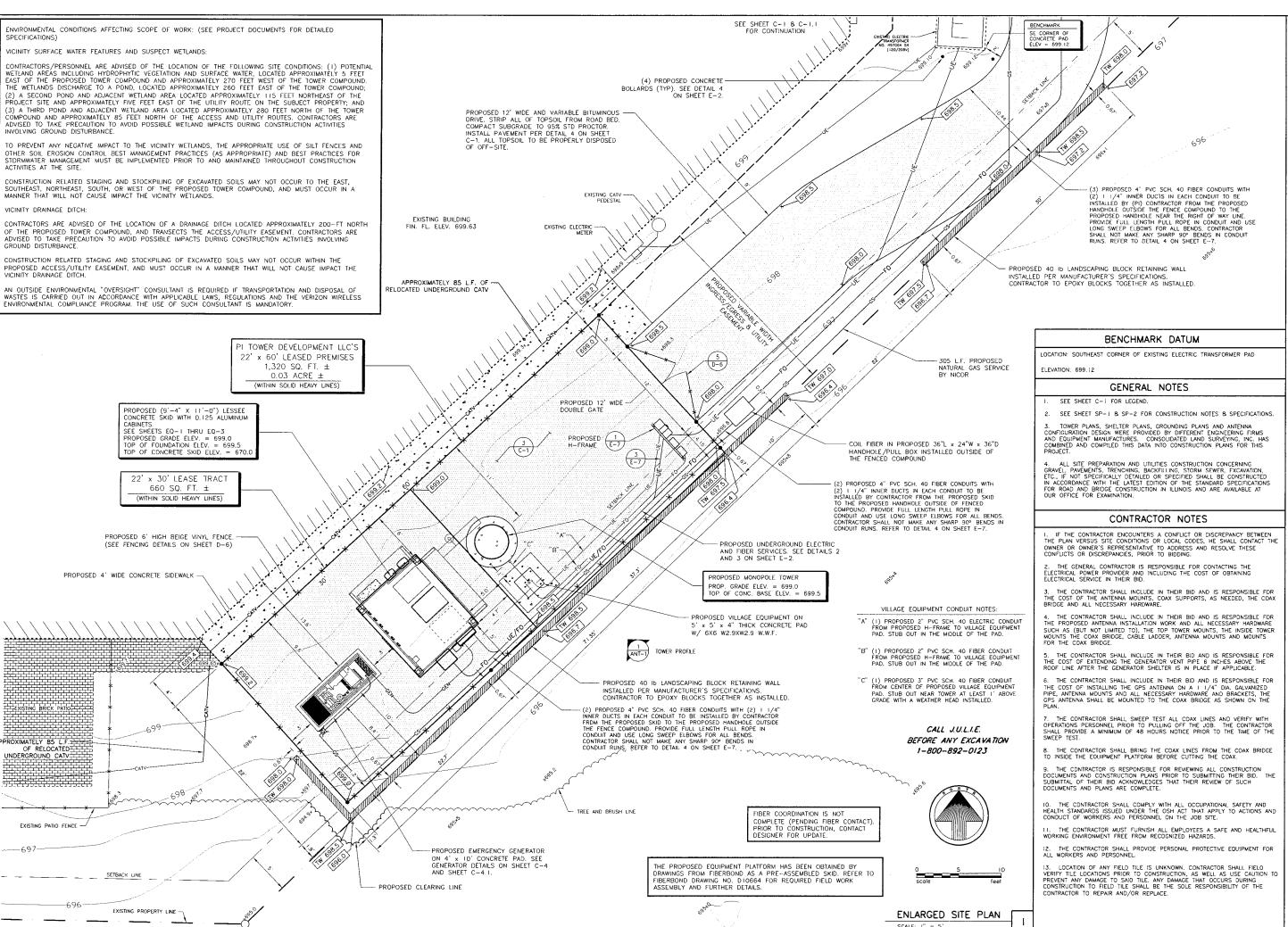
6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

SITE PLAN

SHEET NUMBER

JOB NUMBER



### CELLCO PARTNERSHIP, VERIZON WIRELESS

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## CLS

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rara e INFRASTRUCTURE

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: TINLEY PARK

**AMPHITHEATER** TINLEY PARK, IL 60477

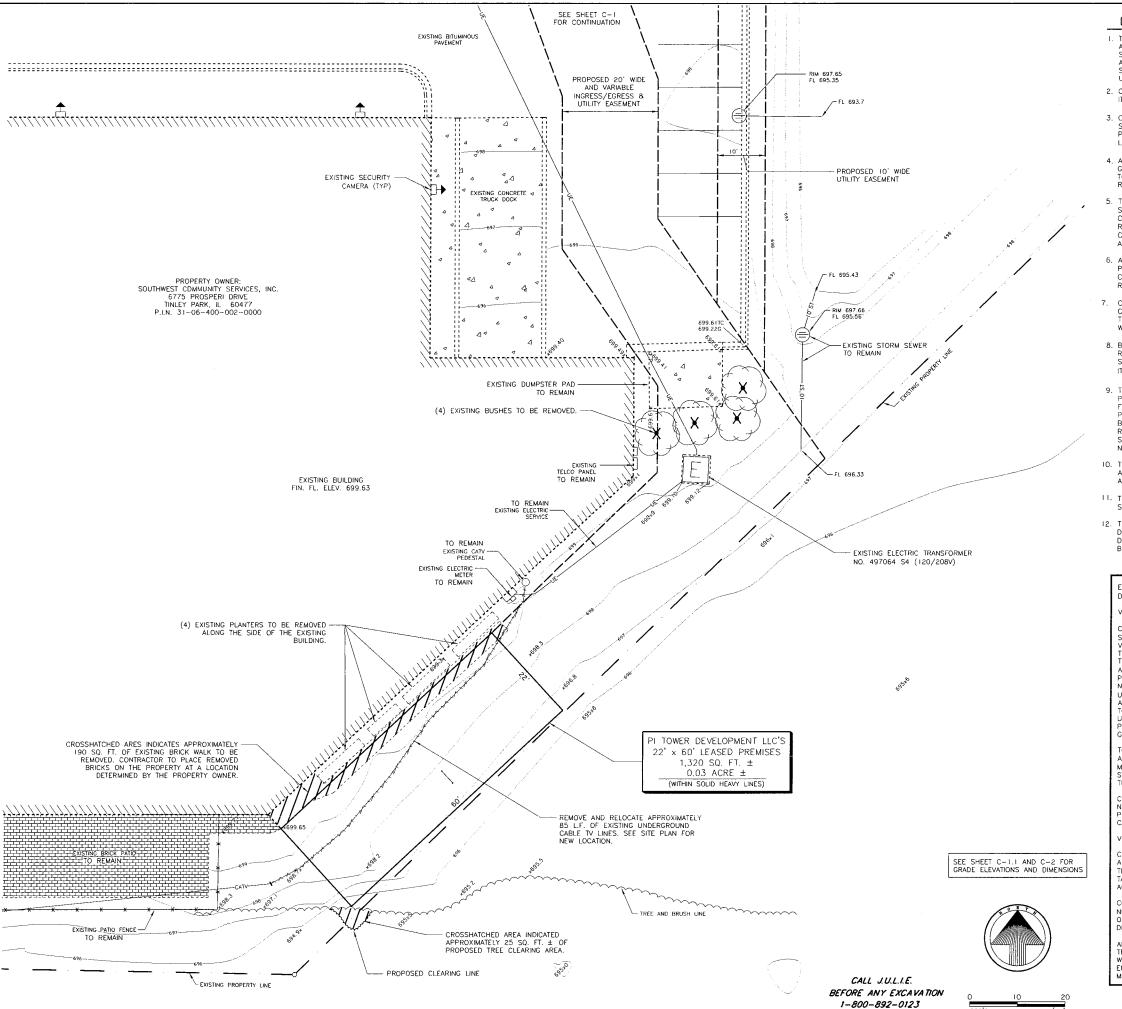
SHEET NAME

**ENLARGED** 

SHEET NUMBER

SITE PLAN

JOB NUMBER



#### DEMOLITION/REMOVAL NOTES:

- I. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE SURVEYS ARE ONLY APPROXIMATE AND MAY NOT BE COMPLETE. UNDERGROUND UTILITIES SHOWN ON THE SURVEYS WERE OBTAINED FROM LOCAL UTILITY COMPANIES AND OTHER AVAILABLE SOURCES. PRIOR TO ANY EXCAVATION, JULILE. SHOULD BE CONTACTED AT 1-800-892-0123 FOR FIELD LOCATION OF UTILITIES FOR THAT AREA.
- 2. CONTRACTOR TO COMPLETELY REMOVE ALL ITEMS INDICATED AS REMOVAL ITEMS ON THE PLANS AND PROPERLY DISPOSE OF OFF-SITE.
- 3. CONTRACTOR SHALL ACQUIRE ALL PERMITS THAT ARE REQUIRED BY THE STATE, LOCAL AUTHORITIES, AND ALL CONSTRUCTION WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, REGULATIONS AND RULES.
- 4. ALL EXCAVATED AREAS SHALL BE INSPECTED PRIOR TO PLACEMENT OF GRANULAR BACKFILL TO MATCH EXISTING GRADE AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR, INSPECTION SHALL BE PERFORMED BY OWNER'S DEPORTED TO THE PROCESS OF
- 5. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS. AT ALL TIMES TRAFFIC CONTROL AND CONSTRUCTION PROCEDURES SHALL BE PERFORMED IN A WAY AS TO PROVIDE REASONABLE SAFETY TO ALL INVOLVED, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION WORKERS, MOTORISTS AND PEDESTRIANS. THE SAFETY OF ALL INVOLVED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 6. ALL EXISTING SURROUNDING AREAS AND PROPERTY SHALL BE PROPERLY PROTECTED FROM DAMAGE AND LEFT UNDAMAGED FROM OPERATIONS OF THE CONTRACTOR. IF SUCH DAMAGE OCCURS, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY COM ED, ATBT AND ALL OTHER UTILITY COMPANIES OF THEIR SCHEDULED OPERATIONS FOR DISCONNECTING ELECTRIC, TELEPHONE OR ANY OTHER UTILITY SERVICES PRIOR TO ANY DEMOLITION
- 8. BID ITEM(S) NOT SPECIFICALLY LISTED OR SHOWN ON THE PLANS, BUT REQUIRED FOR THE DEMOLITION OR REMOVAL OF EXISTING IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THAT BID ITEM(S) AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE DURING DEMOLITION FOR THE PROTECTION AND CLEANING FOR ALL WORK UNDER THIS CONTRACT, UNTIL FINAL COMPLETION AND ACCEPTANCE THEREOF. THE CONTRACTOR SHALL PROVIDE REMOVAL OF ALL DEBRIS FROM THE SITE AT A MINIMUM OF A DAILY BASIS. THE CONTRACTOR SHALL KEEP THE PARKING LOT AND PUBLIC ROADWAY CLEAR OF MUD, DIRT AND DEBRIS DURING DEMOLITION. CLEANING SHALL BE DONE IN AN ACCEPTABLE MANNER, WITH EQUIPMENT THAT DOES NOT DAMAGE THE EXISTING PAVEMENT.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE DURING DEMOLITION FOR PLACING AND MAINTAINING TEMPORARY CONSTRUCTION FENCING AROUND DEMOLITION AREAS AND ANY OPEN HOLES OR EXCAVATED AREAS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING "NO TRESPASSING" SIGNS ON THE SITE DURING DEMOLITION OPERATIONS.
- 12. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK AND DISRUPTIONS TO THE EXISTING BUSINESSES AND SHALL KEEP ALL DISRUPTIONS TO A MINIMUM DURING NORMAL OPERATIONS OF THE

ENVIRONMENTAL CONDITIONS AFFECTING SCOPE OF WORK: (SEE PROJECT DOCUMENTS FOR DETAILED SPECIFICATIONS)

VICINITY SURFACE WATER FEATURES AND SUSPECT WETLANDS:

CONTRACTORS/PERSONNEL ARE ADVISED OF THE LOCATION OF THE FOLLOWING SITE CONDITIONS: (1) POTENTIAL WETLAND AREAS INCLUDING HYDROPHYTIC VECETATION AND SURFACE WATER, LOCATED APPROXIMATELY 5 FEET EAST OF THE PROPOSED TOWER COMPOUND AND APPROXIMATELY 270 FEET WEST OF THE TOWER COMPOUND. THE WETLANDS DISCHARGE TO A POND, LOCATED APPROXIMATELY 260 FEET EAST OF THE TOWER COMPOUND: (2) A SECOND POND AND ADJACENT WETLAND AREA LOCATED APPROXIMATELY 115 FEET NORTHEAST OF THE PROJECT SITE AND APPROXIMATELY FIVE FEET EAST OF THE UTILITY ROUTE ON THE SUBJECT PROPERTY; AND (3) A THIRD POND AND ADJACENT WETLAND AREA LOCATED APPROXIMATELY 280 FEET NORTH OF THE TOWER COMPOUND AND APPROXIMATELY 85 FEET NORTH OF THE ACCESS AND UTILITY ROUTES. CONTRACTORS ARE ADVISED TO TAKE PRECAUTION TO AVOID POSSIBLE WETLAND IMPACTS DURING CONSTRUCTION ACTIVITIES INVOLVING GROUND DISTURBANCE.

TO PREVENT ANY NEGATIVE IMPACT TO THE VICINITY WETLANDS, THE APPROPRIATE USE OF SILT FENCES AND OTHER SOIL EROSION CONTROL BEST MANAGEMENT PRACTICES (AS APPROPRIATE) AND BEST PRACTICES FOR STORMWATER MANAGEMENT MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED HROUGHOUT CONSTRUCTION ACTIVITIES AT THE SITE.

CONSTRUCTION RELATED STAGING AND STOCKPILING OF EXCAVATED SOILS MAY NOT OCCUR TO THE EAST, SOUTHEAST, NORTHEAST, SOUTH, OR WEST OF THE PROPOSED TOWER COMPOUND, AND MUST OCCUR IN A MANNER THAT WILL NOT CAUSE IMPACT THE VICINITY WETLANDS.

VICINITY DRAINAGE DITCH

CONTRACTORS ARE ADVISED OF THE LOCATION OF A DRAINAGE DITCH LOCATED APPROXIMATELY 200-FT NORTH OF THE PROPOSED TOWER COMPOUND, AND TRANSECTS THE ACCESS/UTILITY EASEMENT. CONTRACTORS ARE ADVISED TO TAKE PRECAUTION TO AVOID POSSIBLE IMPACTS DURING CONSTRUCTION ACTIVITIES INVOLVING GROUND DISTURBANCE.

CONSTRUCTION RELATED STAGING AND STOCKPILING OF EXCAVATED SOILS MAY NOT OCCUR WITHIN THE PROPOSED ACCESS/UTILITY EASEMENT, AND MUST OCCUR IN A MANNER THAT WILL NOT CAUSE IMPACT THE VICINITY DRAINAGE DITCH.

AN OUTSIDE ENVIRONMENTAL "OVERSIGHT" CONSULTANT IS REQUIRED IF TRANSPORTATION AND DISPOSAL OF WASTES IS CARRIED OUT IN ACCORDANCE WITH APPLICABLE LAWS, REGULATIONS AND THE VERIZON WIRELESS ENVIRONMENTAL COMPLIANCE PROGRAM. THE USE OF SUCH CONSULTANT IS MANDATORY

DEMOLITION PLAN

SCALE: 1" = 10"

### CELLCO PARTNERSHIP, VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

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### CLS CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
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02-09-17 REVISED STEP & NG 05-01-17 REVISED PER VILLAGE COMMENTS



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

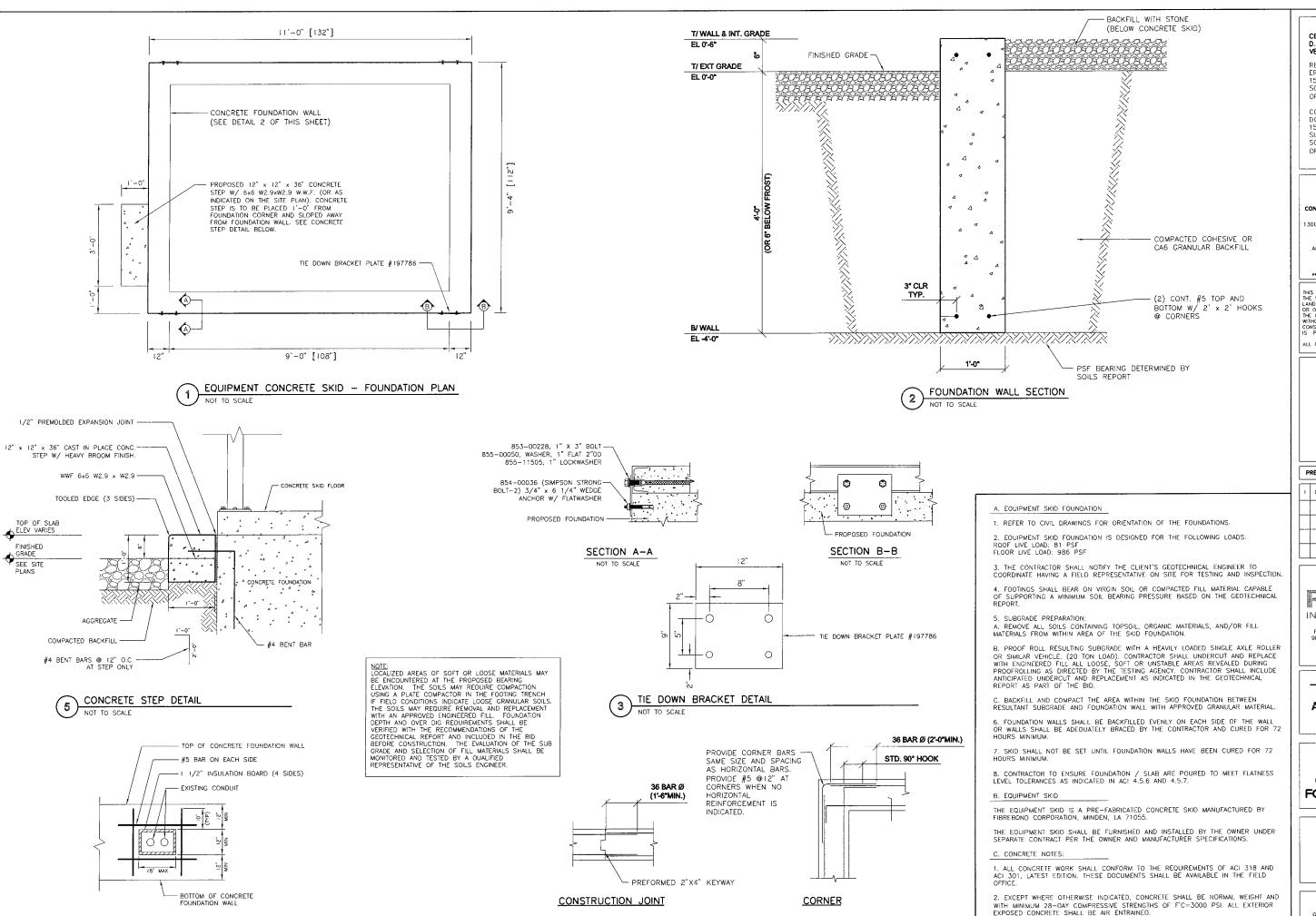
SITE NAME: **TINLEY PARK** 

AMPHITHEATER

SHEET NAME DEMOLITION PLAN AND NOTES

SHEET NUMBER

JOB NUMBER



CONCRETE WALL REINFORCEMENT DETAILS

NOT TO SCALE

SLEEVE DETAIL (IF APPLICABLE)

NOT TO SCALE

CELLCO PARTNERSHIP, VERIZON WIRELESS

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	ì	02-09-17	REVISED CONCRETE STEP



PI TOWER DEVÉLOPMENT LLC 9D9 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

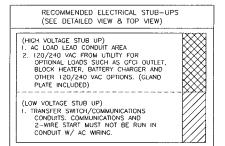
**AMPHITHEATER** TINLEY PARK, IL 60477

SHEET NAME **EQUIPMENT** CONCETE SKID FOUNDATION PLAN

SHEET NUMBER

JOB NUMBER

3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.



PROPOSED NATURAL GAS GENERATOR (GENERAC MODEL-SGNG-35-EV-IP 35KW NAT GAS 120/240 I-PH OUTDOOR STANDARD CONFIGURATION) ON SEPARATE 4' x 10' CONCRETE PAD - LIFTING EYE (4 PLACES) 40×60 SLOT [1.57×2.36] AND -OUTLINE OF STUB-UP AREA FOR (1) 2-1/2" CONDUIT FOR MAIN POWER FEED
(1) 1" CONDUIT FOR BATTERY CHARGER/ HEATER (1) 3/4" CONDUIT FOR CONTROL LEADS
(1) 3/4" CONDUIT FOR ALARM - I" CHAMFER (TYP.) (2) #5 REBAR CONTINUES 3" COVER ALL SIDES (TYP.) GRADE \_ 12" EXISTING GRAVEL COMPOUND MINIMUM 12" BELOW GRADE 8" GRANULAR FILL PER EARTHWORK SPECIFICATIONS
COMPACTED TO 95%
MODIFIED PROCTOR WWF 6x6 - W4.0xW4.0 WIRE MESH E.C. TO SET 1/2"Ø ANCHOR -BOLTS (TYP. OF 10) AS REQUIRED PER GENERATOR SPECIFICATIONS SEE SHEET C-4.1 FOR NATURAL GAS PIPING DETAILS

23.2" (FOR OPTIONAL 2ND CB) SECONDARY 22.4" HIGH VOLTAGE STUB UP AREA W/ PRIMARY HIGH VOLTAGE STUB UP AREA W/ GLAND PLATE GLAND PLATE PRIMARY CB CONNECTION BOX (SAME FOR OTHER SIDE) LOW VOLTAGE -STUB UP AREA LOW VOLTAGE CUSTOMER CONNECTION BOX 3.5" PROPOSED NATURAL GAS GENERATOR (GENERAC MODEL—SGNG—35—EV—IP 35KW NAT GAS 120/240 I—PH OUTDOOR STANDARD CONFIGURATION) ON SEPARATE 4' x 10' CONCRETE PAD CAST IN PLACE CONCRETE PAD

- NOTES:

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

CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

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#### PREPARED BY: HRH 01-27-17

1	02-09-17	REVISED TO NG GENERATOR
2	03-16-17	REVISED PER VZW COMMENTS
		-



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME **GENERATOR FOUNDATION** DETAILS

SHEET NUMBER

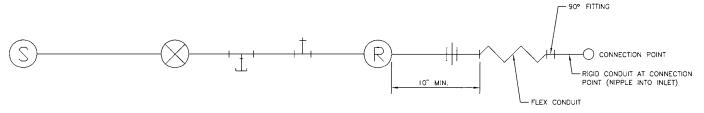
JOB NUMBER

9707-35-13-06B-03

GENERATOR FOUNDATION DETAIL

NOT TO SCALE

G.C. TO SUPPLY AND INSTALL A 4 PLEX RECEPTACLE MOUNTED INSIDE THE GENERATOR HOUSING.



TYPICAL NATURAL GAS PIPING ARRANGEMENT

LEGEND

GAS SUPPLY PER VERIZON SPEC

I 1/4" FULL PORT MANUAL SHUT OFF VALVE

DIRT LEG (1 1/4" X 4" NIPPLE W/ 1 1/4" CAP)

TEE-ACCESS FOR PRESSURE GAUGE AT INLET

SENSUS GAS REGULATOR #143-80-2 1 1/4" NPT BODY, 1/2" ORIFICE, GREEN SPRING

₩ UNION

FLEX CONNECTOR

ALL PIPING SHALL BE I  $1/4^\circ$  BLACK PIPE SCHEDULE 40. ALL FITTINGS SHALL BE 1  $1/4^\circ$  BLACK MALLEABLE IRON.

NOTE: THE GENERAL CONTRACTOR IS TO VERIFY REGULATOR SIZE BASED ON THE SIZE OF THE GENERATOR. THIS IS BASE ON HAVING A 2 PSI GAS PRESSURE SUPPLY FROM THE GAS METER TO THE SENSUS REGULATOR.

GAS PIPING SCHEMATIC

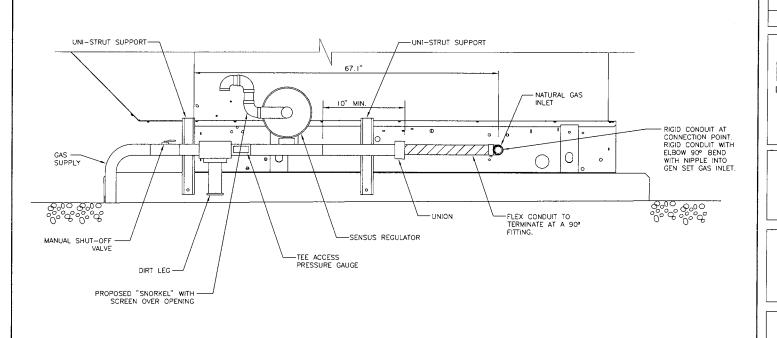
NOT TO SCALE

UNI-STRUT SUPPORT -NIPPLE INTO FRAME INLET - RIGID CONDUIT AT CONNECTION POINT, RIGID CONDUIT WITH ELBOW 90° BEND INTO GEN SET GAS INLET. MANUAL SHUT-OFF VALVE - SENSUS REGULATOR - PROPOSED "SNORKEL" WITH SCREEN OVER OPENING -FLEX CONDUIT TEE ACCESS -PRESSURE GAUGE

GAS PIPING PLAN AT GENERATOR

NOT TO SCALE

2



CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

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PREPARED BY: HRH 01-27-17

02-09-17 REVISED TO NG GENERATOR

03-16-17 REVISED PER VZW COMMENTS

Para e **INFRASTRUCTURE** 

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

GAS PIPING DETAILS

SHEET NUMBER

JOB NUMBER

9707-35-13-06B-03

GAS PIPING PROFILE AT GENERATOR NOT TO SCALE

3

### RF EMISSIONS REPORT REQUIRED ☐ YES □ NO DATE OF REPORT:

- I. COAX LADDER OR BRACKETS AND HARDWARE WILL NEED TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR

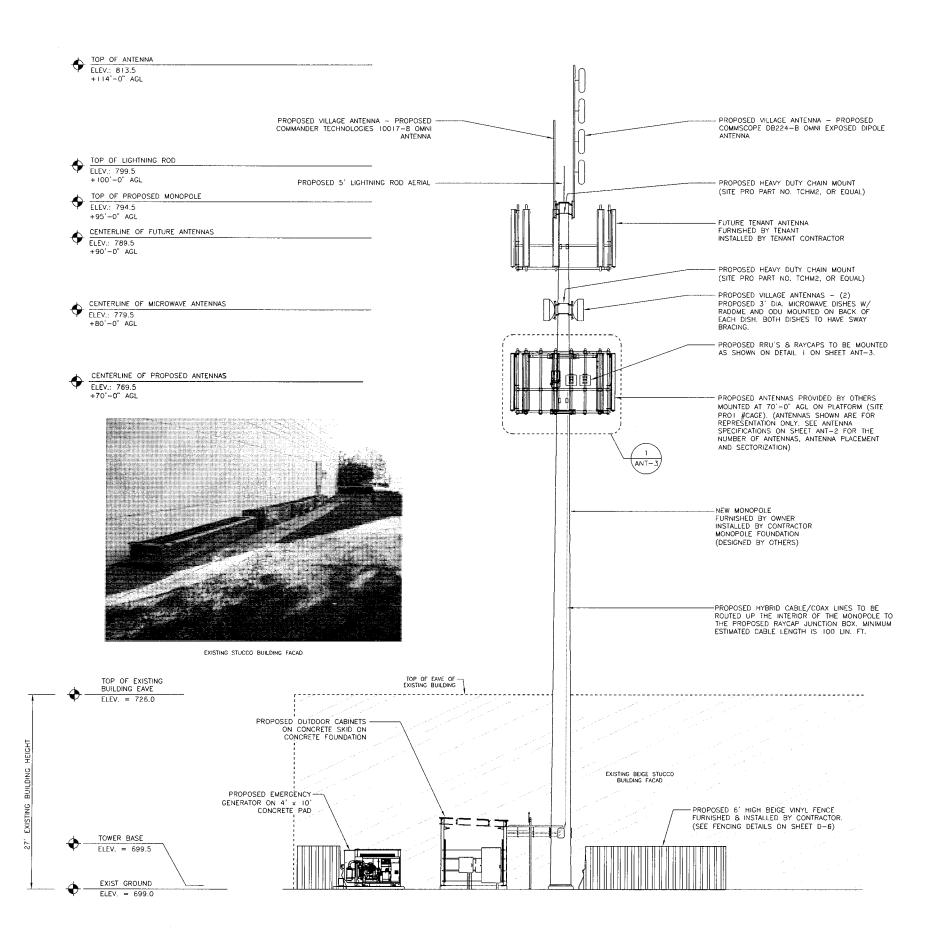
  2. IT IS THE INSTALLING CONTRACTORS RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RADIO ENGINEERING PLAN PROVIDED BY OTHERS.

#### STRUCTURAL NOTES:

- STRUCTURAL CALCULATION PREPARED BY OTHERS.
  CONTRACTOR TO COORDINATE WITH REPRESENTATIVE TO
- CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

- I. VERIFY EACH COAXIAL CABLE LENGTH, ROUTING AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDERING.
- 2. THE MINIMUM COAXIAL CABLE LENGTH HAS BEEN ESTIMATED AT \_\_\_\_\_\_ FEET EACH WITH A CORRESPONDING CABLE DIAMETER AS SHOWN ON SHEET ANT-2. THIS CABLE LENGTH IS APPROXIMATE AND IS NOT TO BE USED FOR CONSTRUCTION. ACTUAL CABLE LENGTHS MAY VARY FROM ESTIMATED MINIMUM LENGTH AND MUST BE VERIFIED.
- 3. TAG ALL MAIN CABLES (LABELED ACCORDING TO SPECS) AT FOUR (4) LOCATIONS:
- A. 1 ID TAG ON THE BOTTOM 1/2" JUMPER COMING FROM THE LUCENT EQUIPMENT B. 1 ID TAG ON THE BOTTOM MAIN LINE AT PLATFORM NEAR THE MAIN CONNECTOR C. 1 ID TAG ON THE TOP MAIN LINE NEAR THE MAIN CONNECTOR
- D. I ID TAG ON THE TOP 1/2" JUMPER NEAR THE ANTENNA
- 4. CONTRACTOR TO AFFIX TAGS ON THE MAIN CABLES USING A MORE PERMANENT METHOD THAN TIE WRAPS. CONTACT CONSTRUCTION MANAGER FOR SUFFICIENT METHODS.
- 5. IN THE EVENT DIPLEXERS AND/OR OTHER EQUIPMENT IS ADDED INTO THE SYSTEM, TAGGING WILL BE CHANGED FROM NOTE 3. CONTACT CONSTRUCTION MANAGER FOR SUFFICIENT METHODS.
- 6. EACH COAX SHALL BE SUPPORTED COLUMN GRIP (CHINESE FINGER GRIP) HUNG FROM A J-HOOK AT TOP OF TOWER, (10' ABOVE FOR LATTICE TOWER).
- 7. EACH COAX SHALL BE GROUNDED AT THREE (3) LOCATIONS:
  - A. TOWER PLATFORM OR FRAME

  - C. OUTSIDE EQUIPMENT PLATFORM UNDER ROOF CANOPY
- 8. COAXIAL CABLES TO BE SUPPORTED EVERY 3'-0" ON PLATFORM OR FRAME WITH STAINLESS
- 9. COAXIAL CABLES TO BE SUPPORTED EVERY 18" WITH STAINLESS STEEL HANGERS.
- 10. ANTENNA CONTRACTOR RESPONSIBLE FDR FABRICATION ENCLOSURE JUMPERS.
- II. COAX TYPE WILL BE AVA7-50 AIR FOAM DIELECTRIC CABLE FROM ANDREW TO REPLACE THE OLDER LDF7-50 CABLE.
- 12. THE CONTRACTOR SHALL USE PPC CONNECTORS ONLY. NO ANDREW CONNECTORS SHALL BE USED.



### CELLCO PARTNERSHIP, VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 7D6-7668

## CLS CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

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PREPARED BY: HRH 01-27-17

02-22-17 ADDED EXISTING BLDG

03-13-17 REVISED ANTENNA CAGE 3 05-01-17 REVISED PER VILLAGE COMMENTS

Para el

INFRASTRUCTURE PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

**TOWER ELEVATION** AND NOTES

SHEET NUMBER

JOB NUMBER

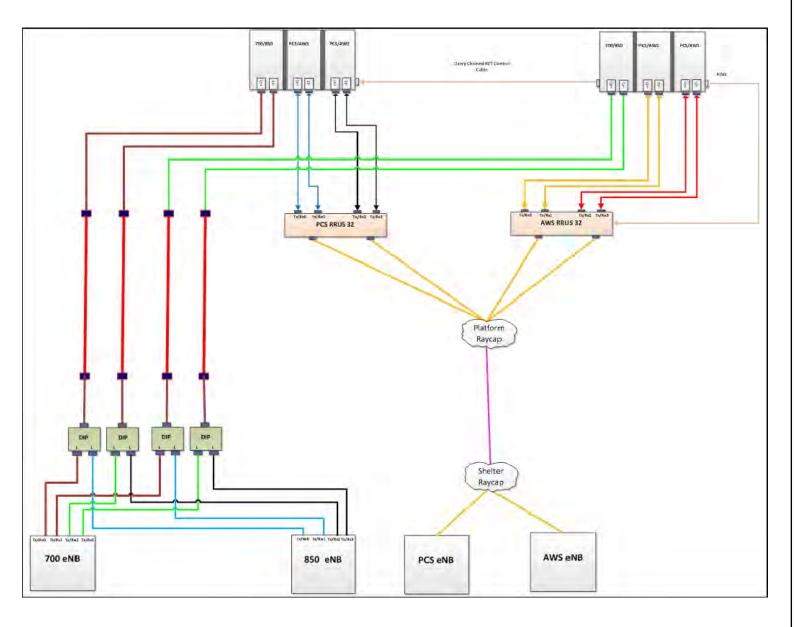
9707-35-13-06B-03

ELEVATION - LOOKING WEST

NOT TO SCALE

### ESTIMATED HYBRID CABLE LENGTH IS 100 LIN. FT.

			Propose	ed		
	Location	Manufacturer	Сотро	nent Model	Count	Action
	Top (Platform)					
y <sub>2</sub>	Top (Platform)					
E I	Top (Platform)	Ericsson	RRUS	32 - AWS	3	Install
Ğ	Top (Platform)	Ericsson	RRUS	32 - PCS	3	Install
Components	Top (Platform)					
ķ	Top (Platform)					
	Top (Platform)	Raycap	RC3DC-	3315-PF-48	3	Install
Passive	Bottom (Shelter)	Raycap	RC3DC-	3315-PF-48	3	Install
as	Bottom (Shelter)					
_	Bottom (Shelter)					
	Bottom (Shelter)	ANDREW	CBC78-	-DF-8-DCB	12	Install
	Bottom (Shelter)					
	Alpha			1 5/8	4	Install
	Beta			1 5/8	4	Install
Coax	Gamma			1 5/8	4	Install
ပိ	Hybrid		HFT1206- 24SV2-XXX		3	Install



### **EQUIPMENT CHANGE REQUEST FORM- ECR**

Cell Name Location Number			Tinley_Amphitheater			Cell ID		-		-	
			395589 10/20/2016	395589         RF Engineer         Jeremy Litz         Address           10/20/2016         Market         HH         City/State/Zip						rosperi Drive	
Date of Request		est	10/20/2010			City/state/21p		Configuration		Tinley Park , IL, 60477	
_	_		Automa	PROPOSED CONFIGURATIO	PROPOSED CONFIGURATION			Cum	guration	Option-A2	
			Antenna			Antenna Serial				Mechanical	
ctor	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Number	Centerline	Azimuth	Variable Tilt	Tilt	Action
		£1 (+45)	LTE C - RxTx0/L850 Rx/Tx0						4		
		H1 (+45)	LTE C - RxTx1/L850 Rx/Tx1 LPCS - RxTx0							- 1	
	A1	H2 (-45)	LPCS - RxTx1	Andrew	SBNHH-1D65C		70	20	2	0	Add-Install
		H3 (+45)	LPCS - RxTx2							1 1	
		H4 (-45)	LPCS - RxTx3						2		
		L1 (+45)	Unused at this time								
		L2 (-45)	Unused at this time								
	A2	H1 (+45)	Unused at this time								
		H2 (-45)	Unused at this time	_						- 1	
Alpila		H3 (+45) H4 (-45)	Unused at this time Unused at this time	_							
1		L1 (+45)	Unused at this time							1	
ξ		L2 (-45)	Unused at this time	-							
		H1 (+45)	Unused at this time							1 1	
	А3	H2 (-45)	Unused at this time								
		H3 (+45)	Unused at this time			_				1	
		H4 (-45)	Unused at this time								
		L1 (+45)	LTE C - RxTx2/L850 Rx/Tx2						4		
		L2 (-45)	LTE C - RxTx3/L850 Rx/Tx3								
	Д4	H1 (+45) H2 (-45)	AWS - RxTx0 AWS - RxTx1	Andrew	SBNHH-1065C		70	20	2	D	Add-Install
		L1 (+45)	AWS - RicDi2							- 1	
		12 (-45)	AWS - RxTx3						1		
						_		_		+	
		£1 (+45)	LTE C - RxTx0/L850 Rx/Tx0 LTE C - RxTx1/L850 Rx/Tx1						4		
	400	H1 (+45)	LPCS - RxTx0							+ 1	
	81	H2 (-45)	LPCS - RxTx1	Andrew	SBNHH-1D65C		70	210	2	0	Add-Install
		H3 (+45)	LPCS - RxTx2						2.	1 1	
		H4 (-45)	LPCS - RxTx3						2		
		L1 (+45)	Unused at this time								
		L2 (-45)	Unused at this time								
	B2	H1 (+45)	Unused at this time								
		H2 (-45)	Unused at this time							4 1	
5		H3 (+45)	Unused at this time Unused at this time								
Dela		L1 (+45)	Unused at this time								
		L2 (-45)	Unused at this time							1 1	
		H1 (+45)	Unused at this time							1 1	
	B3	H2 (-45)	Unused at this time								
		H3 (+45)	Unused at this time							1	
		H4 (-45)	Unused at this time								
		L1 (+45)	LTE C - RxTx2/L850 Rx/Tx2						'4		
		L2 (-45)	LTE C - RxTx3/L850 Rx/Tx3	_					2	- 1	
	84	H1 (+45) H2 (-45)	AWS - RxTx0	Andrew	S8NHH-1D65C		70	210	2	0	Add-Install
		L1 (+45)	AWS - RxTx1 AWS - RxTx2							-	
		L2 (-45)	AWS - RxTx3						2		
-						_	_	_		_	
		L1 (+45) L2 (-45)	LTE C - RXTXO/L850 RX/TX0 LTE C - RXTX1/L850 RX/TX1	-					4		
		H1 (+45)	LPCS - RxTx0							1	
	G1	H2 (-45)	LPCS - RxTx1	Andrew	SBNHH-1D65C		70	285	2	D.	Add- Install
		H3 (+45)	LPCS - RxTx2						2		
		H4 (-45)	LPCS - RxTxS						2		
		L1 (+45)	Unused at this time								
		L2 (-45)	Unused at this time								
	G2	H1 (+45)	Unused at this time								
		H2 (-45) H3 (+45)	Unused at this time Unused at this time								
CAIVIIVE		H4 (-45)	Unused at this time Unused at this time								
Ē		L1 (+45)	Unused at this time								
5		L2 (-45)	Unused at this time								
	-	H1 (+45)	Unused at this time							1	
	G3	H2 (-45)	Unused at this time								
		H3 (+45)	Unused at this time					1			
		H4 (-45)	Unused at this time	-							
		L1 (+45)	LTE C - RxTx2/L850 Rx/Tx2						4		
		£2 (-45)	LTE C - RxTx3/L850 Rx/Tx3								
	G4	H1 (+45)	AWS - RxTx0	Andrew	SBNHH-1D65C		70	285	1	0	Add- Install
		H2 (-45)	AWS - RxTx1 AWS - RxTx2							-	
		12 (+45)	AWS - RxTx2 AWS - RxTx3						1		
		and land 3	Lune Brive	1							

#### TOWER NOTES:

Cell Name

Tinley Amphitheater

I. COAX LADDER OR BRACKETS AND HARDWARE WILL NEED TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR

2. IT IS THE INSTALLING CONTRACTORS RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RADIO ENGINEERING PLAN PROVIDED BY OTHERS.

ANTENNA SCHEDULE

# CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

## CLS

CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS AND PROFESSIONAL ENGINEERS

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PREPARED BY: HRH 01-27-17



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:

**TINLEY PARK AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

ANTENNA **INFORMATION** 

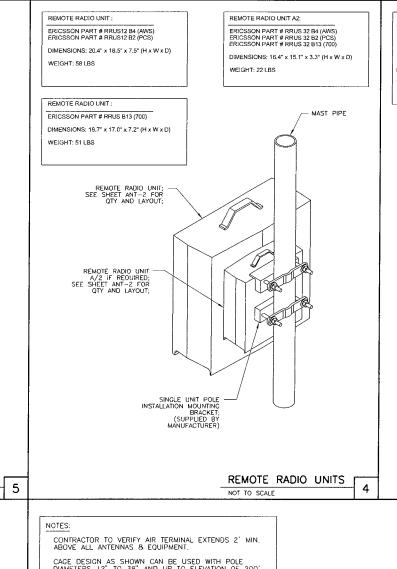
SHEET NUMBER

JOB NUMBER

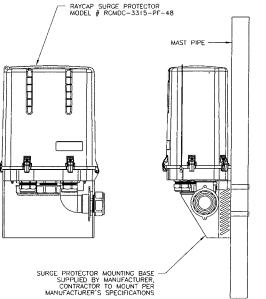
9707-35-13-06B-03

ANTENNA LINE/PLATFORM SCHEMATIC NOT TO SCALE

NOT TO SCALE



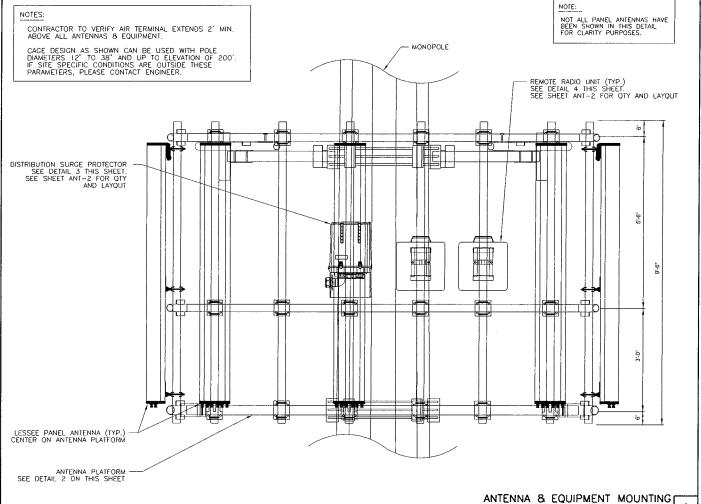
DISTRIBUTION SURGE PROTECTOR: RAYCAP PART # RCMDC-3315-PF-48 DC SURGE PROTECTION FOR RRH/INTEGRATED ANTENNA RADIO HEAD TOWER, BASE, ROOFTOP, & ROOFTOP DISTRIBUTION MODELS DIMENSIONS: 19.18" x 15.73" x 10.25" (H x W x D) RAYCAP SURGE PROTECTOR MODEL # RCMDC-3315-PF-48



DISTRIBUTION SURGE PROTECTOR (RAYCAP) 3 NOT TO SCALE

NOT TO SCALE

- MONOPOLE ANTENNA PLATFORM SITEPRO I MODEL # CAGE



CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

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PREPARED BY: HRH 01-27-17

03-13-17 REVISED ANTENNA CAGE

Para e **INFRASTRUCTURE** 

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK AMPHITHEATER** 

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

ANTENNA INFORMATION

SHEET NUMBER

JOB NUMBER

9707-35-13-06B-03

ANTENNA PLATFORM

NOT TO SCALE

RF EQUIPMENT

NOT TO SCALE

2

- 1. THIS DRAWING IS FOR SCHEMATIC AND LAYOUT PURPOSES ONLY.
- FINAL ANTENNA LAYOUT PENDING STRUCTURAL ANALYSIS OF TOWER BY OTHERS. NO ANTENNA OR LINE WORK TO BEGIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER AND MOUNT CAPACITY.
- 3. G.C. TO VERIFY ANTENNA SPECIFICATIONS PRIOR TO BEGINNING ANTENNA WORK.
- 4. REFER TO SHEET ANT-2 FOR DETAILS ON PROPOSED RF CONFIGURATION.
- REFER TO SHEET ANT-3 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.
- 6. G.C. TO ORIENT & PLACE THE PROPOSED RAYCAP JUNCTION BOX CLOSEST TO THE HYBRID CABLE ROUTE.



ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.

ANTENNA PLATFORM UPPER RAILING/MOUNT IS NOT SHOWN FOR CLARITY



PROPOSED ANTENNA

LEGEND



PROPOSED DIPLEXER



PROPOSED RRU



PROPOSED RRU W/ A2



PROPOSED DISTRIBUTION SURGE PROTECTOR (RAYCAP)



CELLCO PARTNERSHIP,

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173

OFFICE: (847) 706-7995

CONSTRUCTION MANAGER:

DOUG OHLSON
1515 EAST WOODFIELD RD.
SUITE 1000
SCHAUMBURG, IL 60173

OFFICE: (847) 706-7668

D.B.A. VERIZON WIRELESS

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

FAX: 309-692-3433
PROFESSIONAL DESIGN FIRM NO. 184-002754

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PREPARED BY: HRH 01-27-17

Para el Infrastructure

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:

TINLEY PARK AMPHITHEATER

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

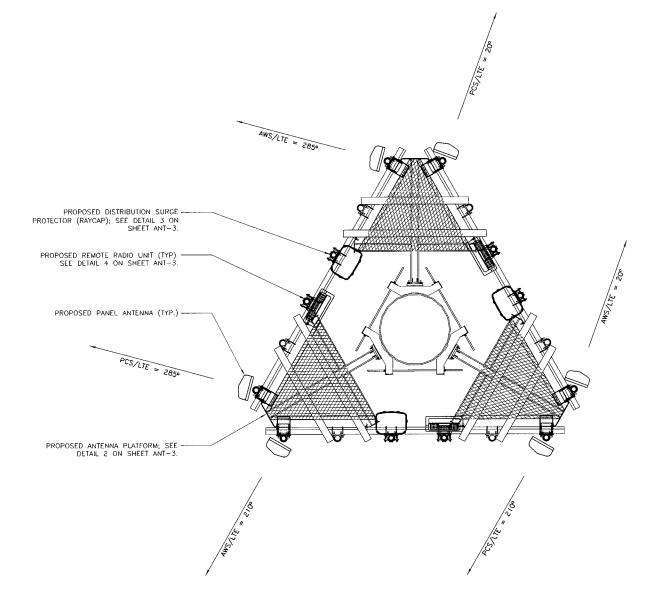
SHEET NAME

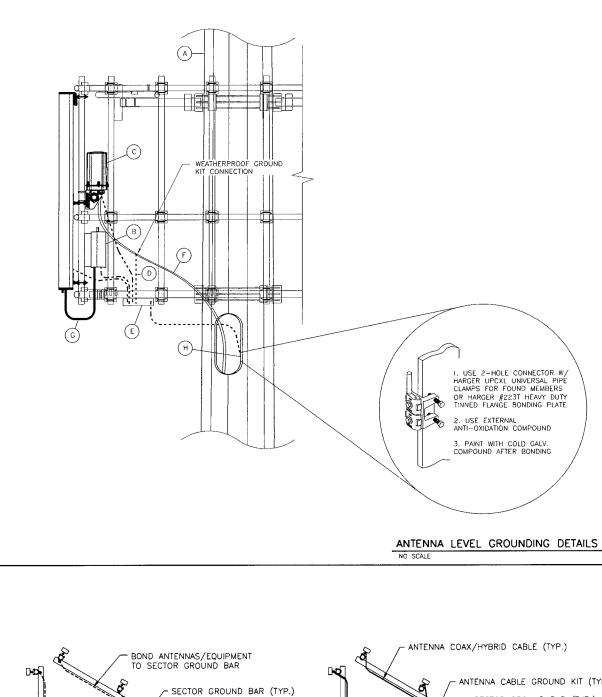
ANTENNA INFORMATION

SHEET NUMBER

ANT-4

JOB NUMBER





NOT APPLICABLE

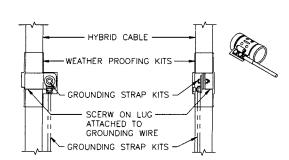
NOTES:

I. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO

GROUND BAR.
THIS DETAIL IS TYPICAL FOR EACH COAX CABLE
WHERE IT IS SPECIFIC TO BE GROUNDED
CABLE TO BE GROUNDED AT ANTENNA LEVEL AND
PRIOR TO ENTERING EQUIPMENT PLATFORM.

CABLE ALSO TO BE GROUNDED TO GROUND BAR AT

TOWER BASE IF APPLICABLE.
USE ONLY TIN PLATED GROUNDING KITS.



COAX/HYBRID GROUND KIT DETAIL

LUG CONNECTION FROM ANTENNA GROUND KITS (TYP.) <u>adaah aaaaa</u> <u>شششششاكالشششش</u> - STAINLESS STEEL MOUNTING HARDWARE. GROUND BAR MOUNTED DIRECTLY TO ANTENNA STANDOFF ANTENNA FRAME OR PLATFORM

A MONOPOLE TOWER

REMOTE RADIO UNIT; GROUND WITH #2 STRANDED INSULATED GROUND LEAD DISTRIBUTION SURGE PROTECTOR; GROUND WITH #2 STRANDED INSULATED GROUND LEAD

D #6 INSULATED TINNED COPPER CABLE GROUND KITS TO GROUND BAR; COMMSCOPE PART #UG12158-1584-T OR APPROVED EOUIVELANT

CABLE, MAINTAIN MINIMUM BEND RADIUS

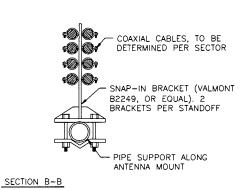
JUMPER, MAINTAIN MINIMUM BEND RADIUS

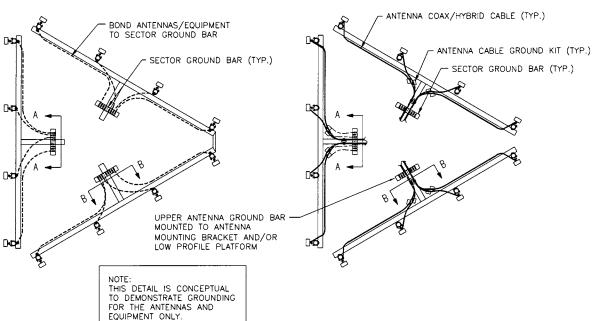
CLAMP #2 STRANDED INSULATED COPPER GROUND LEAD TO TOWER STEEL W/ HARGERS HEAVY DUTY TINNED FLANGE

BONDING PLANT (P/N#223T), OR APPROVED EQUIVALENT

E UPPER ANTENNA GROUND BAR; MOUNT GROUND BAR DIRECTLY TO STEEL

SECTION A-A





NO SCALE

PROPOSED ANTENNA/PIPE MAST GROUNDING

VERIZON WIRELESS REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 705-7668

CELLCO PARTNERSHIP,

### CIG CONSOLIDATED LAND SURVEYING

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LAND SURVEYORS AND PROFESSIONAL ENGINEERS

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PREPARED BY: HRH 01-27-17

ì	02-09-17	REVISED ANTENNA GROUNDING

Para e INFRASTRUCTURE

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK AMPHITHEATER** 

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

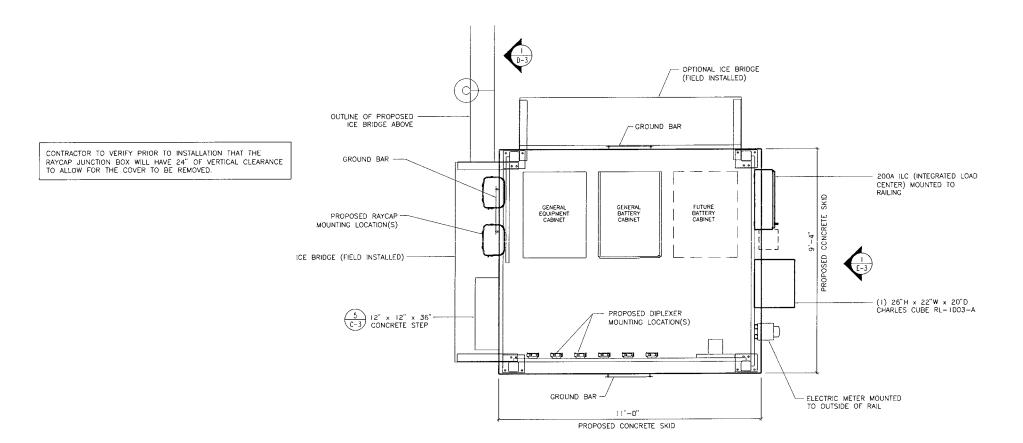
SHEET NAME

ANTENNA INFORMATION

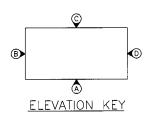
SHEET NUMBER

JOB NUMBER

2



THE PROPOSED EQUIPMENT CONCRETE SKID HAS BEEN OBTAINED BY DRAWINGS FROM FIBERBOND AS A PRE—ASSEMBLED SKID. REFER TO FIBERBOND DRAWING NO. D10664 FOR REQUIRED FIELD WORK ASSEMBLY AND FURTHER DETAILS.



EQUIPMENT CONCRETE SKID FLOOR DIMENSION PLAN NO SCALE

CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINCH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 7D6-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

CS CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS AND PROFESSIONAL ENGINEERS

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PROFESSIONAL DESIGN FIRM NO. 164-002750

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PREPARED BY: HRH 01-27-17

02-09-17	REVISED CONCRETE STEP
	02-09-17



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: TINLEY PARK

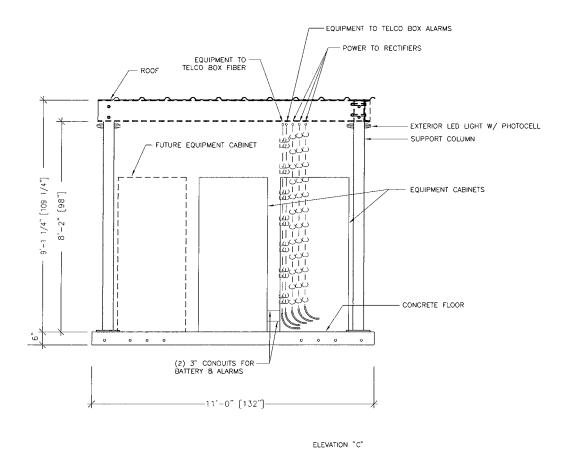
**AMPHITHEATER** 

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME EQUIPMENT CONCRETE SKID FLOOR DIMENSION PLAN

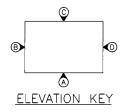
SHEET NUMBER

JOB NUMBER



- ROOF - EXTERIOR LED LIGHT W/ PHOTOCELL - DIPLEXER MOUNTING LOCATION(S) SUPPORT COLUMN 7/8"] [102 --- LAPTOP TRAY ON UNISTRUT FRAME FIRE EXTINGUISHER CONCRETE FLOOR —11'-0" [132"]—

ELEVATION "A"



NOT TO SCALE

### CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD, SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

# CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

PROFESSIONAL DESIGN FIRM NO. :84-002756

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PREPARED BY: HRH 01-27-17

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PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: TINLEY PARK

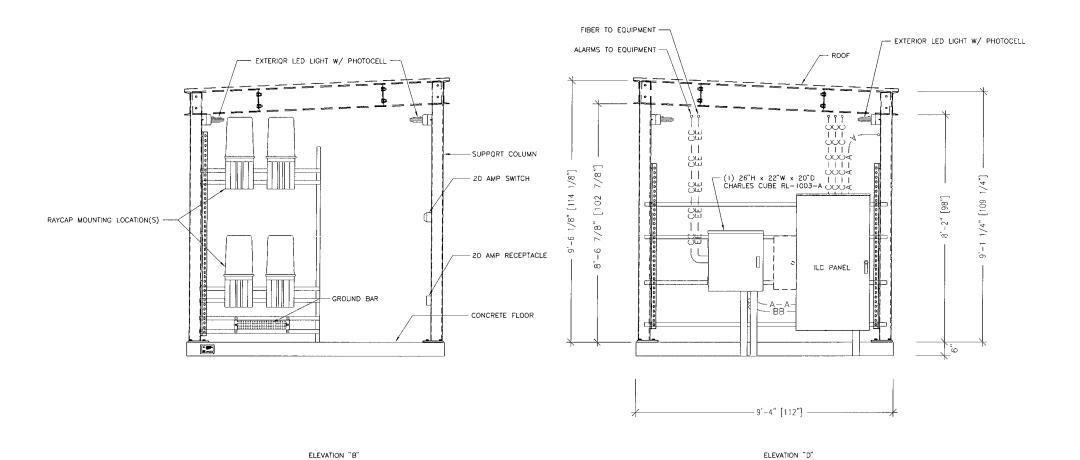
**AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

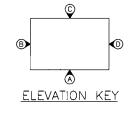
SHEET NAME

**EQUIPMENT** CONCRETE SKID **ELEVATIONS** 

SHEET NUMBER

JOB NUMBER





NOT TO SCALE

## CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

# CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS AND PROFESSIONAL ENGINEERS

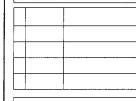
PHONE: 309-692-3434 FAX: 309-692-3433

PROFESSIONAL CESIGN FIRM NO. 184-002756

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PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: TINLEY PARK **AMPHITHEATER** 

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

EQUIPMENT CONCRETE SKID **ELEVATIONS** 

SHEET NUMBER

JOB NUMBER

#### BALLOON RÉFERENCE NOTES

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

THE INTENT OF THIS DRAWING IS FOR GROUNDING SCHEMATICS ONLY, SEE SHEETS C-1 AND C-2 FOR SITE PLAN LAYOUT AND DIMENSIONS.

### **LEGEND**

PROPOSED GROUNDING

⑥ PROPOSED TEST WELL

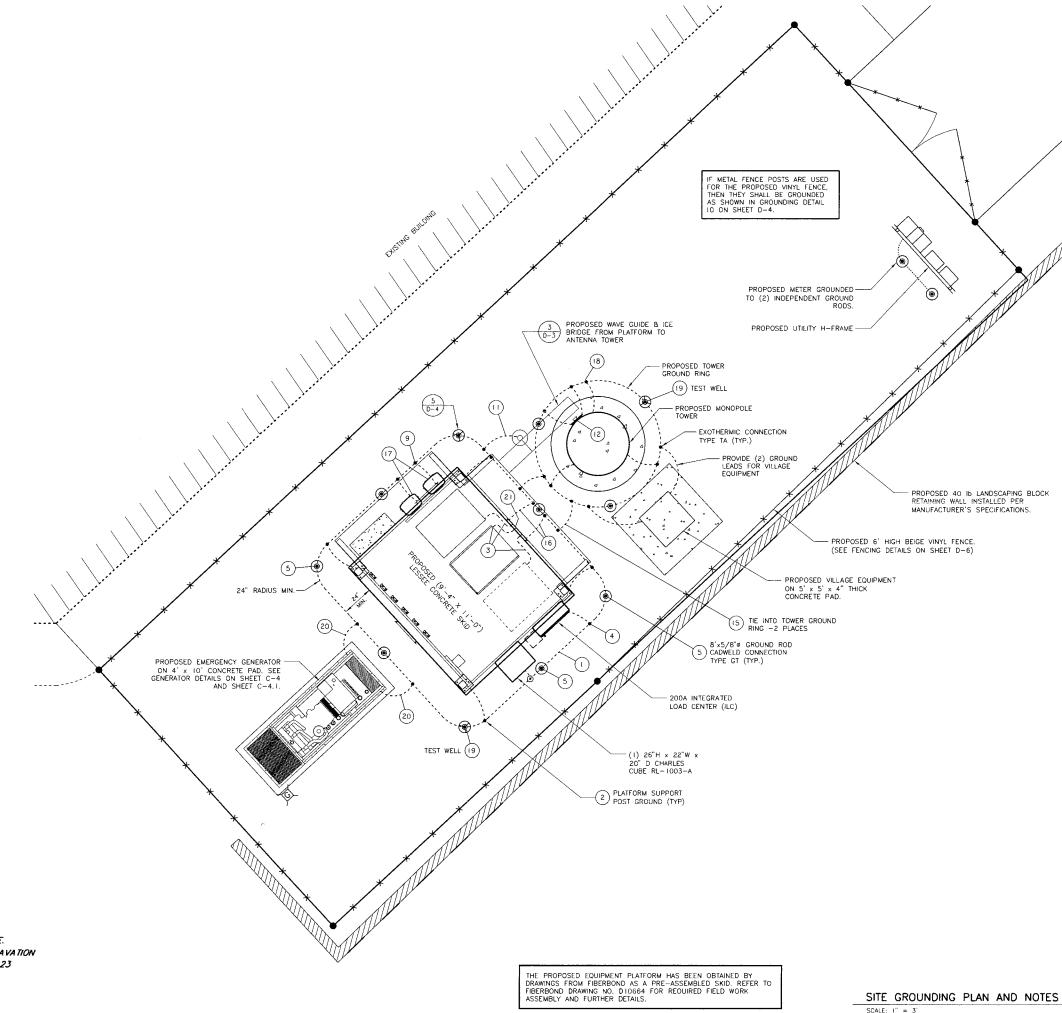
PROPOSED GROUND ROD

◉ PROPOSED CADWELD CONNECTION



GROUNDING RING DOES NOT PENETRATE SKID, TOWER, OR ICE BRIDGE FOUNDATIONS. REFER TO SHEET D-5 FOR EXOTHERMIC WELD DETAILS.

CALL J.U.L.I.E. BEFORE ANY EXCAVATION 1-800-892-0123



### CELLCO PARTNERSHIP, VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

PROFESSIONAL DESIGN FIRM NO. 184-00275

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PREPARED BY: HRH 01-27-17

02-09-17 REVISED STEP 8 NG GENERATOR 05-01-17 REVISED PER VILLAGE COMMENTS



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK AMPHITHEATER** 

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

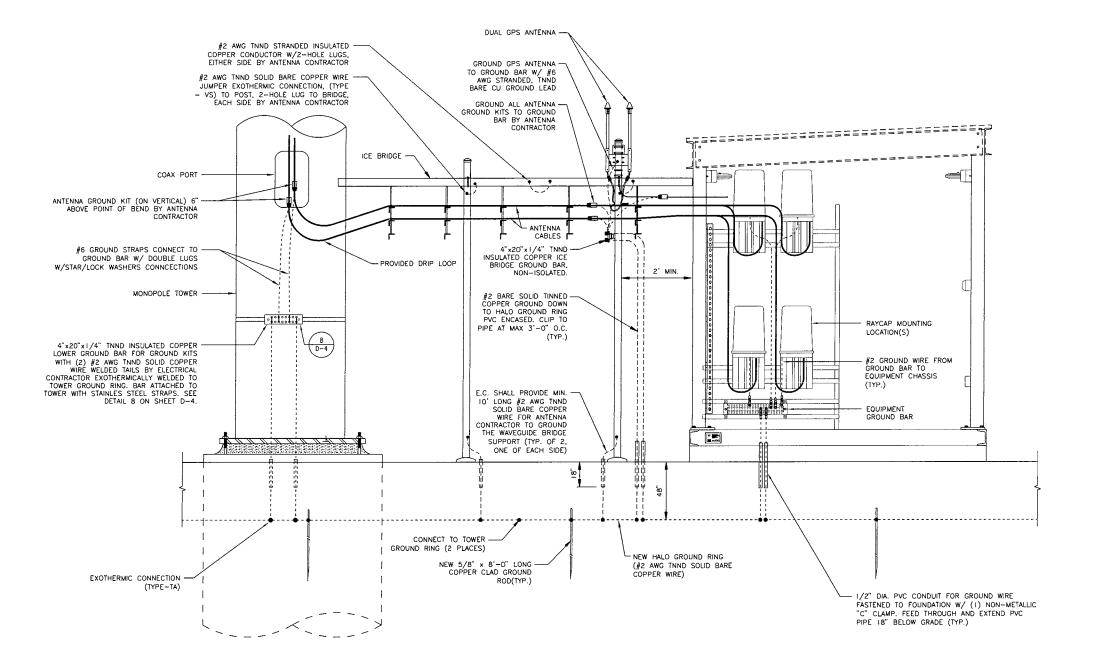
SHEET NAME

SITE GROUNDING PLAN AND NOTES

SHEET NUMBER

JOB NUMBER

PLACE GROUND BAR HALF WAY OR EVERY 100 FEET ON TOWER.



GROUNDING RING DOES NOT PENETRATE SKID, TOWER, OR ICE BRIDGE FOUNDATIONS.

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CLS

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

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PREPARED BY: HRH 01-27-17



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

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**AMPHITHEATER** 

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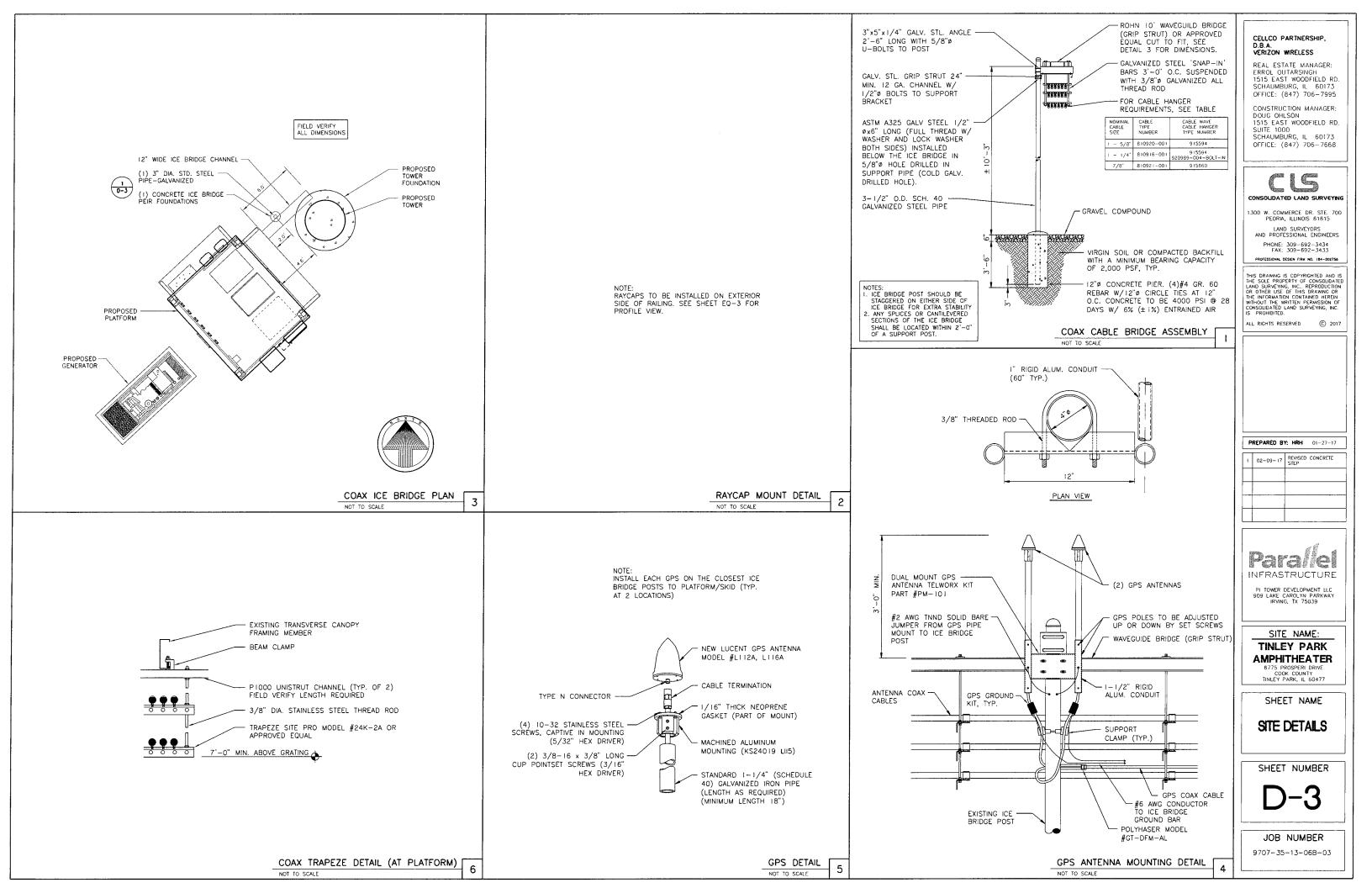
SHEET NAME SITE **GROUNDING** PROFILE

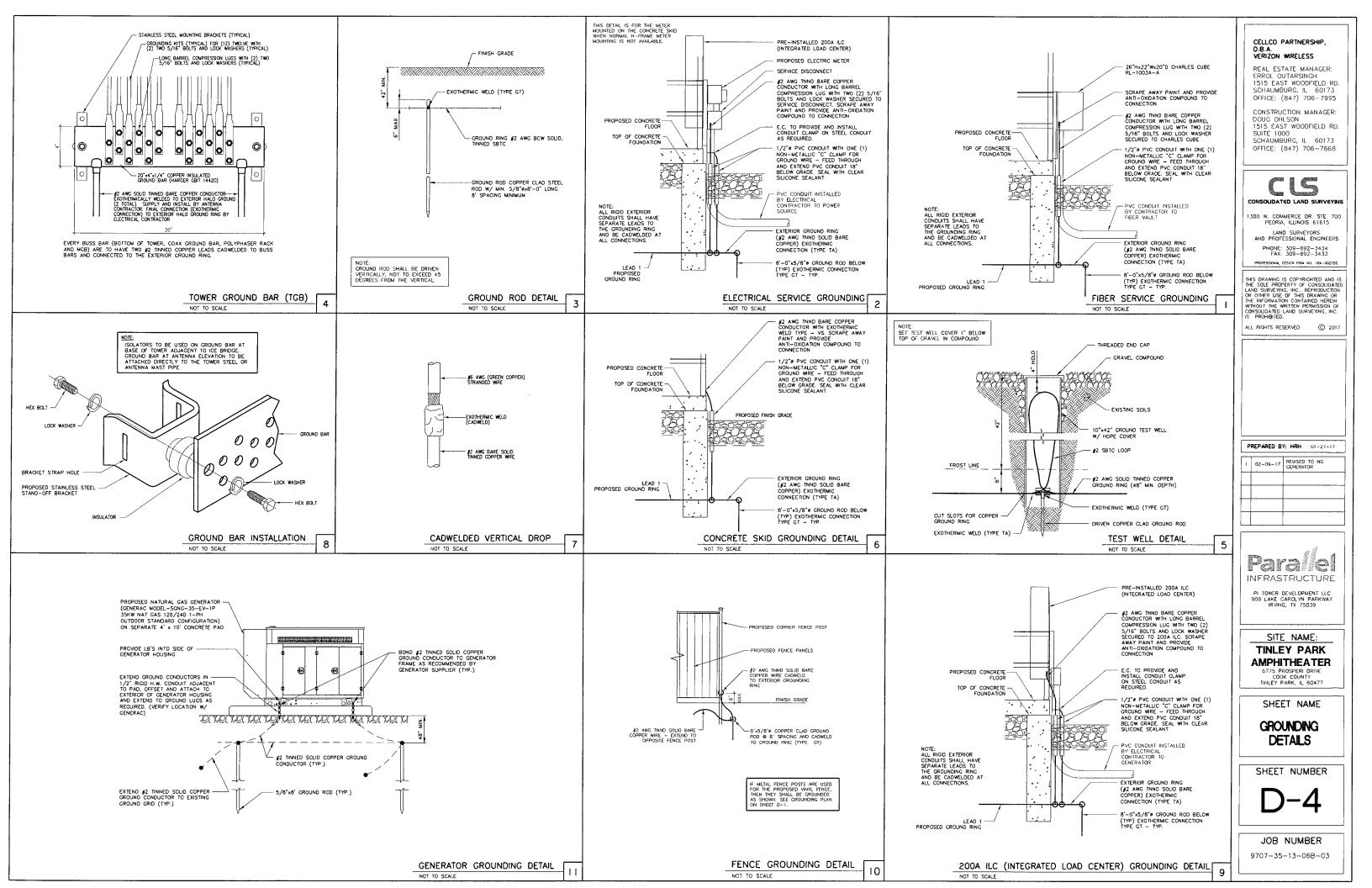
SHEET NUMBER

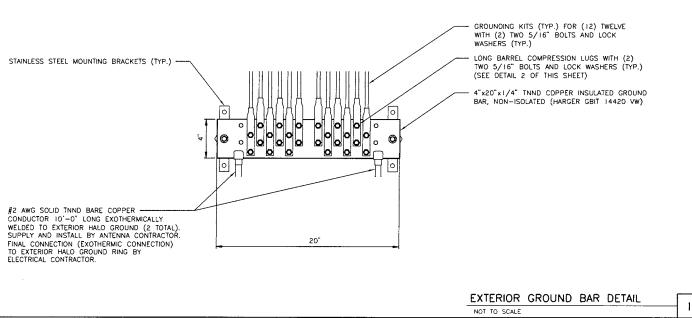
JOB NUMBER

9707-35-13-06B-03

SITE GROUNDING PROFILE







TO EQUIPMENT FRAME GROUNDS ARRESTOR MGB -#2 STRANDED, ATTACH WITH BROWN, LONG BARREL, TWO HOLE LUGS  $\bigcirc$ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 #2 SOLID, TINNED-ATTACH TO MGB USING GREY TWO HOLE, LONG BARREL, LUG

TYPE GT THROUGH CABLE TO TOP



OF GROUND ROD

TYPE TA TEE OF HORIZONTAL RUN AND TAP CABLES



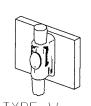
HORIZONTAL CABLE TAP TO HORIZONTAL STEEL SURFACE OR PIPE. CABLE OFF SURFACE



TYPE  $\vee$ N HORIZONTAL CABLE TAP TO VERTICAL STEEL SURFACE OR THE SIDE OF HORIZONTAL PIPE



CABLE TAP DOWN AT 45~ TO VERTICAL STEEL SURFACE OR SIDE OF HORIZONTAL OR VERTICAL PIPE



TO GROUND RING

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



CROSS OF HORIZONTAL CABLES. LAPPED AND NOT CUT



THROUGH CABLE TO SIDE OF GROUND ROD





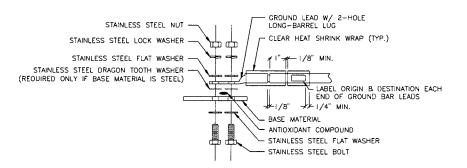
THROUGH AND TAP CABLES TO GROUND ROD

EXOTHERMIC WELD DETAILS NOT TO SCALE

MASTER GROUND BAR CONNECTIONS

#### NOTES:

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



### GROUND LUG INSTALLATION DETAIL

### NOT TO SCALE

- ALL UNDERGROUND CONNECTIONS ON THE LIGHTNING PROTECTION SYSTEM SHALL BE EXOTHERMIC WELDED USING THE CADWELD PROCESS. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THESE CONNECTIONS INCLUDING WELD METALS, MOLDS,
- 2. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL #2 AWG BARE TINNED COPPER SOLID GROUND CONDUCTOR AT A DEPTH OF 42" BELOW GRADE FOR THE PLATFORM.
- GROUND SYSTEM TO BE VISUALLY INSPECTED BY THE CONSTRUCTION MANAGER BEFORE BACKFILLING. SEE NOTE 10 BELOW.
- 4. E.C. SHALL REFER TO GROUNDING GUIDELINES WITH SPECIAL REGARD TO CADWELD GROUNDING AND TYPICAL DRAWINGS.
- ALL MECHANICAL CONNECTIONS TO GROUND BARS AND BUS BARS ARE TO BE GREASED WITH A CORRISION INHIBITOR ("NO OX").
- 6. ALL EXTERIOR CONNECTIONS TO BE CADWELD UNLESS NOTED OTHERWISE.
- 7. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WRITTEN MEGGER TEST UPON COMPLETION OF ALL GROUNDING WORK. IF THE RESISTANCE LEVEL EXCEEDS FIVE, NOTIFY THE ENGINEER IMMEDIATELY. THIS CONTRACTOR WILL BE REQUIRED TO SUBMIT A QUOTE TO THE PROJECT ADMINISTRATOR FOR THE LABOR AND MATERIALS NECESSARY TO ACHIEVE PROPER RESISTANCE LEVELS. THIS CONTRACTOR WILL BE REQUIRED TO BEGIN WORK IMMEDIATELY UPON APPROVAL FROM OWNER.
- NO 90' BENDS WILL BE USED WITH #2 BARE SOLID TINNED COPPER GROUND WIRE. A MINIMUM 24" RADIUS BEND IS ACCEPTABLE IF REQUIRED.
- CONTRACTOR SHALL NOTIFY THE PROJECT ADMINISTRATOR 48 HOURS PRIOR TO BACKFILLING GROUNDING RING TRENCH.
- 10. ALL MATERIALS, COPPER STRAP, GROUND RODS, WIRE, ETC. REQUIRED FOR GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE E.C.
- 11. ALL RIGID EXTERIOR CONDUITS (POWER, TELCO, H-FRAME, ETC.) SHALL HAVE SEPERATE LEADS TO THE GROUNDING RING AND BE CADWELDED AT ALL CONNECTIONS.
- 12. GROUND ROD SPACING ON CONCRETE SKIDOR TOWER GROUNDING RING SHALL HAVE 8'
- 13. ALL GROUNDING LEADS GOING TO THE H-FRAME AND FENCE SHALL HAVE GROUND ROD INSTALLED EVERY 8 FEET.

GROUNDING NOTES

ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM OF 24" BENDING

15. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL)OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).

16. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.

17. UTILITY COMPANY COORDINATION:
ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN
ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE

18. GROUND TESTS:
GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND RESISTANCE SHALL NOT EXCEED 5-OHMS.

19. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:

- 1. ONE (1) COPY TO OWNER REPRESENTATIVE 2. ONE (1) COPY TO ENGINEER
- 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT CABINET

GROUNDING NOTES

CELLCO PARTNERSHIP, VERIZON WIRELESS

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# CONSOUDATED LAND SURVEYIN

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PREPARED BY: HRH 01-27-17





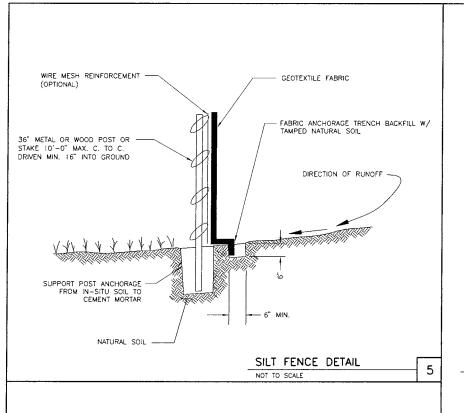
PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK AMPHITHEATER** 

SHEET NAME GROUNDING **DETAILS AND** NOTES

SHEET NUMBER

JOB NUMBER



PROPOSED CORNER FENCE POST PROPOSED FENCE PANELS AWG TNND SOLID BARE COPPER WIRE CADWELD TO EXTERIOR GROUNDING RING FINISH GRADE #2 AWG TNND SOLID BARE COPPER WIRE - EXTEND TO OPPOSITE FENCE POST 8'x5/8"ø COPPER CLAD GROUND ROD @ 8' SPACING AND CADWELD TO GROUND RING (TYPE GY) WHERE METAL FENCE POSTS ARE USED FOR THE PROPOSED VINYL

FENCE, CONTRACTOR WILL GROUND

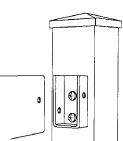
Country Estate® installation practices and recommendations does not purport to address all of the safety concerns and/or local code requirements, associated with it's use. It is the responsibility of the user of these prescribed installation practices to establish appropriate safety, health, and installation practices and determine the applicability of regulatory limitations prior to use.

Safety — All work shall be performed in safe and orderly fashion in accordance with the Williams-Steiger Occupational Safety and Health Act of 1970.

## TYPICAL FASTENING TECHNIQUES:

POST TO HORIZONTAL (RAIL): ROUTED POST / INSERTED RAIL:

Our most popular rail-mounting method. The central mounting makes the fence appear the same from either side. In this technique, the post is routed and the rail inserted. Twin notches are made on both sides of each rail and 3 1/2" x 3 1/2" Corner Post as the illustration shows, the horizontals are easily inserted, but will not slip out after snapping into the post



NOT TO SCALE

### POCKET MOUNTED RAILS:

Trim off approximately

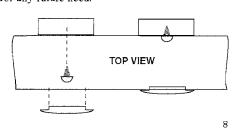
1 3/4" x 3 1/2" horizontal

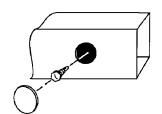
3/8" of the inside

Ideal for installations on uneven or sloped yards where fence sections are stair-stepped or when you wish to be able to remove a section of fence easily. The pocket-mounts have pre-drilled holes for securing horizontals and preventing "lift-out" of a rail or fence section.

### SECURING VERTICAL (PICKET) TO HORIZONTAL (RAIL):

Our traditional technique for securing vertical pickets to the horizontal framework is to first drill a 5/8" dia. hole in the backwall of the horizontal, reach through the hole and mount a screw through the front wall of the horizontal and into the vertical pivot. Unlike the wooden fence fastened in this manner, moisture retention between the members will never promote rot. A polyvinyl circular plug then caps the backwall 5/8" hole. It may be easily removed for any future need.

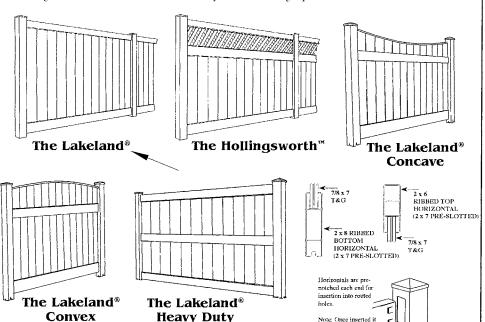




TOP VIEW

## The Lakeland® (Convex, Concave, Heavy Duty) — The Hollingsworth™

MATERIALS REQUIRED FOR INSTALLATION: Stakes — String/Cable — Post Hole Digger/Auger — Leveling Blocks — Level — Mallet — Concrete Dry Mix — Measuring Tape



STANDARD LAKELAND HOLLINGSWORTH DIMENSI

horizontal. Standard Height Options: 48", 60", or 72" \*Heavy Duty only available in 6' high ost Spacing Options: 8' center-to-center uet be exactly centered to allow for exercises.) Post Dimensions 48" High Fence = 5" x 5" x 84" (.135 wall) 60" High Fence =  $5" \times 5" \times 96"$  (.135 wall) 72" High Fence =  $5" \times 5" \times 108"$  (.135 wall) "Heavy Wall 5" x 5" x 108" (.270 wall) 48" High Fence = 34" Post Depth Standard Post Depth 60" High Fence = 34" Fost Depth (Local conditions may require additional depth. 72" High Fence = 34" Post Depth 2" Wide x 1" Thick Capstock Horizontal Dimensions: 8" Wide x 2" Thick (Bottom) 6" Wide x 2" Thick (Top/Middle) 3 1/2" Wide x 2" Thick (Top - Hollingsworth only) Pickets Dimensions (Verticals) 7" Wide x 7/8" Thick (For additional strength, these verticals are tongue and arrove. The width is 7" plus the tongue (Grade variations will cause inconsistent around disarance measurements)

> VINYL FENCE DETAIL NOT TO SCALE

is difficult to remove

#### 12-0" GATE OPENING PROPOED STYMIELOCK INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 2 ON THIS SHEET. PROPOSED GATE POST, 6 5/8" O.D., GALVANIZED SCHEDULE 40 PIPE, PER ASTM-F1083. GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD PROPOSED 6' HIGH VINYL FENCE WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-FI083 ALL STEEL MATERIAL SHALL BE HOT-DIPPED POURED CONCRETE GALVANIZED & CONFORM TO FEDERAL ENCASEMENT CL "SI SPECIFICATION RR-F-191: (GATE LATCHES, GATE HINGE HARDWARE & ACCESSORIES) 3/4" CRUSHED LIMESTONE CA-7 SWING GATE DETAIL

FENCE GROUNDING DETAIL

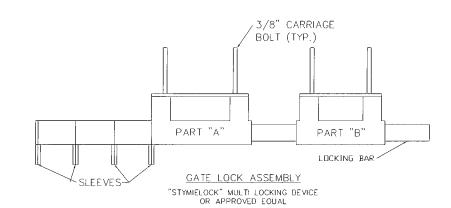
NOT TO SCALE

PROPOSED COUNTRY ESTATE VINYL FENCE SHOWN IS MANUFACTURED BY

NEBRASKA PLASTICS, INC. COZAD, NEBRASKA 69130

http://www.fencesbycountryestate.cam/hame 1-800-445-2887

CONTRACTOR SHALL CONTACT CONSTRUCTION MANAGER TO VERIFY THE TYPE AND COLOR OF THE PROPOSED FENCE PRIOR TO ORDERING ANY FENCE MATERIALS CONTRACTOR SHALL INSTALL PROPOSED FENCE PER MANUFACTURER'S SPECIFICATIONS.



### STYMIELOCK INSTALLATION

23

- DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS
- SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B' AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT
- THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".

  3. ADD THE NUMBER OF SIFFYES NEEDED FOR THE NUMBER OF LOCKS. AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A AND PART "B". NOW INSTALL THE LOCKS.

  IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED
- TO MOUNT THE STYMIELOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE
- VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

NOT TO SCALE

### CELLCO PARTNERSHIP. VERIZON WIRELESS

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PREPARED BY: HRH 01-27-17

05-01-17 REVISED PER VILLAGE



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 

COOK COUNTY TINLEY PARK, IL 60477 SHEET NAME

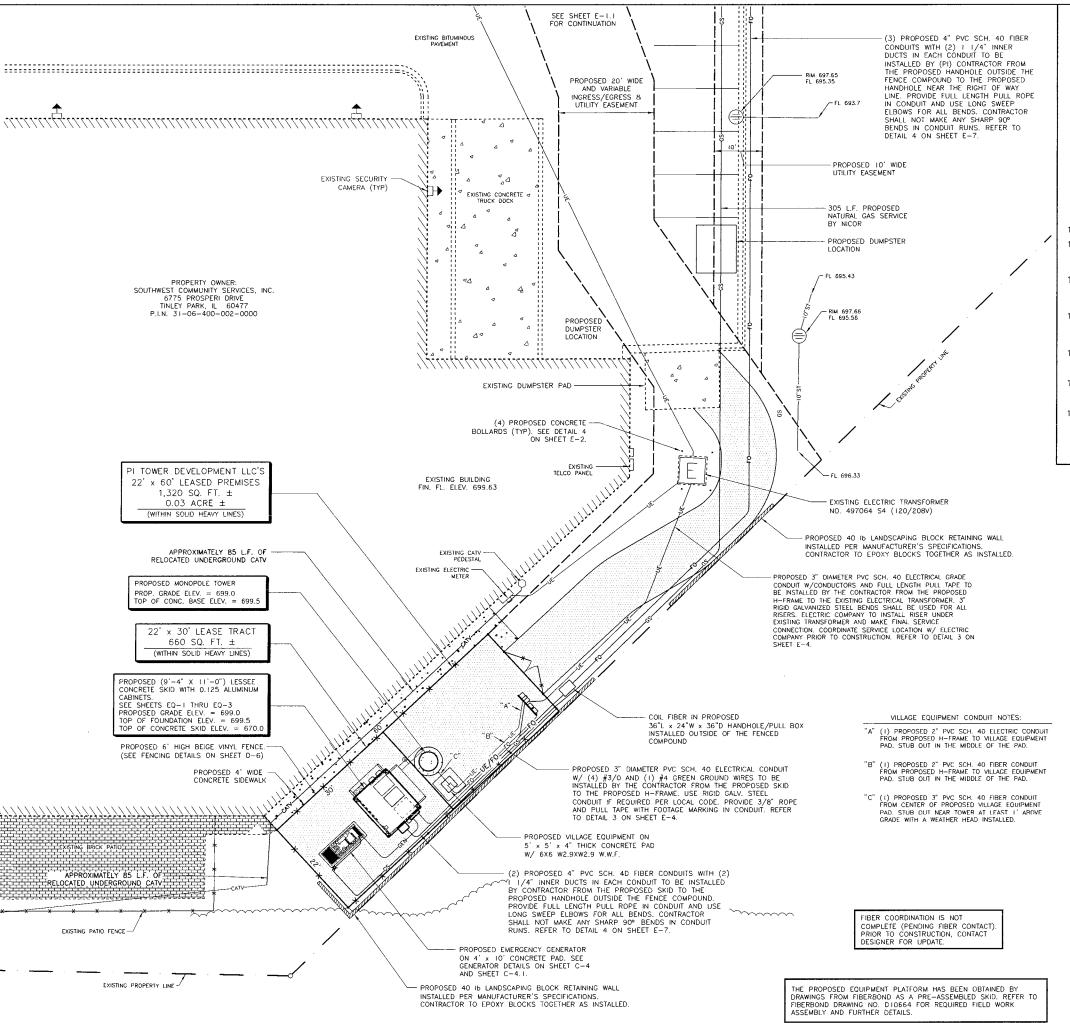
FENCING DETAILS

SHEET NUMBER

JOB NUMBER

9707-35-13-06B-03

STYMIELOCK DETAIL 2



#### UTILITY GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL WORK ON SHEETS D-1, D-2 AND E-1 THRU E-3 SHALL BE PERFORMED BY THE E.C.
- THE E.C. MUST BE LICENSED TO PERFORM WORK IN THIS COUNTY, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRICAL PERMITS FROM LOCAL BUILDING DEPARTMENTS.
- UNDERGROUND CONDUIT SHALL BE SCH. 40 PVC PLASTIC DUCT WITH ALL BENDS TO BE MINIMUM 18" RADIUS 90Ø SWEEP UNLESS NOTED OTHERWISE
- 4. ABOVE GRADE RISER CONDUIT TO BE GALVANIZED STEEL WITH MATCHING FITTINGS.
- 5. METERING PEDESTAL TO BE CONSTRUCTED OF GALVANIZED HARDWARE.
- E.C. SHALL CONTACT TELEPHONE AND ELECTRIC COMPANIES AT LEAST TWENTY (20) WORKING DAYS PRIOR TO NEEDING INSTALLATION OF ELECTRIC AND TELCO SERVICE. CONTACT NAMES AND PHONE NUMBERS ARE LISTED ON TITLE SHEET 1-1.
- 7. ALL 2/C #22 SHLD CABLE SHALL BE BELDEN #8450 OR EQUAL.
- 8. ALL WIRE SHALL BE (600V THHN) U.N.O.
- SEAL ALL PENETRATIONS.
- 10. ALL WORK IS TO BE IN ACCORDANCE WITH NFPA, NEME, NEC, & ALL LOCAL CODES.
- REPAIR AND/OR REPLACE ANY DISTURBED AGGREGATE TO MATCH EXISTING SURROUNDINGS AND GRADE AFTER SUB-GRADE GROUNDING AND UTILITY WORK IS COMPLETE.
- CAUTION NEEDS TO BE TAKEN WHEN EXCAVATING FOR NEW SHELTER FOUNDATION SO NOT TO DAMAGE ANY EXISTING UNDERGROUND
- 13. ANY EXCAVATION FOR FOUNDATIONS AND TRENCHING FOR UTILITIES WITHIN COMPOUND SHOULD BE DONE BY HAND, OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- 14. NOT ALL NOTES OR DETAILS MAY BE APPLICABLE TO THE CONSTRUCTION OF THIS SITE DUE TO EXISTING SITE CONDITIONS.
- 15. E.C. TO ADJUST LAYOUT TO SITE CONDITIONS WITH APPROVAL FROM CONSTRUCTION MANAGER.
- 16. ELECTRICAL SERVICE WILL BE 120/240V, 1PH, 3W

#### UTILITY GENERAL NOTES

NOT TO SCALE

LEGEND

→ FENCE COMPOUND

— FO — PROPOSED UNDERGROUND FIBER SERVICE

----- UT---- EXISTING UNDERGROUND TELEPHONE SERVICE

----- UE----- EXISTING UNDERGROUND ELECTRIC SERVICE

### CONDUIT ESTIMATE:

APPROX. 37 L.F. OF 3" DIAMETER PVC SCH. 40 ELECTRICAL CONDUIT FROM PROPOSED SKID TO PROPOSED H-FRAME. USE RIGID GALV. STEEL CONDUIT IF REQUIRED PER LOCAL CODE.

APPROX. 62 L.F. OF 3" DIAMETER PVC SCH. 40 ELECTRICAL CONDUIT FROM PROPOSED H-FRAME TO EXISTING TRANSFORMER. USE RIGID GALV. STEEL CONDUIT IF REQUIRED PER LOCAL CODE.

APPROX. 47 L.F. 4" DIAMETER PVC SCH. 40 FIBER CONDUIT FROM THE PROPOSED SKID TO THE PROPOSED HANDHOLE OUTSIDE THE FENCED COMPOUND.

APPROX. 218 L.F. 4" DIAMETER PVC SCH. 40 FIBER CONDUIT FROM THE PROPOSED HANDHOLE OUTSIDE THE FERCED COMPOUND TO THE PROPOSED HANDHOLE NEAR THE RIGHT OF WAY

APPROX. 21 L.F. OF GENERATOR CONDUITS FROM PROPOSED SKID TO THE PROPOSED GEMERATOR.

APPROX. 30 L.F. OF 2" DIAMETER PVC SCH. 40 ELECTRICAL CONDUIT FROM PROPOSED VILLAGE EQUIPMENT PAD TO PROPOSED H-FRAME. USE RIGIO GALV. STEEL CONDUIT IF REQUIRED PER LOCAL CODE.

APPROX. 30 L.F. 2" DIAMETER PVC SCH. 40 FIBER CONDUIT FROM THE PROPOSED VILLAGE EQUIPMENT PAD TO THE PROPOSED H-FRAME.

APPROX. 5 L.F. 3" DIAMETER PVC SCH. 40 CONDUIT FROM THE PROPOSED VILLAGE EQUIPMENT PAD TO THE PROPOSED TOWER.

CALL J.U.L.I.E.



BEFORE ANY EXCAVATION 1-800-892-0123

### CELLCO PARTNERSHIP, VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

### CLS SOUDATED LAND SURVEY

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433 PROFESSIONAL DESIGN FIRM NO. 184-00275

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PREPARED BY: HRH 01-27-17

02-09-17 REVISED STEP 8 NG GENERATOR 03-16-17 REVISED PER VZW COMMENTS

3 05-01-17 REVISED PER VILLAGE



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 

SHEET NAME

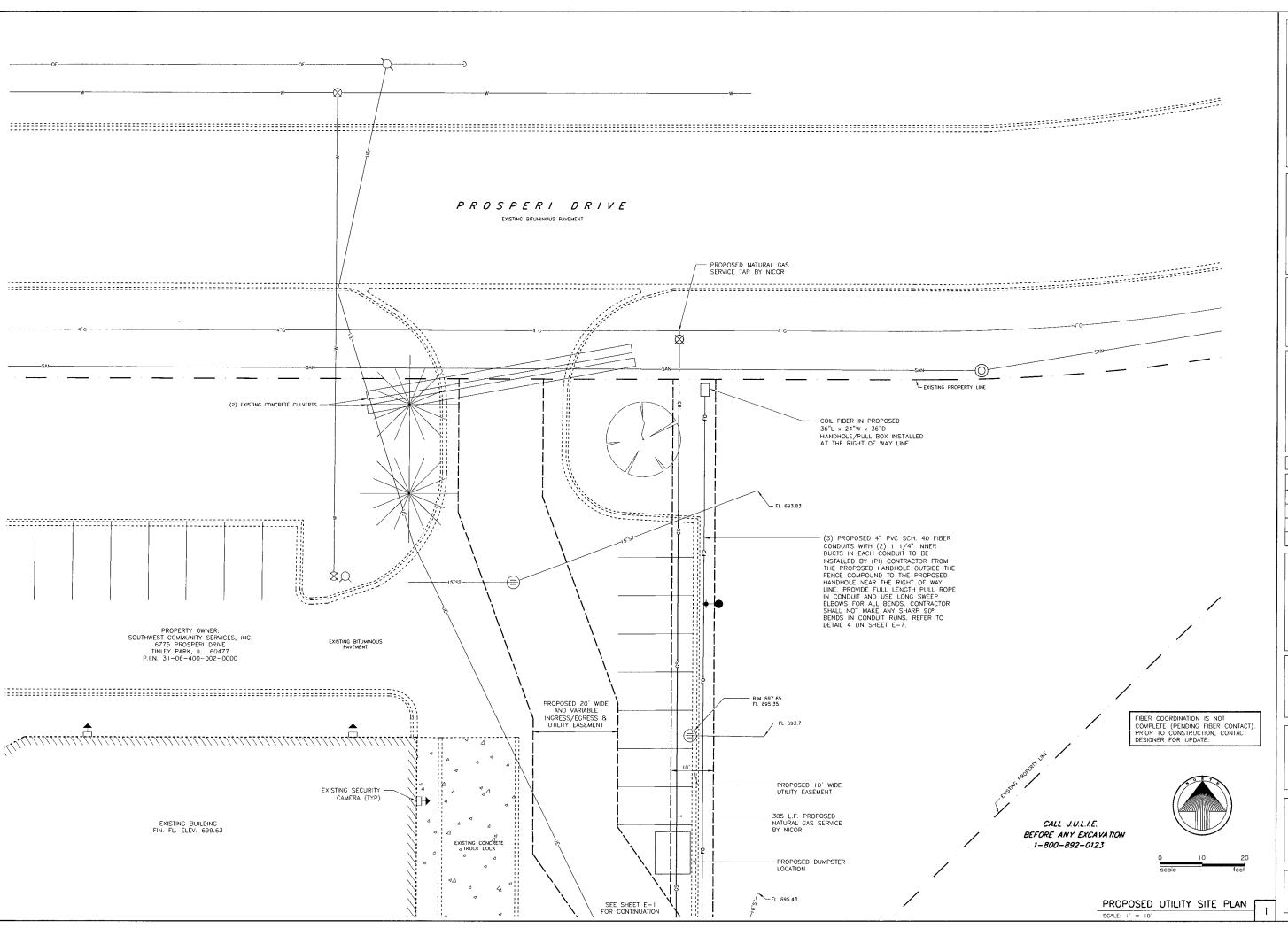
UTILITY SITE PLAN AND NOTES

SHEET NUMBER

JOB NUMBER

9707-35-13-06B-03

PROPOSED UTILITY SITE PLAN SCALE: 1" = 10"



#### CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706–7995

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PHONE: 309-692-3434 FAX: 309-692-3433

FAX: 309-692-3433
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PREPARED BY: HRH 01-27-17



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:
TINLEY PARK
AMPHITHEATER

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

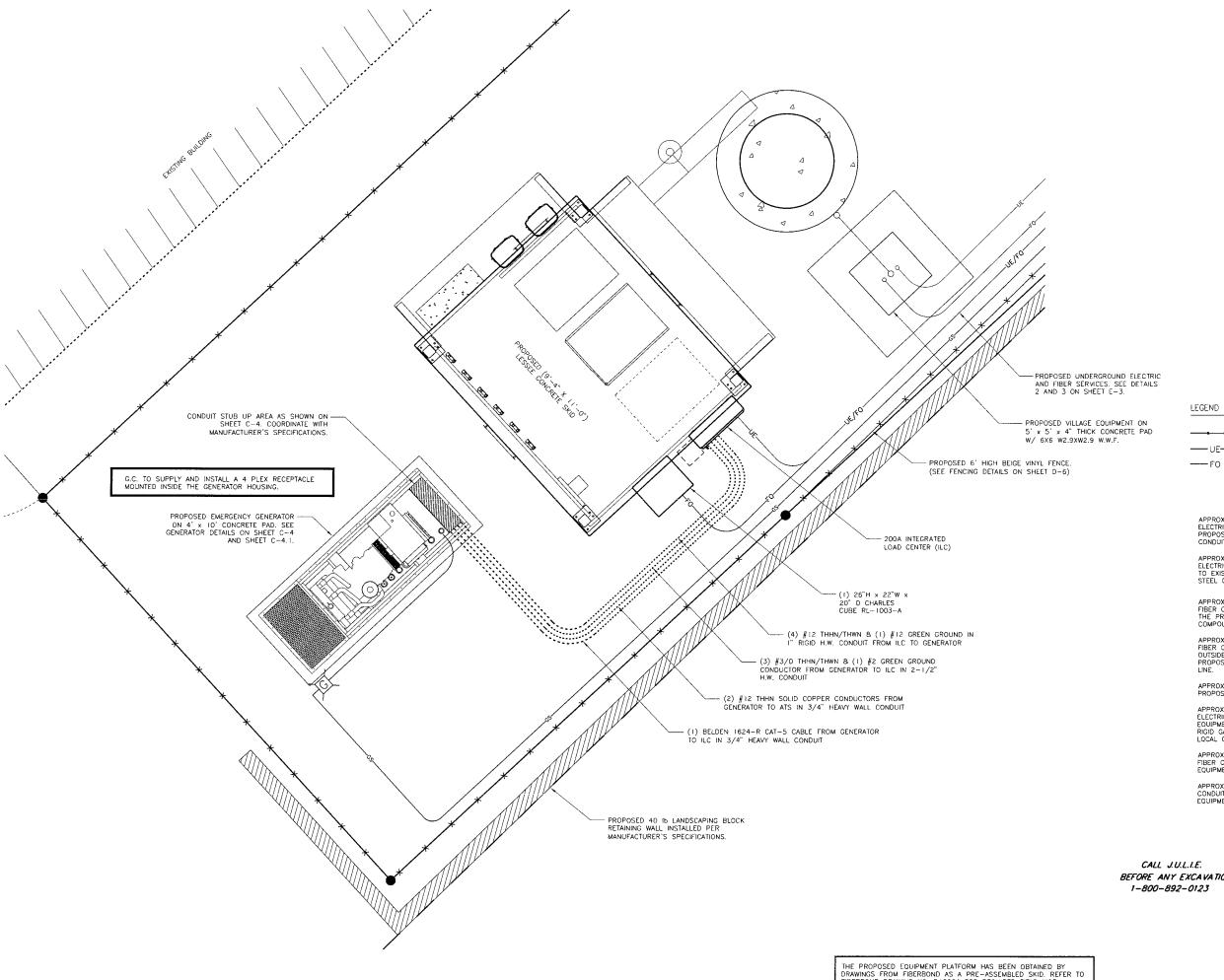
SHEET NAME

UTILITY SITE PLAN AND NOTES

SHEET NUMBER

E-1.1

JOB NUMBER



FENCE COMPOUND

---- FO --- PROPDSED UNDERGROUND FIBER SERVICE

### CONDUIT ESTIMATE:

APPROX. 37 L.F. OF 3" DIAMETER PVC SCH. 40 ELECTRICAL CONDUIT FROM PROPOSED SKID TO PROPOSED H-FRAME. USE RIGIO GALV. STEEL CONDUIT IF REQUIRED PER LOCAL CODE.

APPROX. 62 L.F. OF 3" DIAMETER PVC SCH. 40 ELECTRICAL CONDUIT FROM PROPOSED H-FRAME TO EXISTING TRANSFORMER. USE RIGID GALV. STEEL CONDUIT IF REQUIRED PER LOCAL CODE.

APPROX. 47 L.F. 4" DIAMETER PVC SCH. 40 FIBER CONDUIT FROM THE PROPOSED SKID TO THE PROPOSED HANDHOLE OUTSIDE THE FENCED COMPOUND.

APPROX. 218 L.F. 4" DIAMETER PVC SCH. 40 FIBER CONDUIT FROM THE PROPOSED HANDHOLE OUTSIDE THE FERCED COMPOUND TO THE PROPOSED HANDHOLE NEAR THE RIGHT OF WAY

APPROX. 21 L.F. OF GENERATOR CONDUITS FROM PROPOSED SKID TO THE PROPOSED GEMERATOR.

APPROX. 30 L.F. OF 2" DIAMETER PVC SCH. 40 ELECTRICAL CONDUIT FROM PROPOSED VILLAGE COUIPMENT PAD TO PROPOSED H-FRAME. USE RIGID GALV. STEEL CONDUIT IF REQUIRED PER ICOLUMN CODE. LQCAL CODE.

APPROX. 30 L.F. 2" DIAMETER PVC SCH. 40 FIBER CONDUIT FROM THE PROPOSED VILLAGE EQUIPMENT PAD TO THE PROPOSED H-FRAME.

APPROX. 5 L.F. 3" DIAMETER PVC SCH. 40 CONDUIT FROM THE PROPOSED VILLAGE EQUIPMENT PAD TO THE PROPOSED TOWER.

BEFORE ANY EXCAVATION





THE PROPOSED EQUIPMENT PLATFORM HAS BEEN OBTAINED BY DRAWINGS FROM FIBERBOND AS A PRE—ASSEMBLED SKID. REFER TO FIBERBOND DRAWING NO. DIOSE4 FOR REQUIRED FIELD WORK ASSEMBLY AND FURTHER DETAILS.

GENERATOR UTILITY ROUTING PLAN

### CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

# CLS

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

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PREPARED BY: HRH 01-27-17

02-09-17 REVISED STEP 8 NG GENERATOR D5-01-17 REVISED PER VILLAGE COMMENTS



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

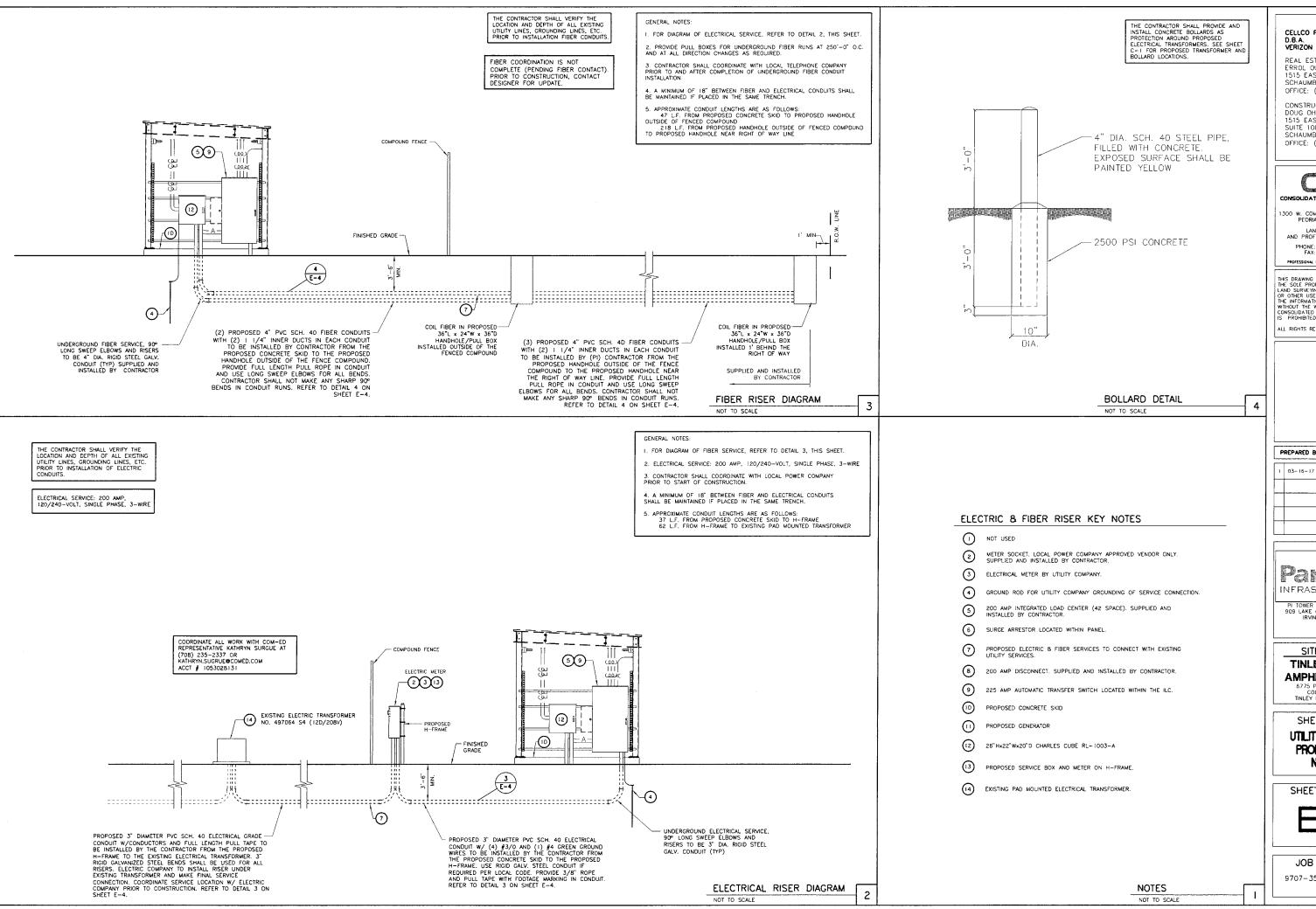
**AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

**GENERATOR** UTILITY ROUTING PLAN

SHEET NUMBER

JOB NUMBER



CELLCO PARTNERSHIP, VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 7D6-7668

## CONSOLIDATED LAND SURVEYING

1300 W, COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

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ţ	03-16-17	REVISED PER VZW COMMENTS			
		<u> </u>			
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PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:

TINLEY PARK **AMPHITHEATER** 

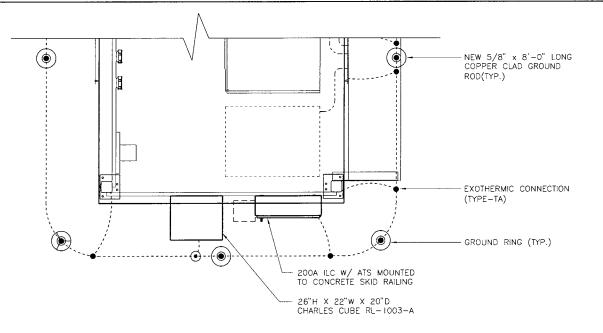
6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

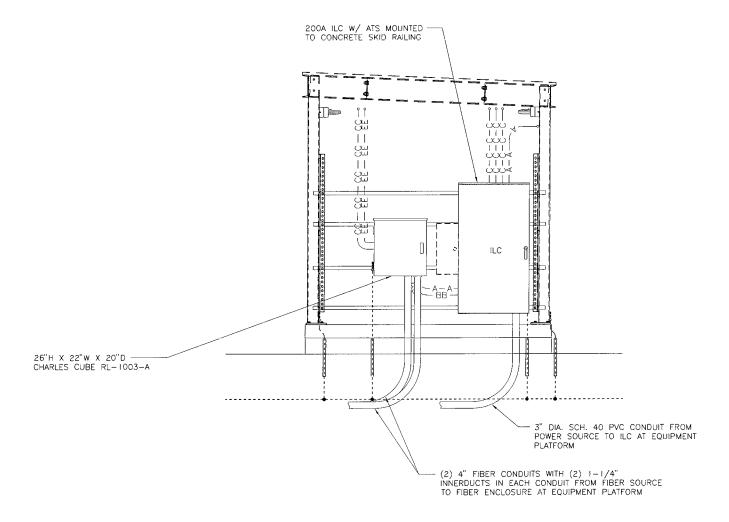
UTILITY ROUTING PROFILE AND NOTES

SHEET NUMBER

JOB NUMBER



TOP VIEW



CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

CONSOLIDATED LAND SURVEYING

CONSCIDENT CAND SO

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

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PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:
TINLEY PARK

AMPHITHEATER
6775 PROSPERI DRIVE
COOK COUNTY
TINLEY PARK, IL 60477

SHEET NAME

CONCRETE SKID UTILITY DETAILS

SHEET NUMBER

E-3

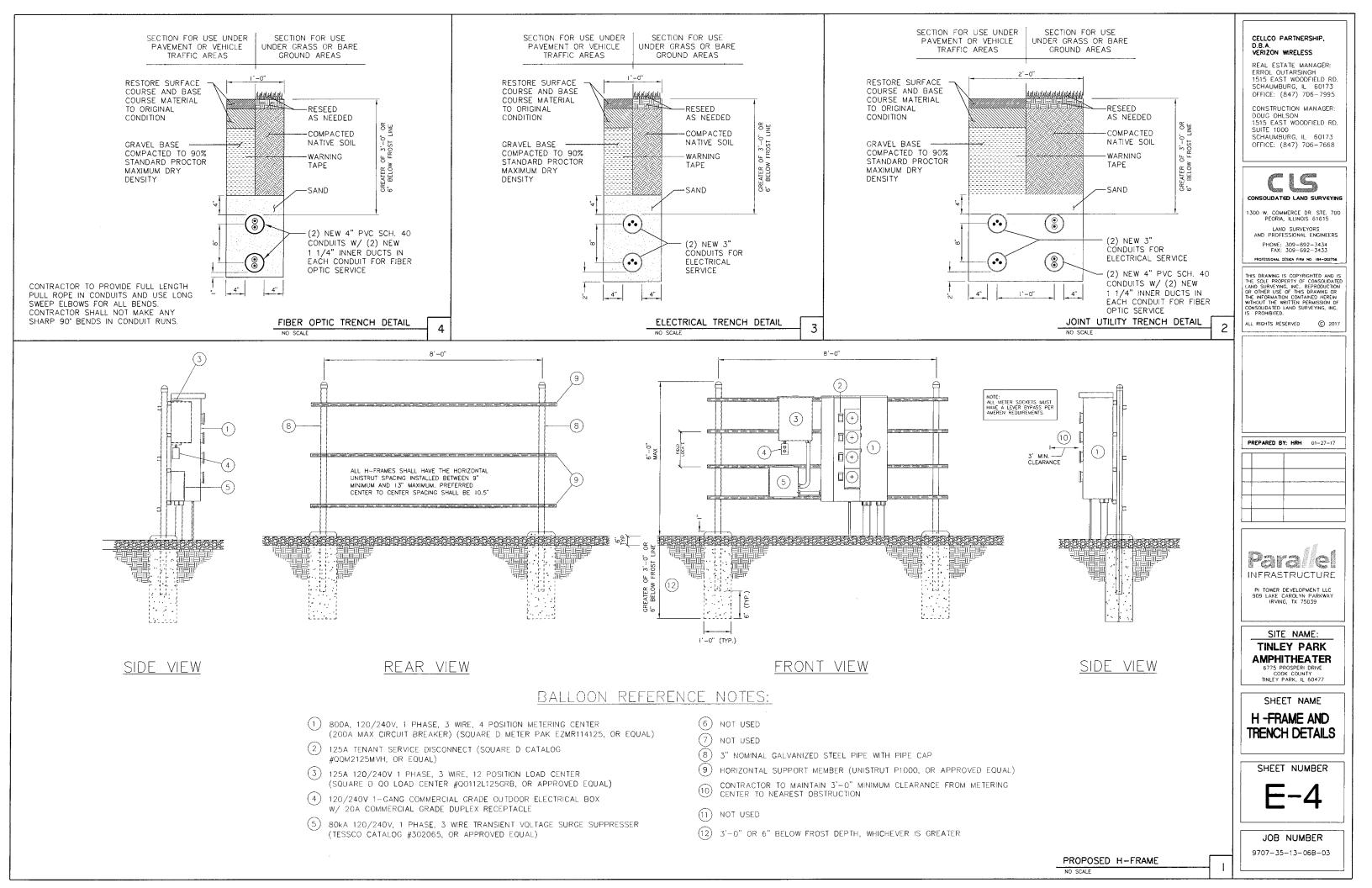
JOB NUMBER

9707-35-13-06B-03

PROFILE VIEW

NOT TO SCALE

Xref\_V7W-TITLEBLOCK-2017



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

DIVISION 2:

SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

#### PART I - GENERAL

SEE SITE PLAN WORK INCLUDED:

ACCESS DRIVE WY TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASLY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

- APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS
- B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF
- C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

- A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION
- B. COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFLL AND SUB-BASE MATERIAL.
- C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
- D. BRING THE LEASE AREA AND ACCESS DRIVE  $\mbox{W}/\mbox{ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.}$
- E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
- F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.
- G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
- H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

#### 5. SUBMITTALS

IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).

- MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
- 2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
- 3. LANDSCAPING WARRANTY STATEMENT

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

A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:
TOTAL KILL PHASAR CORPORATION
P.O. BOX. 5123
EPA 10292-7 DEARBORN, MI 48128

(313) 563-8DDD

AMBUSH HERBICIDE EPA REGISTERED

FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083

(80D) 526-4924

B. ROAD AND SITE MATERIALS SHALL CONFORM TO MOOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) — ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.

C. SOIL STABILIZER FABRIC SHALL BE MIRAFI - 500X

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

- A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURN-AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
- B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
- C. UNLESS OTHERWISE INSTRUCTED BY CONSTRUCTION MANAGER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL
- E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND AS REOUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK FINISHED GRADES, OR INDICATED SLOPES.

B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.

- C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
- E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
- F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
- I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
- J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
- K. RIPRAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- L. APPLY SEED, FERTILIZER AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.

M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO PLATFORM OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

- N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANOLE NO GREATER THAN 60 OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE
- O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED
- Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

#### 4. FIELD QUALITY CONTROL

COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWING.

- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED. TIED WITH HOSE PROTECTED WIRE, AND SECURED TO  $2^{\circ}$  X  $2^{\circ}$  X  $4^{\circ}$ —0° WOODEN STAKES EXTENDING TWO—FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE RECOUREMENTS.

### SECTION D283D - FENCING AND GATE(S)

#### PART I - GENERAL

- WORK INCLUDED SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).

ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.

IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

- A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
- B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

- A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE SIX-FOOT HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (D.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVACES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS I.
- C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS, IF APPLICABLE
- D. ALL POSTS SHALL BE SCHEDULE 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE  $_{\rm I}$  ASTM A=128 AND OF THE FOLLOWING DIAMETER

## LINE 2" SCHEDULE 40 (2 3/8" 00) CORNER 3" SCHEDULE 40 (3 1/2" 0D) GATE 6" SCHEDULE 40 (6 5/8" 0D)

- E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE. F. ALL TOP AND BRACE RAILS SHALL BE 1/4 DIAMETER SCHEDULE – 4D MECHANICAL—SERVICE PIPE.
- G. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL—SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS. I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 54386 HINGE ADAPTER WITH MODEL 6409, 188--DEGREE ATTACHMENT.
- $\ensuremath{\mathsf{J}}.$  The guide (latch assembly) shall be heavy industrial double gate lath. See detail.
- K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
- $\mbox{M.}$  ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- N. A NO. I GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS. O. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.

O. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.

P. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

- R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
- V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
- W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL, BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL G&P TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

#### PART 3 - EXECUTION

TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

- A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST
- c. At corner posts, gate posts, and sides of gate frame, fabric shall be attached with stretcher and tension band-clips at fifteen (15) inch intervals.
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
- E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.
- F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES
- H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

SPECIFICATION FOR PIPE, STEEL BLACK AND HOP-DIPPED ZINC COATED(GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES. ASTM~A120

- ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS. ASTM-A153
- STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE. ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
- ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
- ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
- SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE

FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK

- FENCE FABRIC, AND ACCESSORIES) DIVISION 3: CONCRETE
- SECTION 03DDD BASIC CONCRETE MATERIALS AND METHODS

FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND

A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.

- B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
- C. THE CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
  - CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
  - PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
  - C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 3D1, ACI 318, AND ACI 117-9D.

SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

#### PART 2 - PRODUCTS

A. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.

D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.

B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.

- CONCRETE MATERIALS

  - B. FINE AND COARSE AGGREGATES: ASTM C33 MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ± ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE—THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCINE.
  - C. WATER, CLEAN AND NOT DETRIMENTAL TO CONCRETE

  - BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
  - NON-SHRINK GROUT, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.

- ${\bf A}_{\rm c}$  concrete materials shall conform to the appropriate a.c.i. requirements for exposed structural concrete.
- C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABLILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS
- COMPRESSIVE STRENGTH: 3000 psi AT 28 DAYS SEE SHEET S-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH

### PART 3 - EXECUTION

#### INSERTS, EMBEDDED COMPONENTS AND OPENINGS

- A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, PLATFORM & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
- PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
- COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

- A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT
- B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
- WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.O

D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.

## CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES NOR BE LESS THAN 2 INCHES.

- ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDAROS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.
- A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING
- MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
- 6. FIELD QUALITY CONTROL A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS — TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM C-31. AND C-39.
  - B. SUBMIT ONE (I) ADDITIONAL TEST CYLINDER TAKEN DURING COLD WEATHER POURS AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AS DIRECTED BY ARCHITECT/ENGINEER.

C. SUBMIT ONE (I) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN

### ONSOLIDATED LAND SURVEY

CELLCO PARTNERSHIP,

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PREPARED BY: HRH 01-27-17

8816 (MAC) INFRASTRUCTURE

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75D39

SITE NAME: **TINLEY PARK AMPHITHEATER** 

SHEET NAME

**SPECIFICATIONS** 

6775 PROSPERI DRIVE COOK COUNTY

TINLEY PARK, IL 60477

SHEET NUMBER

JOB NUMBER

SPECIFICATIONS

### PART 1 - GENERAL

STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.

SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.

- A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR PLATFORMS.
- 8. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

ASTM A572, GRADE 50 ASTM A500, GRADE B ASTM A53, TYPE E OR 8, GRADE B ASTM A325 ASTM A307 STRUCTURAL STEEL MEMBERS: STRUCTURAL TUBING:

B. SINOCITURAL TOBING:
C. PIPE:
D. BOLTS, NUTS, AND WASHERS:
E. ANCHOR BOLTS:
F. WELDING MATERIALS:

G. GROUT:

MATERIALS BEING WELDED

NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.

TYPE REQUIRED FOR

H. SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE

TOUCH-UP PRIMER FOR GALV, SURFACES;

ZINC RICH TYPE

### 2. FABRICATION

CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMODTH.

- A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
- B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

- A, ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
- B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
- C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE
- D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR CALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000,-METALS. PART 2 PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.

FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TOROUING.

### DIVISION 16:

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

I. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STRATING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING

ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.

3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).

4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.

5. ALL CONDUIT SHALL HAVE A PULL CORD.

6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.

7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.

8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.

9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-B LIFT COVERPLATES.

### SECTION 16400 - SERVICE AND DISTRIBUTION

I. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 800V, TYPE THHN OR THWN, FROM THE H-FRAME TO THE CONCRETE SKID WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.

2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED

3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.

A. RIGID CONDUIT SHALL BE U.L. LABEL CALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR OR PVC SCHEDULE 40 FOR UNDERGROUND CONDUITS OR PVC SCHEDULE 80 FOR UTILITY RISERS AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS

B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.

C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SOUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY JULILIE. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.

S. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.

WITH WHITE DN BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4-INCH). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.

7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENCACED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

### 8. GROUNDING ELECTRODE SYSTEM

### A. PREPARATION

SURFACE PREPARATION:

ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.

ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.

ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

### GROUND BARS

- ALL GROUND BARS SHALL BE 1/4-INCH THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
- ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:

## C. EXTERNAL CONNECTIONS

- ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
- 2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIME TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS THALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.

ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 8'-O" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548\_ \_BE OR EQUIVALENT.

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

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

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

- I. THE EXTERNAL GROUND RING ENCIRCUING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 AW.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT (8) INCHES.

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

## 9. J.E.E.E. FALL POTENTIAL TESTS

GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOO OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS

LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)

- 2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS

1. FIRST TEST — SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOCETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE. THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD B NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST — SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEODS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

1. FIRST TEST — SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE PLATFORM FOUNDATION EXTERNAL GROUND RING. FURNISH WHEE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST — SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE COUPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.

2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHDULD BE DONE. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND.

### 10. GROUNDING RESISTANCE TEST REPORT

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

## SECTION 16503 - POLES, POSTS, AND STANDARDS

(SINGLE MAST AND SELF SUPPORTING TOWERS)

# 1. GENERAL

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

B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT

SECTION 16745 - TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

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

B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.

C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

I. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-O' O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.

2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE  $1-5/8^\circ$ , ALL COAX RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE  $1-1/4^\circ$ , AND IN LENGTH LESS THAN OR EOUAL TO 100 FEET SHALL BE  $7/8^\circ$ .

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

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

1. I ID TAG ON THE BOTTOM 1/2: JUMPER COMING FROM THE LUCENT EQUIPMENT

2. I ID TAG ON THE BOTTOM MAIN LINE AT THE CONCRETE SKID NEAR THE MAIN CONNECTOR

3. I ID TAG ON THE TOP MAIN LINE NEAR THE MAIN CONNECTOR

4. I ID TAG ON TAHE TOP 1/2" JUMPER NEAR THE ANTENNA

B. USE ANDREW CABLE TIES (PT.# 27250) TO SECURE IDENTIFICATION TAGS.

C. USE ANDREW AVA7-50 AIR FOAM-DIELECTRIC CABLE

3. ANTENNA AND COAXIAL CABLE GROUNDING

THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAMAL SWEEP TEST 8 REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / OUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE THE CONSTRUCTION MANAGER WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

SPECIFICATIONS

CELLCO PARTNERSHIP, VERIZON WIRELESS

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CONSTRUCTION MANAGER: DOUG OHLSON
1515 EAST WOODFIELD RD.
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PREPARED BY: HRH 01-27-17

Para e INFRASTRUCTURE

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75D39

**TINLEY PARK AMPHITHEATER** COOK COUNTY TINLEY PARK, IL 60477

SITE NAME:

SHEET NAME

**SPECIFICATIONS** 

SHEET NUMBER

JOB NUMBER



STANDING ACROSS STREET FROM THE ACCESS EASEMENT (LOOKING SOUTH)







STANDING NORTH OF THE SITE COMPOUND IN ACCESS EASEMENT (LOOKING SOUTH)



STANDING SOUTH OF THE SITE COMPOUND (LOOKING NORTH)



STANDING EAST OF THE SITE COMPOUND (LOOKING WEST)



STANDING IN THE ACCESS EASEMENT (LOOKING NORTH)



STANDING IN THE ACCESS EASEMENT (LOOKING NORTH)



# CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

CONSOLIDATED LAND SURVEYING

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

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PREPARED BY: HRH 01-27-17

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PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

## SITE NAME: **TINLEY PARK AMPHITHEATER**

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

SITE PHOTOS

SHEET NUMBER

JOB NUMBER

Digitally signed by O'Leary, Lisa allenli

## NOTICE TO CONTRACTOR - ENVIRONMENTAL CONDITIONS/RESTRICTIONS AT Tinley Amphitheater - Great Lakes - IL (ILWI)

Note: Verizon Wireless makes no representation or warranty as to the accuracy or completeness of the information below. Company is fully responsible for its own compliance with all applicable laws and regulations. To the extent that Company becomes aware of any additional environmental conditions, it agrees to immediately inform Verizon Wireless.

The Company's response to this construction bid shall constitute the Company's acknowledgement and acceptance of the stated conditions and restrictions at the site.

The following environmental conditions have been identified at the project site:

Env	ironmental Condition	Description and Location of Contaminant
	Check All That Apply	
	Contaminated soil	
	Contaminated groundwater	
	Presence of asbestos	
	Presence of lead-based paint	
	Other: Vicinity Wetlands and Vicinity Drainage Ditch	Vicinity Wetlands- The consultant's review of the U.S. Department of the Interior, Fish & Wildlife Service's National Wetland Inventory (NWI) Map indicated that the Project Site is not located on or within 300 feet of a wetlands area. However, visual evidence of potential wetland areas including hydrophytic vegetation and surface water were observed approximately 5 feet east of the proposed tower compound and approximately 270 feet west of the tower compound. These wetlands appear to discharge to a pond, located approximately 260 feet east of the tower compound. A second pond and adjacent wetland area was observed approximately 115 feet northeast of the tower compound and approximately five feet east of the utility route on the Subject Property, and a third pond and adjacent wetland area was observed approximately 280 feet north of the tower compound and approximately 280 feet north of the tower compound and approximately 85 feet north of the access and utility routes.  Vicinity Drainage Ditch - A drainage ditch is located approximately 200 feet north of the Project Site on the Subject Property.  See attached Figure 3 Site Plan provided by EBI Consulting.

Applicable legal requirements or Verizon Wireless policies and procedures may require that these conditions be communicated to all parties involved in the construction activities at the project site. To the extent that the scope of the project work includes measures to address these conditions, details of the work to be performed shall be as specified in the project documents and/or the Authorization Letter.

### Environmental conditions affecting scope of work:

### Vicinity Surface Water Features and Suspect Wetlands -

· Contractors/personnel are advised of the location of the following site conditions: (1) potential wetland areas including hydrophytic vegetation and surface water, located approximately 5 feet east of the proposed tower compound and approximately 270 feet west of the tower compound. The wetlands discharge to a pond, located approximately 260 feet east of the tower compound; (2) a second pond and adjacent wetland area located approximately 115 feet northeast of the Project Site and approximately five feet east of the utility route on the Subject Property; and (3) a third pond and adjacent wetland area located approximately 280 feet north of the tower compound and approximately 85 feet north of the access and utility routes. Contractors are advised to take precaution to avoid possible wetland impacts during construction activities involving ground disturbance

- . To prevent any negative impact to the vicinity wetlands, the appropriate use of silt fences and other soil erosion control best management practices (as appropriate) and best practices for stormwater management must be implemented prior to and maintained throughout construction activities at the
- Construction related staging and stockpilling of excavated soils may not occur to the east, southeast, northeast, south, or west of the proposed tower compound, and must occur in a manner that will not cause impact the vicinity wetlands.

### Vicinity Drainage Ditch -

- . Contractors are advised of the location of a drainage ditch located approximately 200-ft north of the proposed tower compound, and transects the access/utility easement. Contractors are advised to take precaution to avoid possible impacts during construction activities involving ground disturbance.
- Construction related staging and stockpiling of excavated soils may not occur within the proposed access/utility easement, and must occur in a manner that will not cause impact the vicinity drainage

Company is required to comply fully with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations; Verizon Wireless' directions and/or instructions contained in this Notice To Contractors. Company shall retain qualified, appropriately specialized (and/or licensed, as required) and adequately insured\_environmental firms for the completion of specialized work as applicable. Company shall evaluate whether a Health and Safety Plan (HASP) is warranted. Verizon Wireless shall have the final authority to approve the selection of such environmental firms performing services on its behalf. The construction bid package shall include qualifications of proposed firms with respect to the following required services:

Env	Environmental Services Required	
	Check All That Apply	
	Asbestos abatement	
	Lead based paint abatement	
	Hazardous or special waste transportation and disposal.	
	Excavation, drilling or advancement through and staging/stockpiling of contaminated media.	
	Other:	
	Implement Soil Erosion and Sediment Control Plan as appropriate	

Company shall ensure at all times that only appropriately trained qualified, and licensed workers perform the required environmental services. It is the responsibility of Company to adhere to the following restrictions in response to the above environmental conditions-

An outside environmental "oversight" consultant is required if transportation and disposal of wastes is carried out in accordance with applicable laws, regulations and the Verizon Wireless Environmental Compliance Program. THE USE OF SUCH CONSULTANT IS MANDATORY.

Site	Restrictions	
	Check All That Apply	

## CELLCO PARTNERSHIP. D.B.A. VERIZON WIRELESS

REAL ESTATE MANAGER: ERROL OUTARSINGH 1515 EAST WOODFIELD RD. SCHAUMBURG, IL 60173 OFFICE: (847) 706-7995

CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

# CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

ESSIONAL DESIGN FIRM NO. 184–002

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(C) 2017

PREPARED	BY:	HRH	01-27-17

ı	02-09-17	ADDED NTC



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:

# **TINLEY PARK AMPHITHEATER**

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

SHEET NAME

NOTICE TO CONTRACTORS

SHEET NUMBER

JOB NUMBER

Construction related staging and stockpiling of excavated soils may not occur to the east, southeast, northeast, south, or west of the proposed tower compound, and must occur in a manner that will not cause impact the vicinity wetlands.     Construction related staging and stockpiling of excavated soils may not occur within the proposed access/utility easement, and must occur in a manner that will not cause impact the vicinity drainage ditch.
Diesel fuel prohibited at construction site except in fuel tank of vehicle.
Gasoline prohibited at construction site except in fuel tank of vehicle
Diesel Restricted Site (DR) - Given proximity of the pond and wetland areas, this site is identified as diesel restricted. A natural gas (NG) or liquid propane (LP) generator will be utilized pursuant to VZW Network Standard NSTD399.

Contractor's Signature:		
Print Name:		
Witness:		
Name: Tinley Amphith	eater	
Site Address: 6775 Pro	speri Drive	
City: Tinley Park	State: Illinois	

NOTE: This signed original is to be returned to Territory Compliance along with the EES Closeout Report.

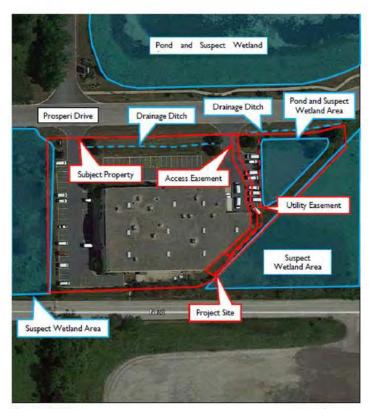


Figure 3 - Site Plan Tinley Amphitheater / PIIL048 6775 Prosperi Drive Tinley Park, Illinois



# CELLCO PARTNERSHIP, D.B.A. VERIZON WIRELESS

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CONSTRUCTION MANAGER: DOUG OHLSON 1515 EAST WOODFIELD RD. SUITE 1000 SCHAUMBURG, IL 60173 OFFICE: (847) 706-7668

# CLS

CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433 PROFESSIONAL DESIGN FIRM NO. 184-002756

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1	02-09-17	ADDED NTC
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PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME:

# **TINLEY PARK AMPHITHEATER**

6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

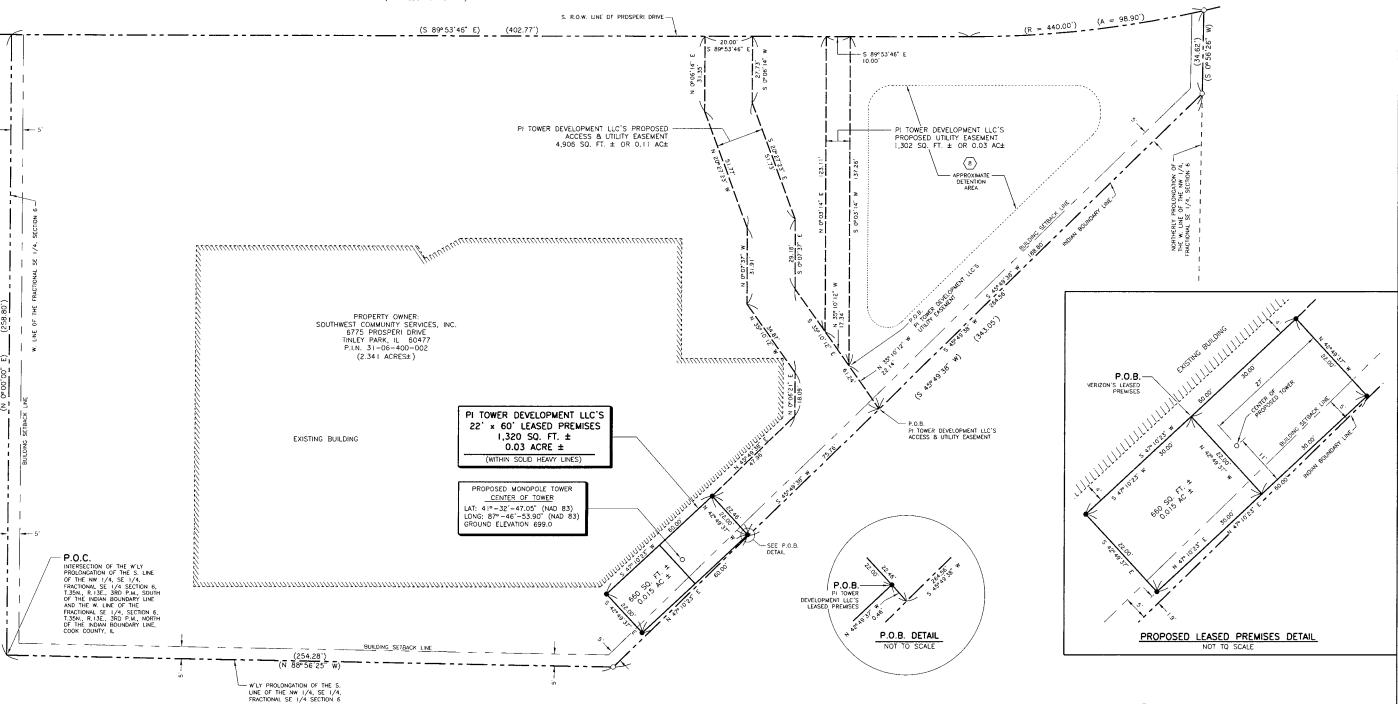
SHEET NAME

NOTICE TO CONTRACTORS

SHEET NUMBER

JOB NUMBER

(80' PUBLIC RIGHT OF WAY)



CERTIFICATE TO:

PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY;

PI TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY:

DEUTSCHE BANK NATIONAL TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES, ITS SUCCESSORS AND/OR ASSIGNS;

FIDELITY NATIONAL TITLE INSURANCE COMPANY

I, H. RALPH HODGES, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER WY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE; AS DEFINED UNDER SECTION 1270.56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYORS ACT OF 1989 AS PUBLISHED BY THE ILLINOIS JOINT COMMITTEE ON ADMINISTRATIVE RULES.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF MAY A.D. 2017.

CONSOLIDATED LAND SURVEYING, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2812



SITE INFORMATION: PARENT PARCEL P.I.N. 31-06-400-002

TRUSTEE'S DEED DATED SEPTEMBER 01, 2000 AND RECORDED JANUARY 17, 2003 IN INSTRUMENT NO. 0030081978.

PARENT PROPERTY ZONED: ORI

BUILDING SETBACKS: SIDE: 5 FEET REAR: 5 FEET

JURISDICTION: VILLAGE OF TINLEY PARK 16250 S OAK PARK AVENUE TINLEY PARK, IL 60477

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE X, COMMUNITY PANEL NO. 1703! C 0716 J, DATED AUGUST 18, 2008.

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY

NO BUFFER ZONES AFFECT THE PROPERTY, LANSDCAPING REQUIREMENTS AFFECT THE PROPERTY.

THE LEASED PREMISES IS CONTIGUOUS ALDING ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALDING ITS COMMON BOUNDARIES TO THE PROSPERT BORNE RIGHT TO FWAY, AND THAT THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

THERE ARE STREAMS, DRAINAGE DITCHES OR PIPES, OR RIVERS RUNNING THROUGH OR BORDERING THE PARENT PARCEL THERE ARE NO STREAMS, DRAINAGE DITCHES OR PIPES, OR RIVERS RUNNING THROUGH THE PROPOSED LEASED PREMISES AND NEW EASEMENTS.

PROJECT INFORMATION:

PARENT PARCEL PROPERTY OWNER:
COMMUNITY SERVICES FOUNDATION, AN ILLINOIS
NOT-FOR-PROFIT CORPORATION
6775 PROSPERI ORIVE
TINLEY PARK, IL 60477

CENTER OF PROPOSED TOWER: LAT: 41º -32'-47.05" (NAD 83) LONG: 87º -46'-53.90" (NAD 83) GROUND ELEVATION 669.0

TITLE COMMITMENT NOTES:

CONSOLIDATED LAND SURVEYING, INC. HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED EFFECTIVE MAY 4, 2016, BEING COMMITMENT NO. 22970484 FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SCHEDULE 8-8, ITEM 8: RIPARIAN RIGHTS INCIDENT TO THE PREMISES.
 (PLOTTED ON THE SURVEY, AFFECTS THE PARENT PARCEL, DOES NOT AFFECT THE PROPOSED LEASED PERMISES OR PROPOSED EASEMENTS)

SEE SHEET LS-1.1 FOR LEGAL DESCRIPTIONS

### LEGEND

PARENT PARCEL RIGHT OF WAY LINE EXISTING PROPERTY LINE PROPOSED EASEMENT LINE IRON ROD SET SURVEY PIPE OR ROD FOUND INFORMATION OF RECORD P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT

SCHEDULE B EXCEPTION

 $\langle B \rangle$ 

JOB NUMBER 9707-35-13-06B-03

CONSOLIDATED LAND SURVEYING 1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
AND PROFESSIONAL ENGINEERS PHONE: 309-692-3434 FAX: 309-692-3433

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PREPARED BY: HRH 11-17-16 12-28-16 REVISED PER NEW TITLE COMMITMENT

05-01-17 REVISED PER VILLAGE COMMENTS

Para e **INFRASTRUCTURE** 

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 

SHEET NAME

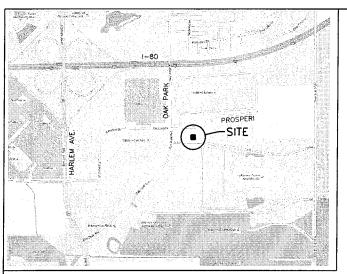
LESSEE

SURVEY PLAT

SHEET NUMBER

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PAGE I OF 3



LOCATION MAP

### LEGAL DESCRIPTION PI TOWER DEVELOPMENT LLC'S PROPOSED 10' WIDE UTILITY EASEMENT

TO FOOT WIDE UTILITY EASEMENT, BEING A PART OF THE PROPERTY CONVEYED TO COMMUNITY SERVICES FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, BY TRUSTEE'S DEED RECORDED JANUARY 17, 2003, IN INSTRUMENT NUMBER 0030081978, TAX PARCEL 31-06-400-002, BEING A PART OF THE FRACTIONAL SOUTHEAST OUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE INTERPRETATIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; FROM THE POINT OF COMMENCEMENT (P.O.C.) THENCE NORTH OF OP-00'-00' EAST (BEARINGS ASSUMED TO THE POINT OF DESCRIPTION ONLY AND ASSUMED TO THE PRINCIPAL MERIDIAN PORTAGE. FOR THE PURPOSE OF DESCRIPTION ONLY) ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH 89°-53'-46" EAST, A DISTANCE OF 402.77 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, A LENGTH OF 88.90 FEET, AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 83°-39'-55" EAST, TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00°-56'-26" WEST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34.62 FEET TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 45°-49'-38" WEST ALONG SAID INDIAN BOUNDARY LINE, A DISTANCE OF 18.880 FEET; THENCE NORTH 35°-10'-12" WEST, A DISTANCE OF 22.14 FEET TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED; THENCE CONTINUING NORTH 35°-10'-12" WEST, A DISTANCE OF 17.34 FEET; THENCE NORTH 00°-03'-14" EAST, A DISTANCE OF 123.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PROSPERI DRIVE; THENCE SOUTH 89°-53'-46" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROSPERI DRIVE; A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°-03'-14" WEST, A DISTANCE OF 137.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1302 SOUARE FEET, OR 0.D3 ACRE, MORE OR LESS, BEING A PART OF THE PARENT PARCEL SET FORTH IN THAT CERTAIN TRUSTEE'S DEED DATED SEPTEMBER 1, 2000, RECORDED JANUARY 17, 2D03 IN INSTRUMENT NUMBER 0030081978, RECORDS OF COOK COUNTY, ILLINOIS.

### LEGAL DESCRIPTION EXISTING PARENT PARCEL (2.341 ACRES±)

(2.341 ACRES±)

THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE WEST LINE OF THE FRACTIONAL SOUTHEAST OUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH GOOD THE THEIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH GO DEGREES ON MINUTES ON SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH AS DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 402.77 FEET, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES CONTINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, A LENGTH OF 98.90 FEET, AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 83 DEGREES 39 MINUTES 53 SECONDS EAST, TO THE NORTHERLY PROLONGATION OF WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID INDIAN BOUNDARY LINE; THENCE SOUTH ON DEGREES 56 MINUTES 26 SECONDS WEST, THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST, ALONG SAID INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 56 MINUTES 25 SECONDS WEST, ON SAID WESTERLY PROLONGATION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL M FEET TO THE POINT OF BEGINNING. CONTAINING 2.341 ACRES (101957 SOUARE FEET) MORE OR LESS

AND BEING THE SAME PROPERTY CONVEYED TO COMMUNITY SERVICES FOUNDATION, AN ILLINOIS NOT—FOR—PROFIT CORPORATION FROM LASALLE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO DULY AUTHORIZED TO ACCEPT AND EXECUTE TRUSTS WITHIN THE STATE OF ILLINOIS, NOT PERSONALLY BUT AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A CERTAIN TRUST AGREEMENT DATED JUNE 26, 1995 AND DELIVERED TO SAID BANK IN PURSUANCE OF A CERTAIN TRUST AGREEMENT DATED JUNE 26, 1995 AND KNOWN AND TRUST NUMBER 120549-04 BY TRUSTEE 'S DEED DATED SEPTEMBER 01, 2000 AND RECORDED SEPTEMBER 25, 2000 IN INSTRUMENT NO. 00746980; AND FURTHER CONVEYED TO COMMUNITY SERVICES FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION FROM LASALLE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO DULY AUTHORIZED TO ACCEPT AND EXECUTE TRUSTS WITHIN THE STATE OF ILLINOIS, NOT PERSONALLY BUT AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A CERTAIN TRUST ACCEPTEMENT DATED. HIME 26, 1905 AND KNOWN AS TRUST NUMBER 120540-04 BY TRUSTES DEED. AGREEMENT DATED JUNE 26. 1995 AND KNOWN AS TRUST NUMBER 120549-04 BY TRUSTEE'S DEED DATED SEPTEMBER 01, 2000 AND RECORDED JANUARY 17, 2003 IN INSTRUMENT NO. 0030081976

### LEGAL DESCRIPTION PI TOWER DEVELOPMENT LLC'S PROPOSED 22' X 60' LEASED PREMISES 0.03 ACRE ±

A 22 FOOT BY 60 FOOT LEASED PREMISES AND UTILITY EASEMENT, BEING A PART OF THE PROPERTY CONVEYED TO COMMUNITY SERVICES FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, BY TRUSTEE'S DEED RECORDED JANUARY 17, 2003, IN INSTRUMENT NUMBER 0030081978, TAX PARCEL 31-06-400-002, BEING A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; FROM THE POINT OF COMMENCEMENT (P.O.C.) THENCE NORTH OF OP-00'-00' EAST (BEARINGS ASSUMED TO THE THEORY OF DESCRIPTION AND A SAD MEET LINE A SOUTHEAST LINE AS PAGE FEET LINE AS THE PROPERTY AND A SAD MEET LINE AS DESCRIPTION. FOR THE PURPOSE OF DESCRIPTION ONLY) ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH 899 –53'-46" EAST, A DISTANCE OF 402.77 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, A LENGTH OF 98.90 FEET, AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 83°-39'-53" EAST, TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE RANCE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00° –56′–26″ WEST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34 6.2 FEET TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 45°–49′–38″ WEST, ALONG SAID INDIAN BOUNDARY LINE, A DISTANCE OF 264.56 FEET; THENCE NORTH 42°–49′–37″ WEST, A DISTANCE OF 0.46 FEET TO THE POINT OF BEGINNING OF THE PREMISES TO BE DESCRIBED; THENCE CONTINUING NORTH 42°–49′–37″ WEST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 47°–10′–23″ WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 42°–49′–37″ EAST, A DISTANCE OF 60.00 FEET; THENCE OF 60.00 FEET; THENCE OF 60.00 FEET; THENCE NORTH 42°–10′–23″ EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1320 SQUARE FEET, OR 0.03 ACRE, MORE OR LESS, BEING A PART OF THE PARENT PARCEL SET FORTH IN THAT CERTAIN TRUSTEE'S DEED DATED SEPTEMBER 1, 2000, RECORDED JANUARY 17, 2003 IN INSTRUMENT NUMBER 0030081978, RECORDS OF COOK COUNTY, ILLINOIS.

### LEGAL DESCRIPTION VERIZON'S PROPOSED 22' x 30' LEASED PREMISES 660 SQ, FT, ±

A 22 FOOT BY 30 FOOT LEASED PREMISES AND UTILITY EASEMENT, BEING A PART OF THE PROPERTY CONVEYED TO COMMUNITY SERVICES FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, BY TRUSTEE'S DEED RECORDED JANUARY 17, 2003, IN INSTRUMENT NUMBER 0030081978, TAX PARCEL 31-06-400-002, BRING A PART OF THE FRACTIONAL SOUTHEAST OUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6. TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6. TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; FROM THE POINT OF COMMENCEMENT (P.O.C.) THENCE NORTH 00°-00'-00" EAST (BEARINGS ASSUMED FROM THE POINT OF COMMENCEMENT (P.O.C.) THENCE NORTH 00° -00'-00' EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH 89° -53' -46" EAST, A DISTANCE OF 402.77 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS, A RADIUS OF 440,00 FEET, A LENGTH OF 98.90 FEET, AND SUBTENDED BY A LONG CHORD HAWING A BEARING OF NORTH 83° -39' -53" EAST, TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST OUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00° -56' -26" WEST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34 62 FEET, TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 46° -40°, 38" WEST, ALONG SAID INDIAN BOUNDARY LINE. SOUTH 00°-56-26 WEST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34.62 FEET, 10 THE INDIAN BOUNDARY LINE; THENCE SOUTH 45°-49'-38" WEST, ALONG SAID INDIAN BOUNDARY LINE, A DISTANCE OF 264.56 FEET; THENCE NORTH 42°-49'-37" WEST, A DISTANCE OF 0.46 FEET; THENCE CONTINUING NORTH 42°-49'-37" WEST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 47°-10'-23" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PREMISES TO BE DESCRIBED; THENCE CONTINUING SOUTH 47°-10'-23" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 42°-49'-37" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 47°-10'-23" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 42°-49'-37" WEST, A DISTANCE OF 22.00 FEET TO THE PRINT OF BEGINNING OF SOUTH 42°-49'-37" WEST, A DISTANCE OF 22.00 FEET TO THE PRINT OF BEGINNING FOO SOURGE FEET TO QUESTION OF PRINT OF BEGINNING FOO SOURGE FEET TO GREET MODE OR LESS PRINCE APPLY DISTANCE OF 20.00 FEET; HENCE NORTH 42"-49"-57 WEST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING, CONTAINING 660 SQUARE FEET, OR 0.015 ACRE, MORE OR LESS, BEING A PART OF THE PARENT PARCEL SET FORTH IN THAT CERTAIN TRUSTEE'S DEED DATED SEPTEMBER 1, 2000, RECORDED JANUARY 17, 2003 IN INSTRUMENT NUMBER 003D081978, RECORDS OF COOK COUNTY, ILLINOIS.

### LEGAL DESCRIPTION PI TOWER DEVELOPMENT LLC'S PROPOSED VARIABLE WIDTH ACCESS & UTILITY EASEMENT

A VARIABLE WIDTH ACCESS AND UTILITY EASEMENT, BEING A PART OF THE PROPERTY CONVEYED TO COMMUNITY SERVICES FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, BY TRUSTEE'S DEED JANUARY 17, 2003, IN INSTRUMENT NUMBER 0030081978, TAX PARCEL 31-06-400-002, BEING A PART OF THE FRACTIONAL SOUTHEAST OUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; FROM THE POINT OF COMMENCEMENT (P.O.C.) THENCE NORTH  $00^{\circ}-00'-00''$  EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH 89"-53"-46" EAST, A DISTANCE OF 402.77 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, A LENGTH OF 98.90 FEET, AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH  $83^{9}-39^{\circ}-53^{\circ}$  EAST, TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00°-56'-26" WEST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34,62 FEET TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 45°-49'-38" WEST ALONG SAID INDIAN BOUNDARY LINE, A DISTANCE OF 188.80 FEET TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED; TH DISTANCE OF 188.80 FEET TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED; THENCE CONTINUING SOUTH 45°-49'-38" WEST ALONG SAID INDIAN BOUNDARY LINE, A DISTANCE OF 75.76 FEET; THENCE NORTH 42°-49'-38" EAST, A DISTANCE OF 47.96 FEET; THENCE NORTH 0°-06'-21" EAST, A DISTANCE OF 18.09 FEET; THENCE NORTH 35°-10'-12" WEST, A DISTANCE OF 31.91 FEET; THENCE NORTH 20°-27'-23" WEST, A DISTANCE OF 31.91 FEET; THENCE NORTH 20°-27'-23" WEST, A DISTANCE OF 51.77 FEET; THENCE NORTH 00°-06'-14" EAST, A DISTANCE OF 31.35 FEET TO A POINT ON THE SOUTH RIGHT-0F-WAY LINE OF PROSPERI DRIVE; THENCE SOUTH 89°-53'-46" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROSPERI DRIVE; THENCE SOUTH RIGHT-0F-WAY LINE LINE OF PROSPERI DRIVE; HENCE SOUTH 899"-53"-46 EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROSPERI DRIVE, A DISTANCE OF 20.01 FEET; THENCE SOUTH 00°-06"-14" WEST, A DISTANCE OF 27.73 FEET; THENCE SOUTH 20°-27"-23" EAST, A DISTANCE OF 51.73 FEET; THENCE SOUTH 00°-07"-37" EAST, A DISTANCE OF 29.18 FEET; THENCE SOUTH 35°-10"-12" EAST, A DISTANCE OF 61.24 FEET TO THE POINT OF BEGINNING, CONTAINING 4,906 SOUARE FEET, OR 0.11 ACRE, MORE OR LESS, BEING A PART OF THE PARENT PARCEL SET FORTH IN THAT CERTAIN TRUSTE'S DEED DATED SEPTEMBER 1, 2000, RECORDED JANUARY 17, 2003 IN INSTRUMENT NUMBER 0030081978, RECORDS OF COOK COLUMN ILLINOIS

# CLS CONSOLIDATED LAND SURVEYING

1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 51515

LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

IONAL DESIGN FIRM NO. 184-0027

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ALL RIGHTS RESERVED

PREPARED BY: HRH 11-17-16

ı	12-28-16	REVISED PER NEW TITLE COMMITMENT
2	05-01-17	REVISED PER VILLAGE COMMENTS



PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039

SITE NAME: **TINLEY PARK** 

**AMPHITHEATER** 6775 PROSPERI DRIVE COOK COUNTY TINLEY PARK, IL 60477

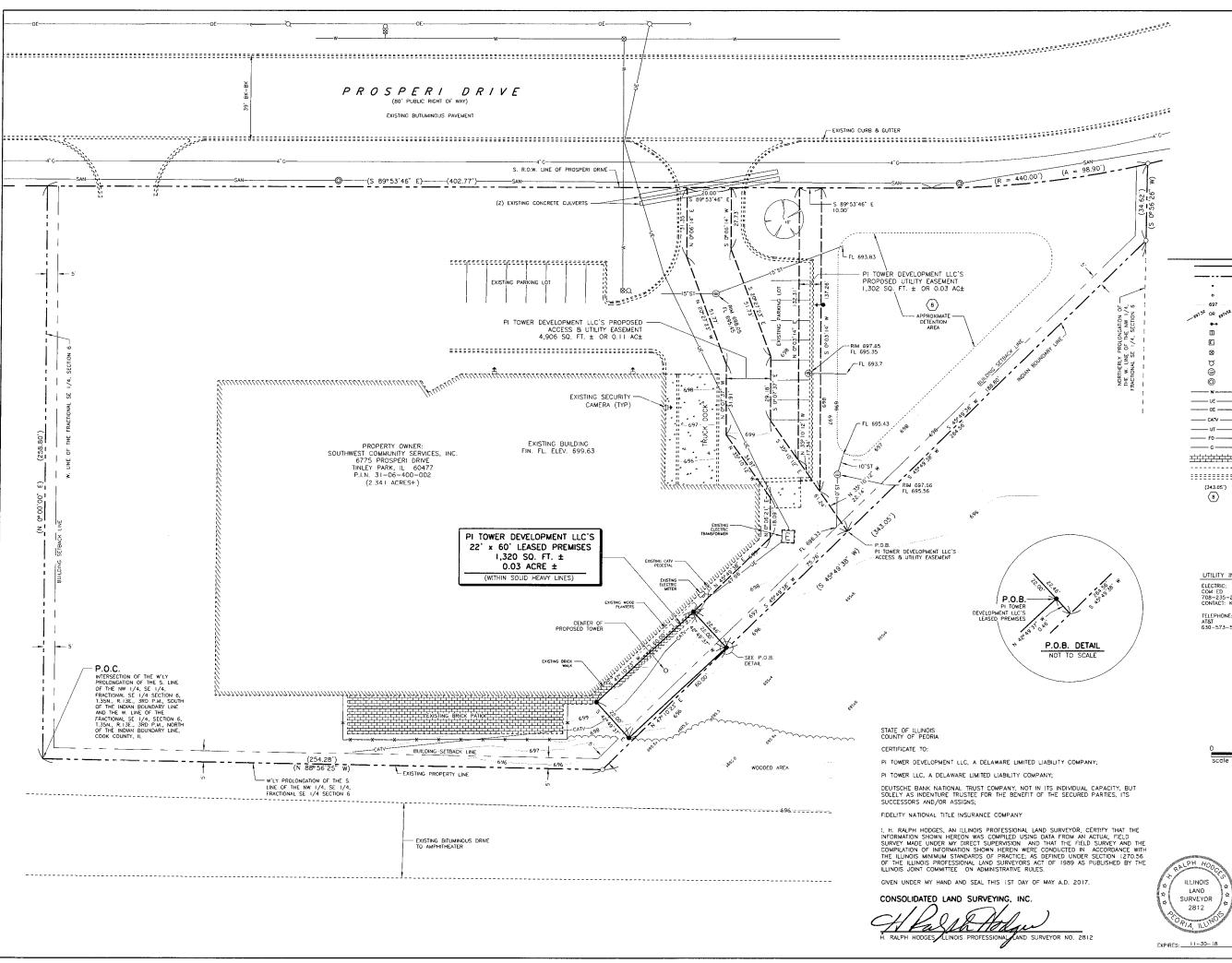
SHEET NAME

LESSEE

SURVEY PLAT LEGAL DESCRIPTIONS

SHEET NUMBER

JOB NUMBER



## LEGEND

	BOUNDARY LINE OF PROPER
	PARENT PARCEL
•	IRON ROD SET
•	SURVEY PIPE OR ROD FOUN
697	EXISTING CONTOUR ELEVATION
_697.52 OR 697552	EXISTING SPOT ELEVATION
•+	PARKING LOT LIGHT
<b>1</b>	TELEPHONE PEDESTAL
<b>E</b>	ELECTRIC TRANSFORMER
⊗	WATER VALVE
В	FIRE HYDRANT
⊜	INLET
0	MANHOLE
	WATERMAIN
—— UE ——	UNDERGROUND ELECTRIC
30	OVERHEAD ELECTRIC
CATV	UNDERGROUND CABLE TV
—— тт ——	UNDERGROUND TELEPHONE
—— F0 ———	FIBER OPTIC
c	GASMAIN
7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	BRICK SURFACE
	EXISTING EDGE OF PAVEMEN
	EXISTING CURB & GUTTER
(343.05')	INFORMATION OF RECORD
8	SCHEDULE B EXCEPTION

UTILITY INFORMATION: ELECTRIC: COM ED 708-235-2337 CONTACT: KATHRYN SUGRUE TELEPHONE: AT&T 630-573-5450

PI TOWER DEVELOPMENT LLC 909 LAKE CAROLYN PARKWAY IRVING, TX 75039



SHEET NAME

CONSOLIDATED LAND SURVEYIN 1300 W. COMMERCE DR. STE. 700 PEORIA, ILLINOIS 61615 LAND SURVEYORS
AND PROFESSIONAL ENGINEERS

PHONE: 309-692-3434 FAX: 309-692-3433

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PREPARED BY: HRH 11-17-16

INFRASTRUCTURE

REVISED PER VILLAGE

12-28-16

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LESSEE

SURVEY PLAT TOPOGRAPHY SURVEY

SHEET NUMBER

JOB NUMBER 9707-35-13-06B-03

PAGE 3 OF 3

Occupancy Category = IV Seismic Site Class = D Seismic Importance Factor (le) = 1.50 Spectral Response Coefficients  $(\hat{S}_{DS}) = 1.00$ Seismic Design Category = D Basic Seismic-Force-Resisting System → 3.5 Ordinary Steel Moment Frames, detailed per AISC 360

Analysis Procedure → Equivalent Lateral-Force Procedure Seismic Response Coefficient (Cs) = 0.429 W
Flat Roof Snow Load (Pf) = 50 psf FOR ARCHITECT USE ONLY INDEX OF SHEETS SHEET SHEET SHEET FOR STATE USE ONLY **GENERAL DESIGN NOTES** DESCRIPTION NO NO DESCRIPTION 1-0 MANUFACTURED SKID DATA SHEET GROUNDING - ELEVATION "F" This is an unmanned storage and equipment \* 5-7 skid only. 1-1 FLOOR PLAN 5-8 GROUNDING DETAILS Shelter f'c = 5000psi @ 28 days. 1-2 ROOF VIEW MISC. DETAILS Skid shall be placed according to state and local code from any property line, interior lot ELEVATION - "A" FOUNDATION - ROUND PIER - QTY 4 1-3 \* 7-1 line or any other building. 1-4 ELEVATION - "C" \* 7-2 FOUNDATION - SLAB All items noted as "FIELDWORK" shall be 1-5 ELEVATION - "B" & "D" \* 7-3 FOUNDATION - GRAVEL OR COMPACTED SOIL installed and tested at the factory then removed for transport and reinstalled at the 1-6 ELEVATION - "E" \* 7-4 FOUNDATION - SQUARE PIER - QTY 4 final site. ELEVATION - "F" ROOF, STAIR & H-FRAME OPTIONS 1-7 8-1 Model may be built as "mirror image". 1-8 OVP CABLE ROOF VIEW HANDRAIL OPTIONS 8-2 Skid shall be placed on a foundation supplied by others. 1-9 OVP CABLE ELEVATIONS S1-0 STRUCTURAL NOTES Skid not designed for installation in a flood ELECTRICAL SCHEMATIC #1 STRUCTURAL LAYOUT - FLOOR FOR ENGINEER USE ONLY prone area. Fire extinguisher installed by others when not \* 2-2 ELECTRICAL SCHEMATIC #2 - ATS S2 0 STRUCTURAL LAYOUT - COLUMN PLAN supplied by Fibrebond. \* 2-2.1 0 ELECTRICAL SCHEMATIC #2 - ATS/MTS S.3 STRUCTURAL LAYOUT - ROOF Electrical components shown per customer's STRUCTURAL LAYOUT - STRUCTURE "A" \* 2-2.2 ELECTRICAL SCHEMATIC #2 - CAMLOCK S4 design requirements. STRUCTURAL LAYOUT - STRUCTURE "C" 10. This skid does not contain plumbing facilities. \* 2-3 ELECTRICAL SCHEMATIC #3 S5 Plumbing facilities shall be provided on site 3-1 ALARM WIRING #1 S6 STRUCTURAL LAYOUT - STRUCTURE "B" & D subject to the local authority having 3-2 ALARM WIRING #2 S7 STRUCTURAL LAYOUT - STRUCTURE "E STRUCTURAL LAYOUT - STRUCTURE "F" ITEM LIST S8 5-1 0 GROUNDING - ROOF VIEW S9 FLOOR DETAILS \* 5-2 GROUNDING - FLOOR PLAN S10 ROOF DETAILS \* 5-3 GROUNDING - ELEVATION "A" \*= DENOTES DRAWINGS WHICH HAVE WORK TO BE COMPLETED IN THE FIELD. \* 5-4 GROUNDING - ELEVATION "C" \* 5-5 GROUNDING - ELEVATIONS "B" & "D" \* 5-6 GROUNDING - ELEVATION "E" FOR THIRD PARTY USE ONLY NTA, Inc. 305 N. Oakland Avenue Nappanee, Indiana 46550 574-773-1628 NOTE STRUCTURAL DESIGN BY: ANDERSON STRUCTURAL GROUP, INC. SACRAMENTO, CA

## REFERENCED STANDARD DRAWINGS

DRAWING NO.	SHEET NO.	REV. NO.	SHEET DESCRIPTION	
MISC-0029	1 OF 2	0	INTEGRATED CABINET SKID VERTICAL FLOOR LIFT	
MISC-0029	2 OF 2	0	INTEGRATED CARINET SKID VERTICAL FLOOR LIET	

PHONE: 916-514-9109

DESIGN CRITERIA:

Roof Live Load (RLL) = 50 psf Floor Live Load (FLL) = 150 psf Basic Wind Speed (3-second gust) (V) = 120 mph Wind Exposure = (C)

Wind Importance Factor (lw) = 1.15

2009 IBC

THIRD PARTY AGENCIES

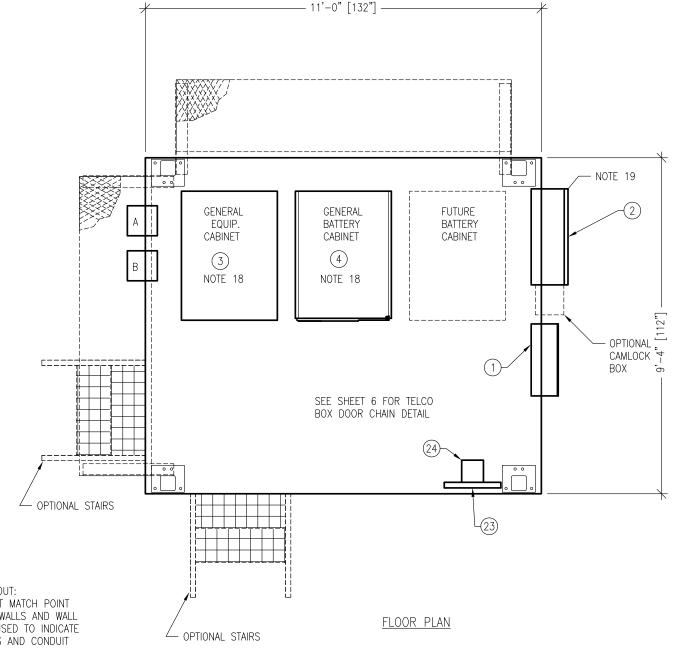
Concrete Unit Weight=115pcf

Rev. 3-20-16

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								AS EXPRESSLY AUTHORIZED BY		F I B R E B O N [
								FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE		
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								WITH THE UNDERSTANDING THAT		CALE: SHEET NO.:
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DEV	DV	DATE	REVISION	ADD	DATE	DOM		WILL BE EXPRESSLY NOTIFIED OF	CHK. DATE: APP. DATE:	B No.: D10664
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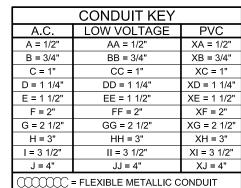
### NOTE

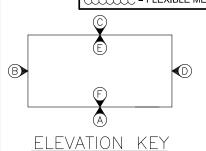
- 1. ALL MEASUREMENTS SHOWN ARE ACCURATE WITHIN  $\pm$  1/4". ALL ADJACENT BOXES SHALL BE THE SAME DIMENSION.
- 2. THE LOCATIONS OF 4" X 4" AND 4 11/16" X 4 11/16" JUNCTION BOXES AND SMALLER ITEMS CAN BE ADJUSTED ±3" AS REQUIRED TO PREVENT INTERFERENCE
- 3. CONDUIT SHOULD BE INSTALLED AS SHOWN IF POSSIBLE. ANY CHANGES TO 90° BENDS, OFFSETS, AND SADDLES MAY BE DONE WHEN NEEDED AND SHOULD BE UNDER THE GUIDANCE OF A QUALIFIED SENIOR CREW LEADER. ANY CHANGE MUST BE WITHIN THE GUIDELINES OF THE S.O.P.
- 4. ALL CONDUIT TO HAVE A MINIMUM OF 3/4" BETWEEN THEM.
- 5. ALL CONDUIT TO BE 1/2" UNLESS NOTED OTHERWISE.
- 6. ALL CONDUIT SHALL BE RIGID UNLESS OTHERWISE NOTED.
- 7. SEE MISC. DETAILS SHEET FOR DETAILS AND CROSS SECTIONS.
- 8. APPLY OR SPRAY "ZINGA" TO ANY CUT ENDS, DRILLED HOLES, & EVERYWHERE AS NEEDED.
- 9. SKID ESTIMATED WEIGHT = TBD
- 10. ALL MOUNTING HARDWARE (NUTS, BOLTS, WASHERS, ETC.) SHALL BE STAINLESS STEEL.
- 11. ALL EMPTY CONDUITS TO HAVE PULL STRING INSTALLED.
- 2. PROTECT ALL EXPOSED ENDS OF STRUT CHANNELS WITH PERFORMIX PLASTI DIP (P/N 50016)
- 13. PLUG UNUSED HOLES IN COLUMNS WITH  $^{13}\!\!/_6$  WENT HOLE PLUGS (P/N 840-00137)
- 14. PLUG UNUSED HOLES IN FLOOR CHANNELS WITH 3/4" Ø VENT HOLE PLUGS (P/N 840-00136). FOR HOLES ON TOP FLANGE OF CHANNEL FILL WITH CAULK BEFORE PLUGGING
- 15. SEALTIGHT WILL BE RAN AFTER EQUIPMENT INSTALLATION. STOP CONDUIT IN RELATIVE LOCATION AND CONNECT A RIGID—LFMC COMBINATION COUPLING ON FND.
- 16. SEE STUCTURAL SHEETS S3 & S4 FOR INSTALLATION OF HORIZONTAL SUPPORT CHANNELS. ADD VERTICAL CHANNELS AS REQUIRED TO SUPPORT CONDUIT.
- 17. RUN ALL CONDUIT ALONG STRUCTURAL FRAME; DO NOT RUN ANY CONDUIT ON CONCRETE FLOOR.
- 18. ITEMS 3 & 4 TO BE INSTALLED AT INSTALL CENTER.
- 19. INSTALL PLUGS IN ILC PER MANUFACTURERS INSTRUCTIONS. SECURE PLUGS WITH SILICONE FOR SHIPPING. DO NOT OBSTRUCT VENTS IN PLUGS.



DATE

REV. BY





= CONDUIT CALL OUT:
USED FOR CONDUIT MATCH POINT
FROM CEILING TO WALLS AND WALL
TO WALL . ALSO USED TO INDICATE
PENETRATION SIZES AND CONDUIT
SIZE/VOLTAGE.

( ) = ITEM NUMBER

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REVISION

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1300 DAVENPORT DRIVE MINDEN, LA. 71055
ph. (800) 824-2614 www.fibrebond.com

VERIZON WIRELESS SKID

VZW9.4X11-GLCS-3

9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

FLOOR PLAN

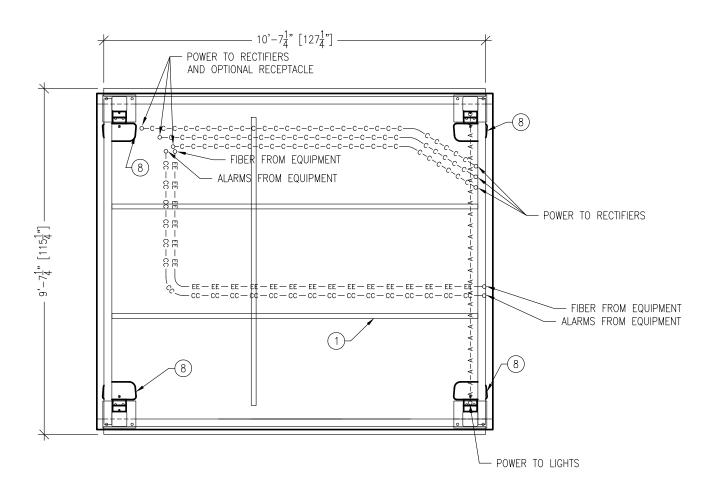
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APP. DATE BOM DATE



5/8"=1'-0"

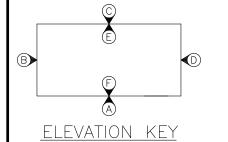
FLOOR PLAN								
MB	DATE:	4/7/16	APP. BY:	DATE:	_3			
	DATE:		APP. BY:	DATE:	В			



# ROOF VIEW

NOTE:

1. CONDUIT TO BE SUPPORTED BY ROOF MEMBERS AS SHOWN. IF NO ROOF OPTION IS TAKEN, CONDUIT IS TO BE ROUTED AN ADDITIONAL UNISTRUM MEMBERS. 2. SEE FLOOR PLAN FOR NOTES



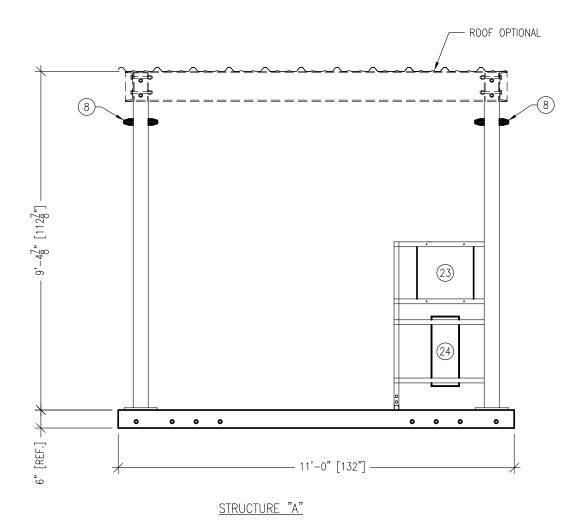
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REV.	BY	DATE	REVISION	APP.	DATE	ВОМ	DATE	WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE.	CHK BY:

1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com
VERIZON WIRELESS SKID VZW9.4X11-GLCS-3
'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

					LUJ-J		
)'-4"	Χ	11'-0"	Χ	0'-6"	CONCRETE	FLOOR	F
		F	200	)F VIF	W		
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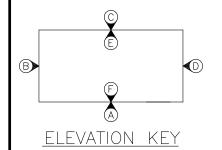
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NOTE: SEE FLOOR PLAN FOR NOTES

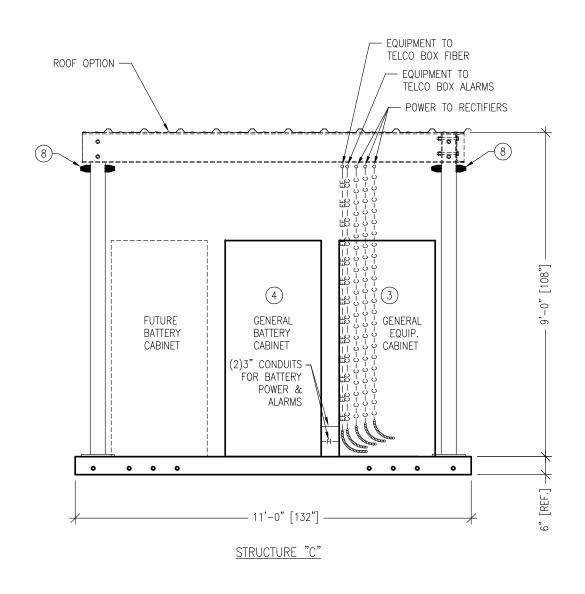


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								THESE PLANS ARE THE
								CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND
								CORPORATION. ANY USE OF
								THESE DRAWINGS OR THE
								INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN
								AS EXPRESSLY AUTHORIZED BY
								FIBREBOND CORPORATION IS -
								STRICTLY PROHIBITED. THESE
								DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT
								ANYONE RECEIVING OR OTHERWISE
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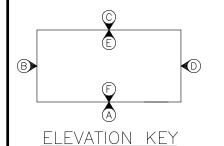
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ier than Rized by	9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

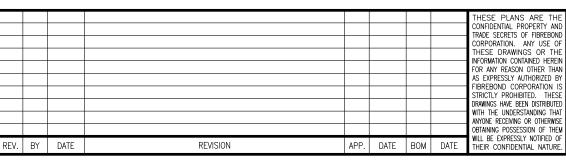
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NOTE: SEE FLOOR PLAN FOR NOTES





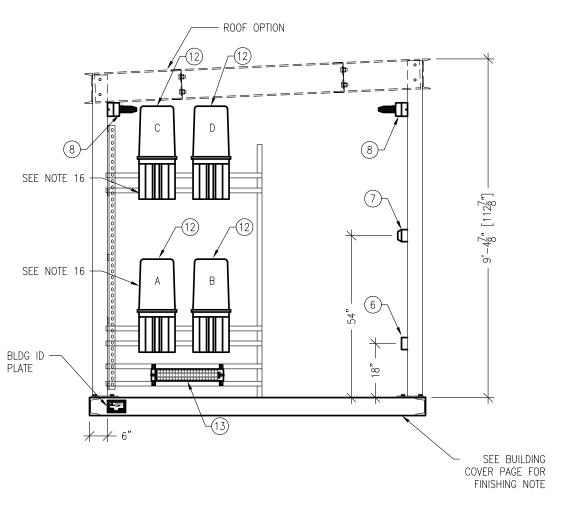
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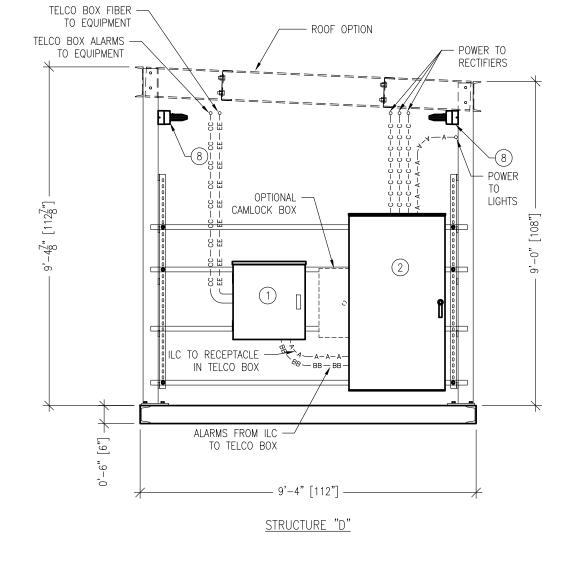
9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

FIBREBOND

SCALE: 3/8"=1'-0" SHEET NO.: 1-4

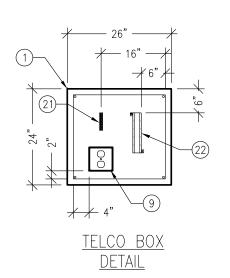
3/8"=1'-0" 1-4 B No.: D10664





STRUCTURE "B"

NOTE: SEE FLOOR PLAN FOR NOTES



							THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE DISTAINING POSSESSION OF THEM BE
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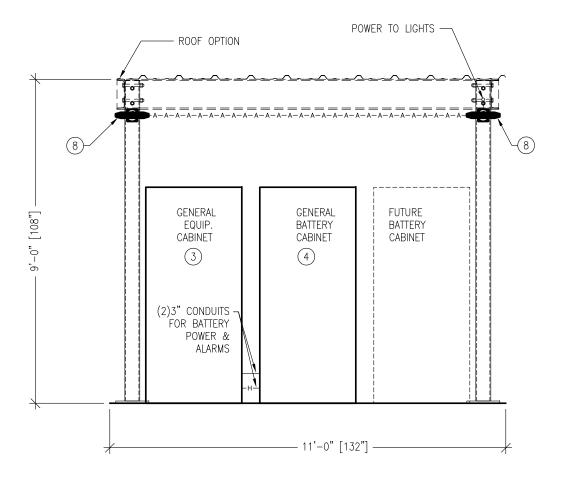
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SE PLANS ARE THE DENTIAL PROPERTY AND SECRETS OF FIBREBOND	1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com
ORATION. ANY USE OF E DRAWINGS OR THE MATION CONTAINED HEREIN MY REASON OTHER THAN	VERIZON WIRELESS SKID VZW9.4X11-GLCS-3
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TLY PROHIBITED. THESE IGS HAVE BEEN DISTRIBUTED	FLEVATION "B" & "D"

OR	FIBREBOND	
	SCALE: SHEET NO.: 1-5	
	B NO.: D10664	

ELEVATION B & D

MB DATE: 4/7/16 DATE: DATE: DATE:



STRUCTURE "E"

REV. BY DATE

NOTE: SEE FLOOR PLAN FOR NOTES

							THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SCORETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HERBIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED DRAWINGS HAVE BEEN DISTRIBUTED.
							WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM
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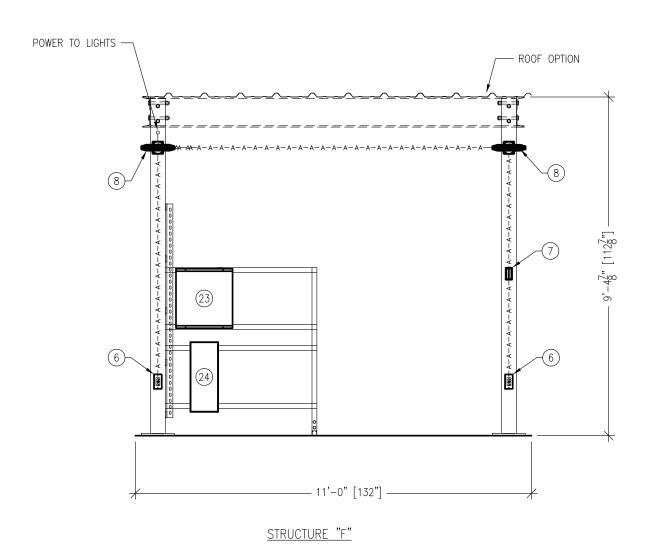
1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR FIBREBOND

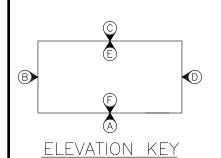
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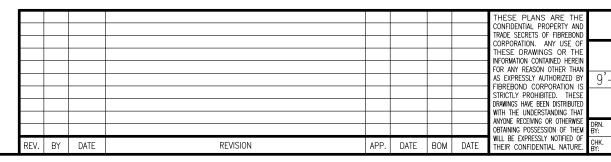
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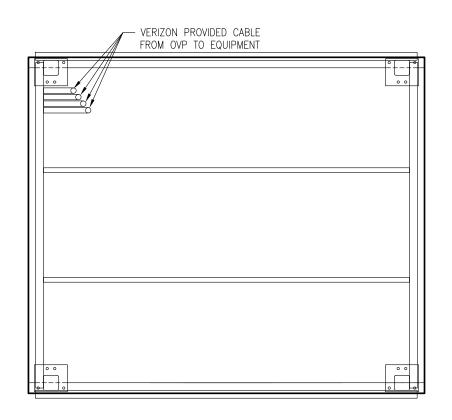
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OPTIONAL ROOF VIEW

						THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HERBIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION. STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM
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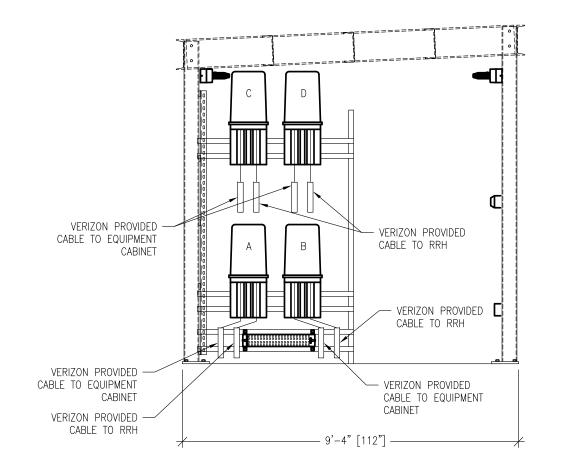
VERIZON WIRELESS SKID
VZW9.4X11-GLCS-3
9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR
OVP & RRH CABLE

OVP & RRH CABLE
ROOF VIEW

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VERIZON WIRELESS SKID VZW9.4X11-GLCS-3						
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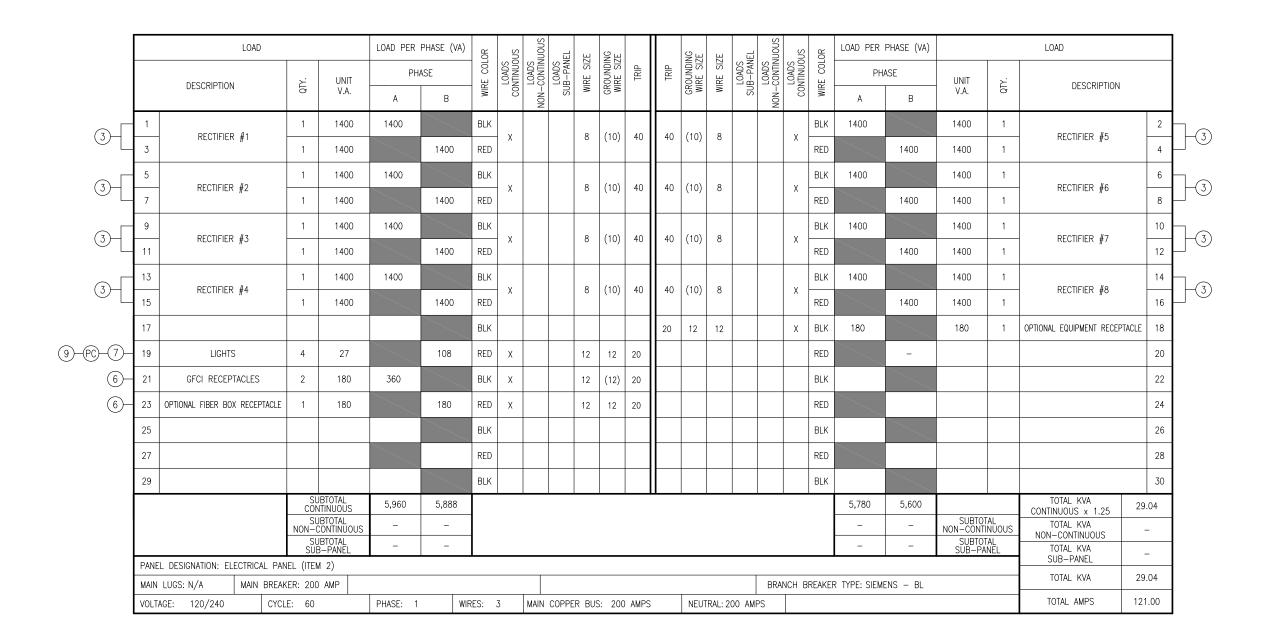
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								THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM
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REV. BY

- 1. ALL WIRE TO BE #12 THHN/THWN UNLESS NOTED OTHERWISE. COLOR CODE:
  - AØ = BLACK
  - Bø = RED
  - NEUTRAL = WHITE • GROUND = GREEN
- ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
- LABEL SERVICE DISCONNECT WITH A RED TAG.
- SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
- ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
- ALL BREAKERS FOR CIRCUITS FEEDING EQUIPMENT WITH A MAIN INTERNAL OVER-CURRENT DEVICE SHOULD MATCH THE RATING OF THE OVER-CURRENT DEVICE.
- SEE ELECTRICAL SCHEMATIC #2 & #3 SHEETS FOR MORE DETAILS.
- EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.

KEY:

(PC) = PHOTOCELL

(M) = MOTION DETECTOR

- = CONDUIT GROUND

# = NON-DEDICATED GROUND

(#) = DEDICATED GROUND

<#> = ISOLATED GROUND

							THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND	
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ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 '-4" X 11'-0" X 0'-6" CONCRETE FLOOR

MB DATE: 4/7/16

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1300 DAVENPORT DRIVE MINDEN, LA. 71055

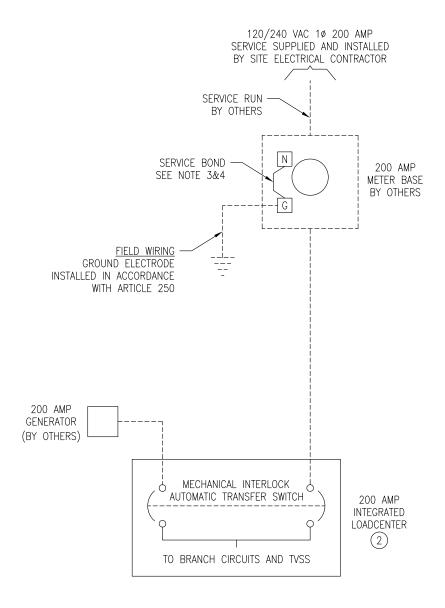
ELECTRICAL SCHEMATIC #1

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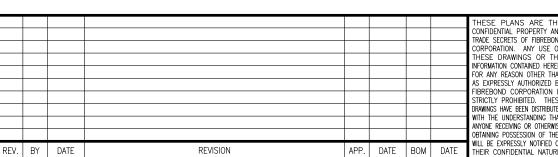
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FIBREBOND



POWER RISER BLOCK DIAGRAM- ATS

- 1. ---- DASHED LINES DENOTE FIELD WORK.
- 2. BUILDING ELECTRICAL SYSTEM IS RATED AT 10,000 A.I.C. IF HIGHER RATINGS ARE REQUIRED, IT IS THE RESPONSIBILITY OF SITE CONTRACTOR/ ENGINEER TO MEET SUCH REQUIREMENTS.
- 3. SERVICE BOND IS TO BE MADE BY DEVICES (STRAPS, SCREWS, ETC.) SUPPLIED BY EQUIPMENT MANUFACTURER. IF NO SUCH DEVICE IS SUPPLIED, BOND IS TO BE MADE IN ACCORDANCE WITH NEC ARTICLE 250.
- 4. WHEN SERVICE OVER CURRENT DISCONNECT IS FIELD INSTALLED AND HAS A NEUTRAL TO GROUND CONNECTION ESTABLISHED, REMOVE NEUTRAL TO GROUND CONNECTION IN TRANSFER SWITCH.
- 5. CONDUCTOR OVER CURRENT PROTECTION DEVICES ARE SELECTED IN ACCORDANCE WITH NEC (ARTICLE 240.3).
- CONDUCTOR SIZING IS SELECTED FROM NEC (ARTICLE 215.2).
- ALL LUGS THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR MULTI-BARRELL CONNECTIONS.
- ALL CONDUCTORS SHALL BE COPPER.
- 9. LABEL SERVICE DISCONNECT WITH A RED TAG.
- 10. RECOMMENDED SERVICE ENTRANCE CONDUCTOR SIZE (3) 3/0 AWG & (1) #4 GROUND.



THESE PLANS ARE TH CONFIDENTIAL PROPERTY AN TRADE SECRETS OF FIBREBONI CORPORATION. ANY USE O HESE DRAWINGS OR TH INFORMATION CONTAINED HEREI AS EXPRESSLY AUTHORIZED B FIBREBOND CORPORATION I STRICTLY PROHIBITED. THES DRAWINGS HAVE BEEN DISTRIBUTE WITH THE UNDERSTANDING THA ANYONE RECEIVING OR OTHERWIS OBTAINING POSSESSION OF THEM

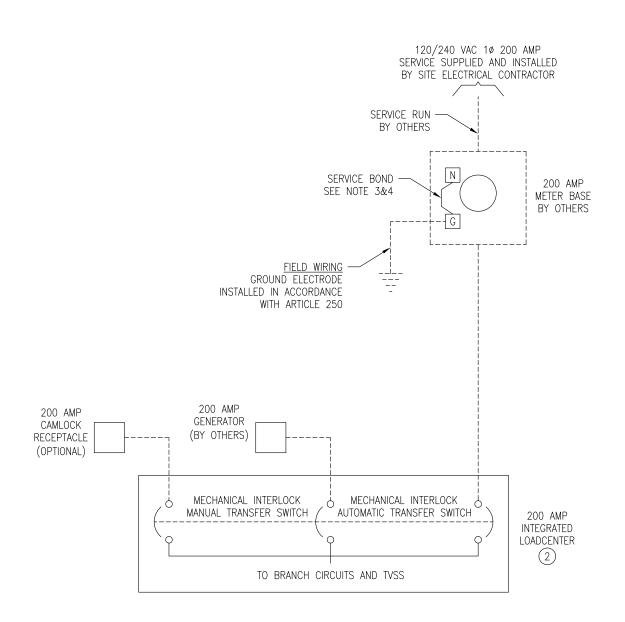
1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

ELECTRICAL SCHEMATIC #2- ATS

MB DATE: 4/7/16 DATE: DATE-DATE-

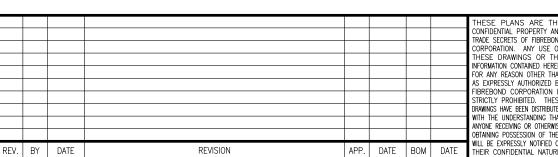


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POWER RISER BLOCK DIAGRAM— ATS/MTS

- 1. ---- DASHED LINES DENOTE FIELD WORK.
- 2. BUILDING ELECTRICAL SYSTEM IS RATED AT 10,000 A.I.C. IF HIGHER RATINGS ARE REQUIRED, IT IS THE RESPONSIBILITY OF SITE CONTRACTOR/ ENGINEER TO MEET SUCH REQUIREMENTS.
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- ALL CONDUCTORS SHALL BE COPPER.
- 9. LABEL SERVICE DISCONNECT WITH A RED TAG.
- 10. RECOMMENDED SERVICE ENTRANCE CONDUCTOR SIZE (3) 3/0 AWG & (1) #4 GROUND.



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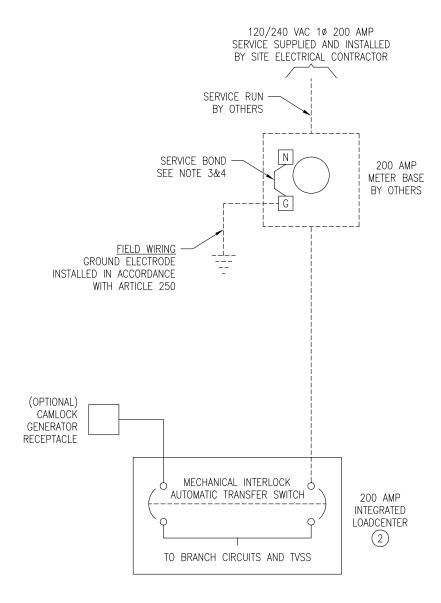
1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3

9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR ELECTRICAL SCHEMATIC #2- ATS/MTS

MB DATE: 4/7/16 DATE: DATE-DATE-

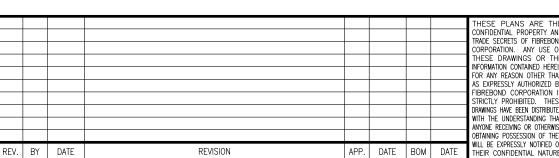


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POWER RISER BLOCK DIAGRAM- ATS

- 1. ---- DASHED LINES DENOTE FIELD WORK.
- 2. BUILDING ELECTRICAL SYSTEM IS RATED AT 10,000 A.I.C. IF HIGHER RATINGS ARE REQUIRED, IT IS THE RESPONSIBILITY OF SITE CONTRACTOR/ ENGINEER TO MEET SUCH REQUIREMENTS.
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- ALL CONDUCTORS SHALL BE COPPER.
- 9. LABEL SERVICE DISCONNECT WITH A RED TAG.
- 10. RECOMMENDED SERVICE ENTRANCE CONDUCTOR SIZE (3) 3/0 AWG & (1) #4 GROUND.



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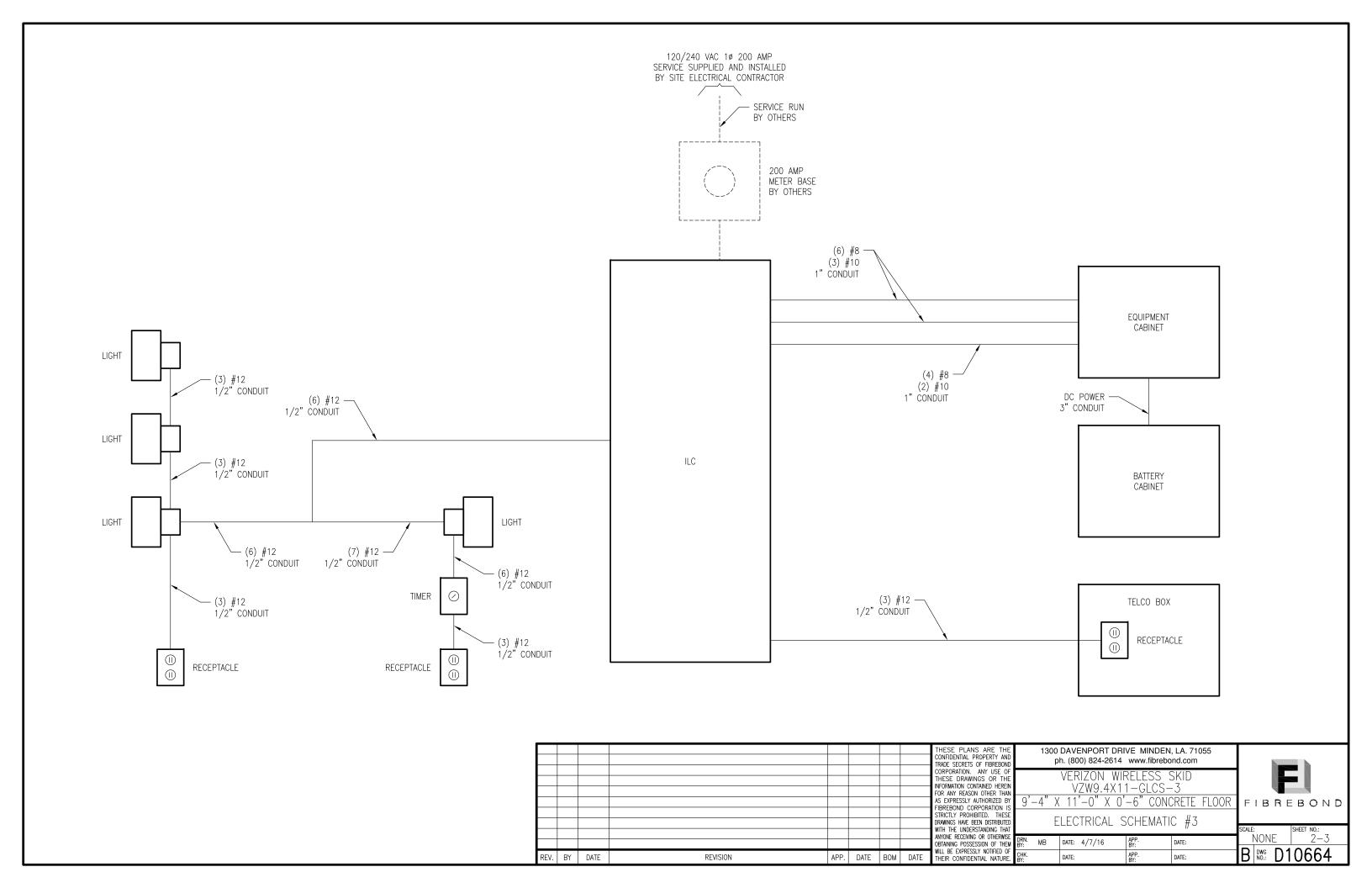
VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

ELECTRICAL SCHEMATIC #2- CAMLOCK

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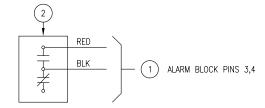


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# COMMERCIAL POWER FAIL

THE COMMERCIAL POWER FAIL RELAY IS CONNECTED TO EACH PHASE OF THE IN-COMING COMMERCIAL POWER. COMMERCIAL POWER IS THE POWER SUPPLIED BY THE UTILITY COMPANY. THE NORMALLY OPEN CONTACTS CLOSE UPON POWER UP OF THE BUILDING. CONTACTS OPEN UPON LOSS OF COMMERCIAL POWER SENDING AN ALARM. (THIS ALARM MUST NOT BE CONNECTED TO THE SYSTEM SUCH THAT IT RECEIVES POWER FROM A GENERATOR, UPS SYSTEM, OR ANY OTHER EMERGENCY POWER SOURCE.)

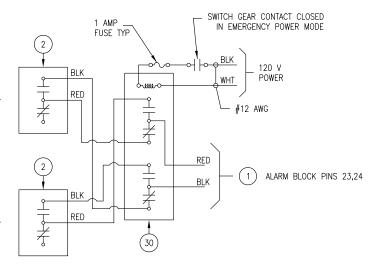


# SURGE ARRESTOR ALARM COMMERCIAL POWER

THE NORMALLY OPEN CONTACTS CLOSE UPON POWER UP OF THE SURGE ARRESTOR. CONTACTS WILL OPEN IF ELEMENTS ARE BLOWN OR IF A.C. POWER FAILS SENDING AN ALARM.

## SURGE ARRESTOR ALARM GENERATOR POWER

THE NORMALLY OPEN CONTACTS CLOSE UPON POWER UP OF THE SURGE ARRESTOR. CONTACTS WILL OPEN IF ELEMENTS ARE BLOWN OR IF A.C. POWER FAILS SENDING AN ALARM.



- 1. ALL ALARMS OPEN ON ALARM UNLESS OTHERWISE NOTED.
- 2. ALL ALARM WIRES TO BE 22/2 SOLID WIRE (UNLESS OTHERWISE SPECIFIED) AND SHALL BE TERMINATED TO THE ALARM BLOCK IN THE TELCO BOX.
  - N.C.=BLK
- 3. EACH ALARM PAIR IS TO BE TAGGED ON BOTH ENDS WITH PRINTED LABELS
- (P/N 832-10086). 4. ALARM BLOCKS ARE TO BE MOUNTED ON STANDOFF BRACKETS.
- 5. LAMINATE SHEET 3-2 AND ATTACH TO INTERIOR OF TELCO BOX DOOR.

								THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND
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								CORPORATION. ANY USE OF
								THESE DRAWINGS OR THE
								INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN
								AS EXPRESSLY AUTHORIZED BY
								FIBREBOND CORPORATION IS
								STRICTLY PROHIBITED. THESE
								DRAWINGS HAVE BEEN DISTRIBUTED
								WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE
								OBTAINING POSSESSION OF THEM
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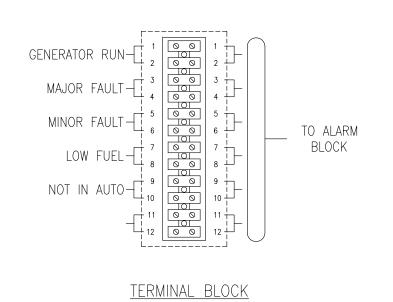
ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

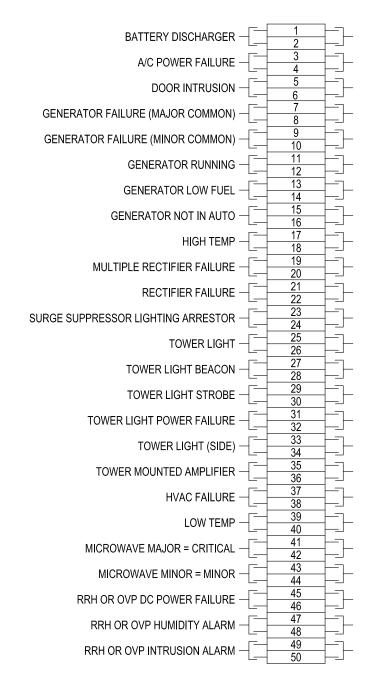
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ALARM BLOCK

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							CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN		VERIZON WII VZW9.4X1		
							FOR ANY REASON OTHER THAN	9'-4" X	$\frac{\sqrt{2}\sqrt{9.4}}{\sqrt{11'-0"}}$ X 0		
							STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT		ALARM W	/IRING #2	2
							ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM	BY: IVID	DATE: 4/7/16	APP. BY:	DATE:
BY	DATE	REVISION	APP.	DATE	ВОМ	DATE	WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE.	CHK. BY:	DATE:	APP. BY:	DATE:

REV. BY

FIBREBOND

scale: SHEET NO.: 3-2

B No.: D10664

CONCRETE FLOOR

NOTES: 1. SEE SHEET 3-1

# ITEM LIST

			<u> </u>	IVI LIJI
ITEM NO.	FIBREBOND PART NO.	MANUFACTURER PART NO.	MANUFACTURER	DESCRIPTION
<u>1.</u> <u>2.</u> <u>3.</u> 4.	822-00067/822-00240 - - - -	ATC26R248 — — — — — — — — — — — — — — — — — — —	HOFFMAN	TELCO BOX HINGED W/ LOCKING T-HANDLE 26" X 24" X 8" NEMA 3R PANEL, NEMA 3R 200 AMP, 120/240 V, 1 PH, 30 POSITION, 2 SOURCE ILC PANEL ATS TVSS EQUIPMENT CABINET BATTERY CABINET
5. 6. 7. 8. 9. 10.		2 <u>-10365</u> OL <b>W</b> 14	HUBBELL INTERMATIC LITHONIA COOPER	RECEPTACLE, 20AMP GFCI/RECEPTACLE, COVER/2" x 4" W.P.J.B. SWITCH, 20AMP 120V 1P AC TIMER SPRING WOUND, COVER/2" X 4" W.P.J.B EXTERIOR LIGHT, LED W/ PHOTOCELL 20AMP DUPLEX RECEPTACLE / 4" x 4" J.B.
-10. -11. -12. -13. -14. -15. -16. -17. -18. -19. -20. -21.	830-00144 841-00252 841-00221 856-00018 853-00085 855-11513 856-11521 856-11470 836-00037 835-23135/835-23747/835-2289			CUSTOMER SUPPLIED OVP GROUND BAR 1/4" X 4" X 24" GALV STEEL STAMPED "PROPERTY OF VERIZON" CHAIN, DOUBLE LOOP COIL, PLATED 2/0 QUICK LINK, 1/4" CONNECTOR NUT, 1/4"-20 BLACK EYEBOLT, TURN WIRE, 1/4"-20 X 2" WASHER, 1/4" X 1" PLATED WASHER, 1/2" X 1 3/8" PLATED NUT, 1/4" PLATED HEX TERMINAL STRIP, 12 CIRCUIT 30 AMP 300 VOLT ALARM BLOCK W/ BRACKET, "66" STAND-OFF /COVER 66 BLOCK CLEAR MC-4
23. 24. 25. 26. 27. 28.	841-00325	AM-LTT-1915	AMERICAN PRODUCTS	LAPTOP TRAY, DOOR OR PANEL MOUNTED, POWDER COAT LIGHT TEXTURE BEIGE FIRE EXTINGUISHER, 10 LB TYPE BC MOUNTED IN BOX
29. 30. 31. 32. 33. 34. 35.	827-10924/827-11704/827	-13591/827-20219		RELAY 120 VOLT 11 PIN WITH FUSES (SURGE ARRESTOR TVSS)
36. 37. 38. 39. 40. 41.				
42. - 43. - 44. - 45. - 46. - 47.				
- <del>4</del> /				

NOTE:
ITEMS ARE SUBJECT TO CHANGE DUE TO AVAILABILITY
AND EQUAL SUBSTITUTES WILL BE USED. ELECTRICAL
OR MECHANICAL REQUIREMENTS MAY CHANGE DUE TO
MANUFACTURERS SPECIFICATIONS.

# ITEM LIST

51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67.	ITEM NO.	FIBREBOND PART NO.	MANUFACTURER PART NO.	MANUFACTURER	DESCRIPTION	
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70.	<u> 70.                                    </u>					

	PACKING LIST								
ITEM#	QTY.	FIBREBOND PART NO.	MFG'S. PART NO.	MANUFACTURER	DESCRIPTION				
-	8	197786	-	FIBREBOND	3/8" TIE DOWN PLATES				
-	16	854-12970	-	_	3/4" x 2 1/2" SLEEVE ANCHORS W/ FLATWASHERS				
-	1	841-00316	-	-	SIGN, CAUTION RF CONTROLLED AREA YELLOW 10" x 14"				
•	2	841-00317	_	_	SIGN, EMERGENCY SPILL RESPONSE AND RECOVERY 5 3/4" x 3 3/4"				
•	2	841-00318	_	_	SIGN, EMERGENCY SPILL RESPONSE AND RECOVERY 3 3/4" x 1 5/8"				
•	1	841-00319	_	_	SIGN, TOWER REGISTRATION NUMBER 10" x 14"				
•	1	841-00320	_	_	SIGN, THERMAL RUNAWAY PROCEDURE POSTING				
-	2	841-00322	_	-	SIGN, DANGER DIESEL FUEL 10" x 14"				
-	1	841-00326	_	_	SIGN, N.O.C.C. 18" x 30"				
•	1	841-00282	_	_	SIGN, NFPA BATTERY ACID MSDS HAZARD BLUE 3, RED 0, YELLOW 2, WHITE BLANK				
-	1	841-00110		-	SIGN, RF FIELDS BEYOND THIS POINT 14" x 20"				
-		841-00249	-	-	SIGN, DANGER CORROSIVE LIQUIDS WEAR PROTECTIVE EQUIPMENT 10" x 14"				
•		841-00250	_	_	SIGN, DANGER DIESEL FUEL NO SMOKING NO OPEN FLAMES 10" x 14"				
•	1	841-00313	_	-	SIGN, POST AT TRANSMITTER LOCATION 8 1/2" x 5 1/2"				
•	1	841-00314	_	-	SIGN, NOTICE GUIDELINES FOR WORKING 8" x 12"				

								THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND	1000	DAVENPORT DRI bh. (800) 824-2614	
								CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN		VERIZON WII VZW9.4X1	
								AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE	9'-4" >	<pre>11'-0" X 0'</pre>	'-6" COI
								DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE		ITEM	LIST
								OBTAINING POSSESSION OF THEM	BY: IVID	DATE: 4/7/16	APP. BY:
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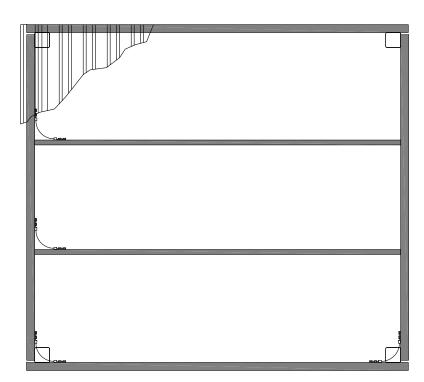




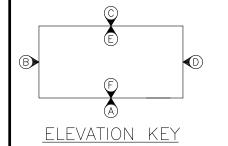
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### NOTES:

- 1. ALL BENDS MINIMUM 8" RADIUS.
- 2. APPLY ANTI-OXIDATION COMPOUND TO ALL CONNECTIONS.
- 3. ALL GROUNDING WIRES FOR EQUIPMENT, BOXES, ETC. SHALL BE #2 AWG SOLID TINNED COPPER WIRE AND A 2-HOLE LUG, UNLESS OTHERWISE SPECIFIED BY EQUIPMENT MANUFACTURER.
- 4. BARE COPPER CONDUCTORS SHALL NOT BE IN CONTACT WITH ANY DISSIMILAR MATERIAL. PLACE ON STANDOFFS, IF NECESSARY, TO ALLOW FOR PROPER INSTALLATION.
- 5. SHARP BENDS IN GROUNDING CONDUCTORS SHALL BE AVOIDED. 90° BENDS SHALL NOT BE USED.
- 6. ALL GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AS POSSIBLE. THE SHORTEST PRACTICAL ROUTE SHALL BE CHOSEN WITH THE LEAST AMOUNT OF BENDS AND SPLICES. USE THIS RULE AT ALL TIMES, EVEN IF ELEVATION PLAN SHOWS OTHERWISE. PLANS ARE SOMETIMES CLUTTERED AND UNCLEAR DUE TO LARGE AMOUNTS OF GROUNDING. BONDING JUMPERS CAN BE MOVED/SLID FROM ONE SIDE OF THE OBJECT TO THE OTHER UNDER THE GUIDANCE OF A SENIOR CREW LEADER AND/OR SUPERVISOR.
- 7. ALL SOLID WIRE SHALL USE A 2-HOLE LONG BARREL LUG.
- 8. WHEN GROUNDING MORE THAN ONE PIECE OF EQUIPMENT, DO NOT USE THE EQUIPMENT AS GROUNDING CONDUCTOR. DOUBLE-STACKING OF LUGS SHALL BE USED TO GET FROM EQUIPMENT TO EQUIPMENT.
- 9. REMOVE ALL PAINT BENEATH THE SURFACE OF GROUND LUGS.
- 10. GROUNDING TO BE IAW VERIZON WIRELESS NSTD 46.
- 11. ALL COILS SHALL BE 10' LONG AND TYWRAPPED.
- 12. MOUNT ALL GROUND LUGS IN THE VERTICAL POSITION, UNLESS OTHERWISE REQUIRED BY EQUIPMENT MANUFACTURER.



ROOF VIEW



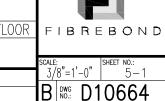
								THESE PLANS ARE THE CONTIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN
								AS EXPRESSLY AUTHORIZED BY
								FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE
								DRAWINGS HAVE BEEN DISTRIBUTED
								WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE
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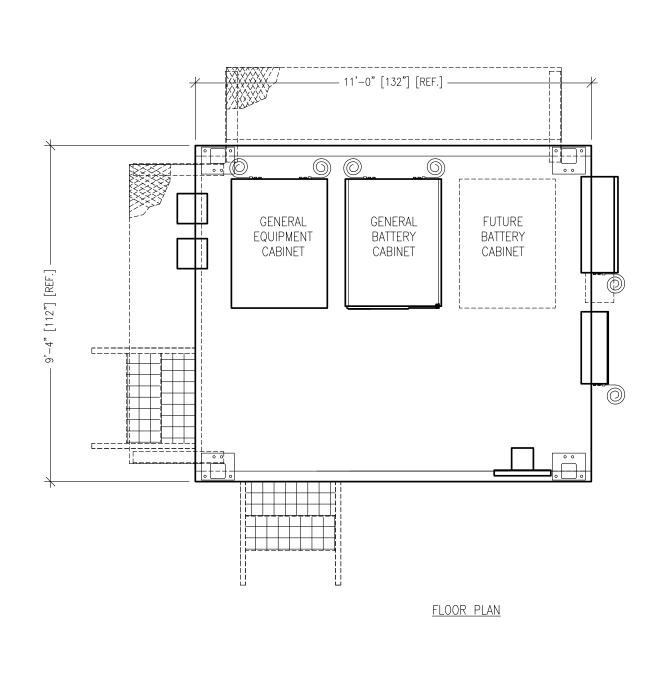
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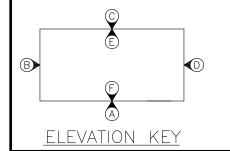
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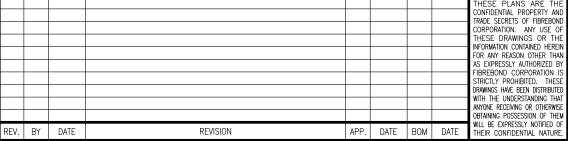
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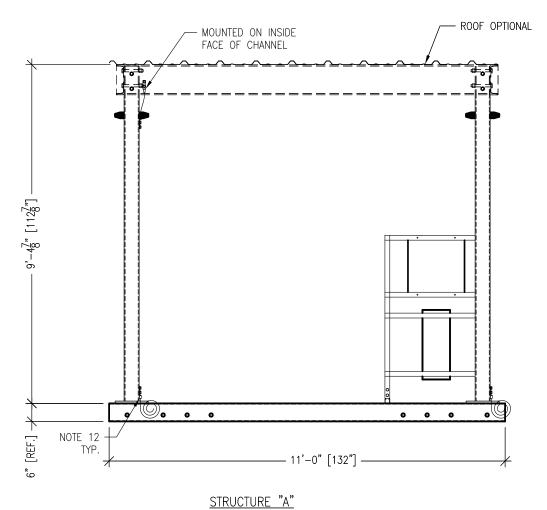
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GROUNDING FLOOR VIEW

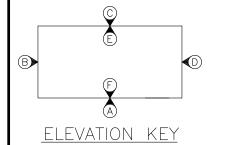
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NOTES: SEE GROUNDING ROOF VIEW SHEET FOR NOTES & DETAILS



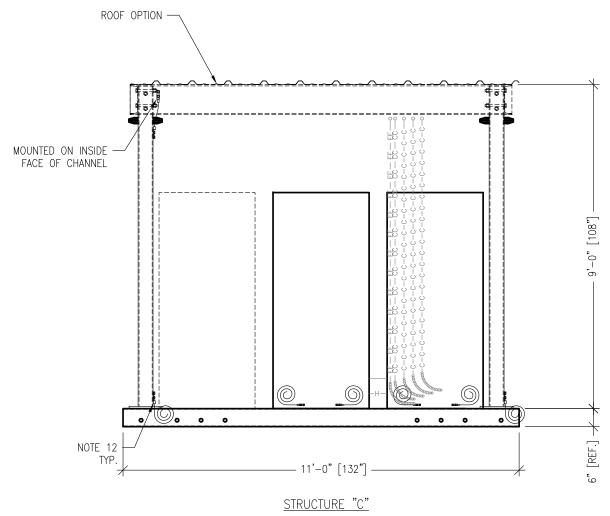
								THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR MAY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM	9'
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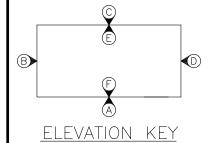
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NOTES: SEE GROUNDING ROOF VIEW SHEET FOR NOTES & DETAILS



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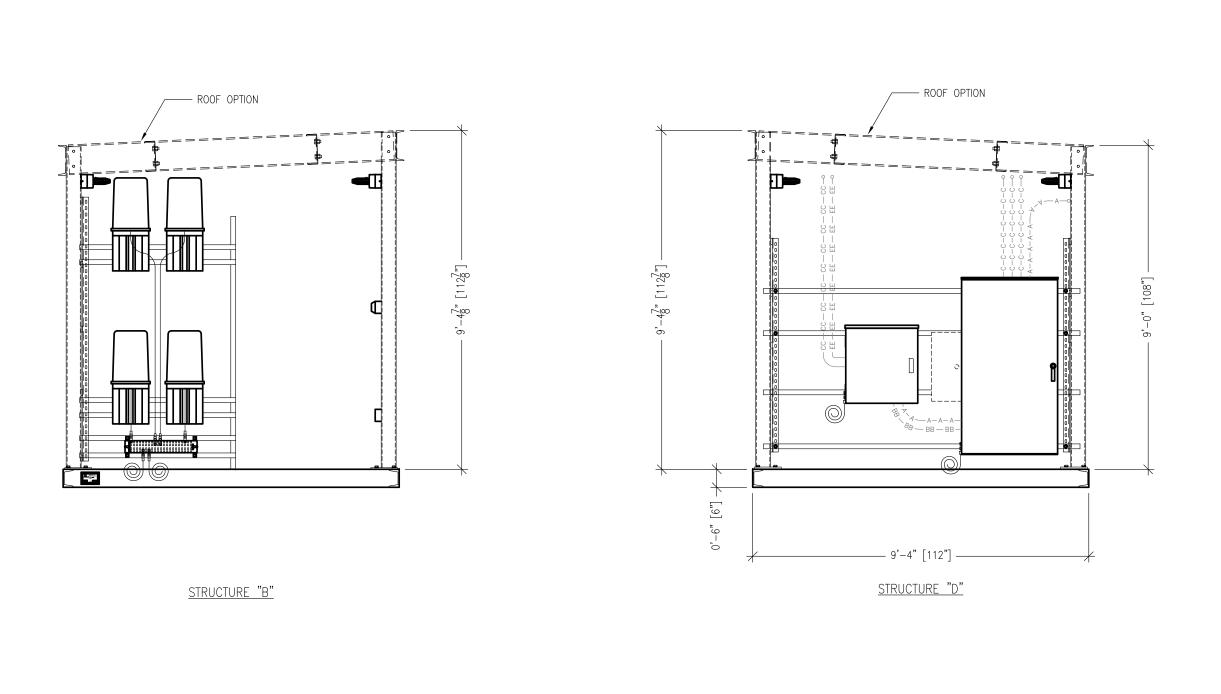
BY: 1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR

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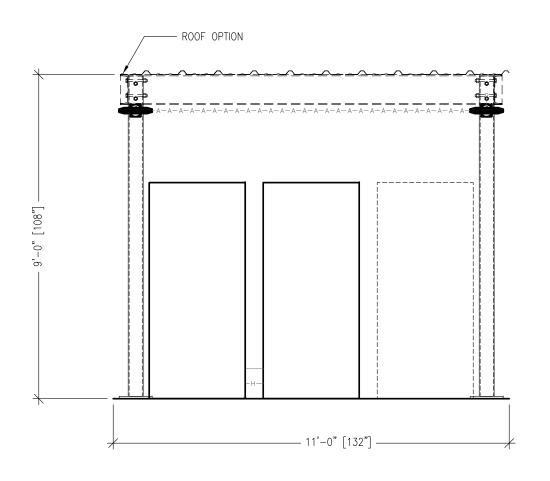


VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR GROUNDING ELEVATION "B" & "D" MB DATE: 4/7/16 DATE: DATE: APP. BY: DATE:

THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE. 1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com

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SCALE: SHEET NO.: 5-5 B No.: D10664



STRUCTURE "E"

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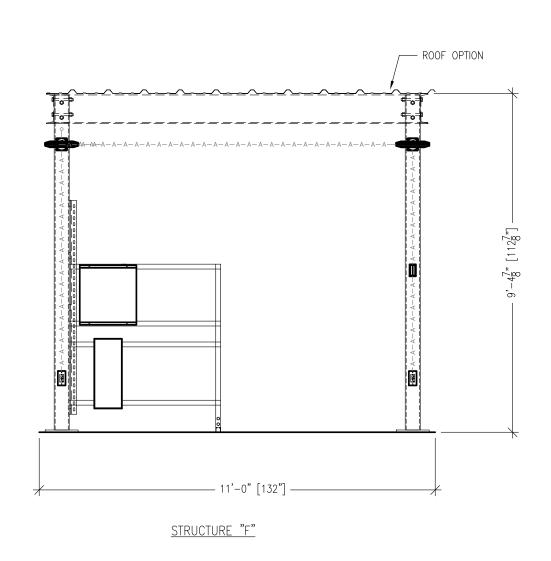
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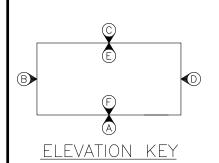
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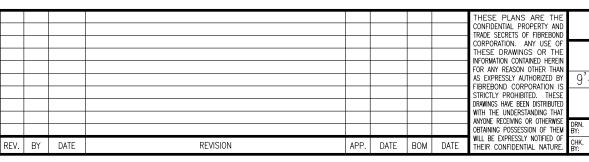
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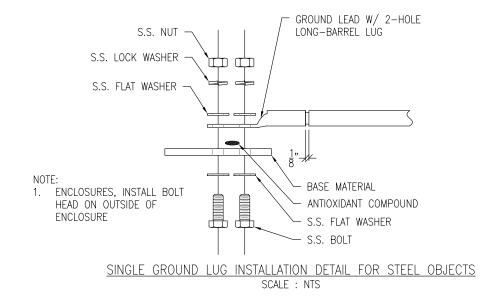
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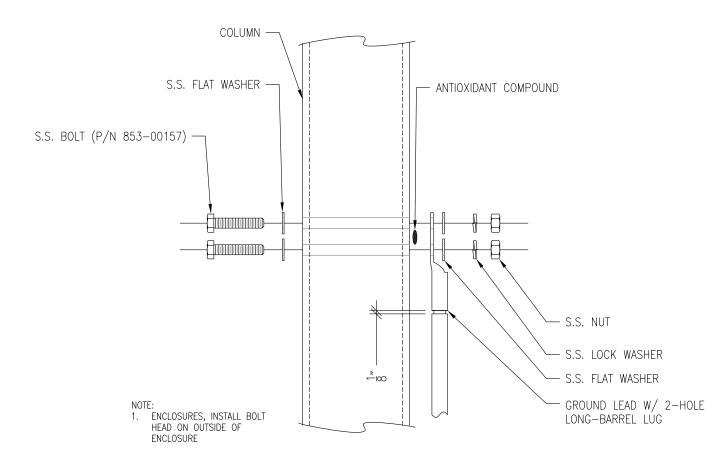
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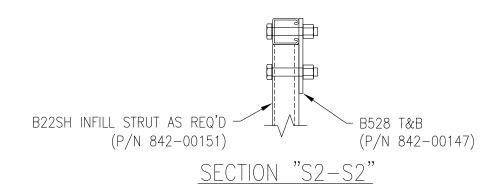
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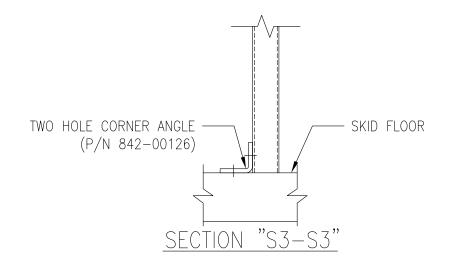


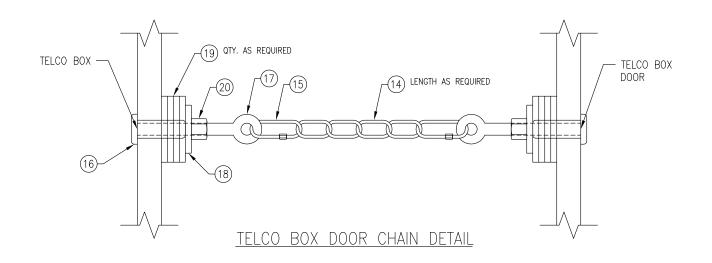


SINGLE GROUND LUG INSTALLATION DETAIL FOR STEEL TUBING SCALE : NTS

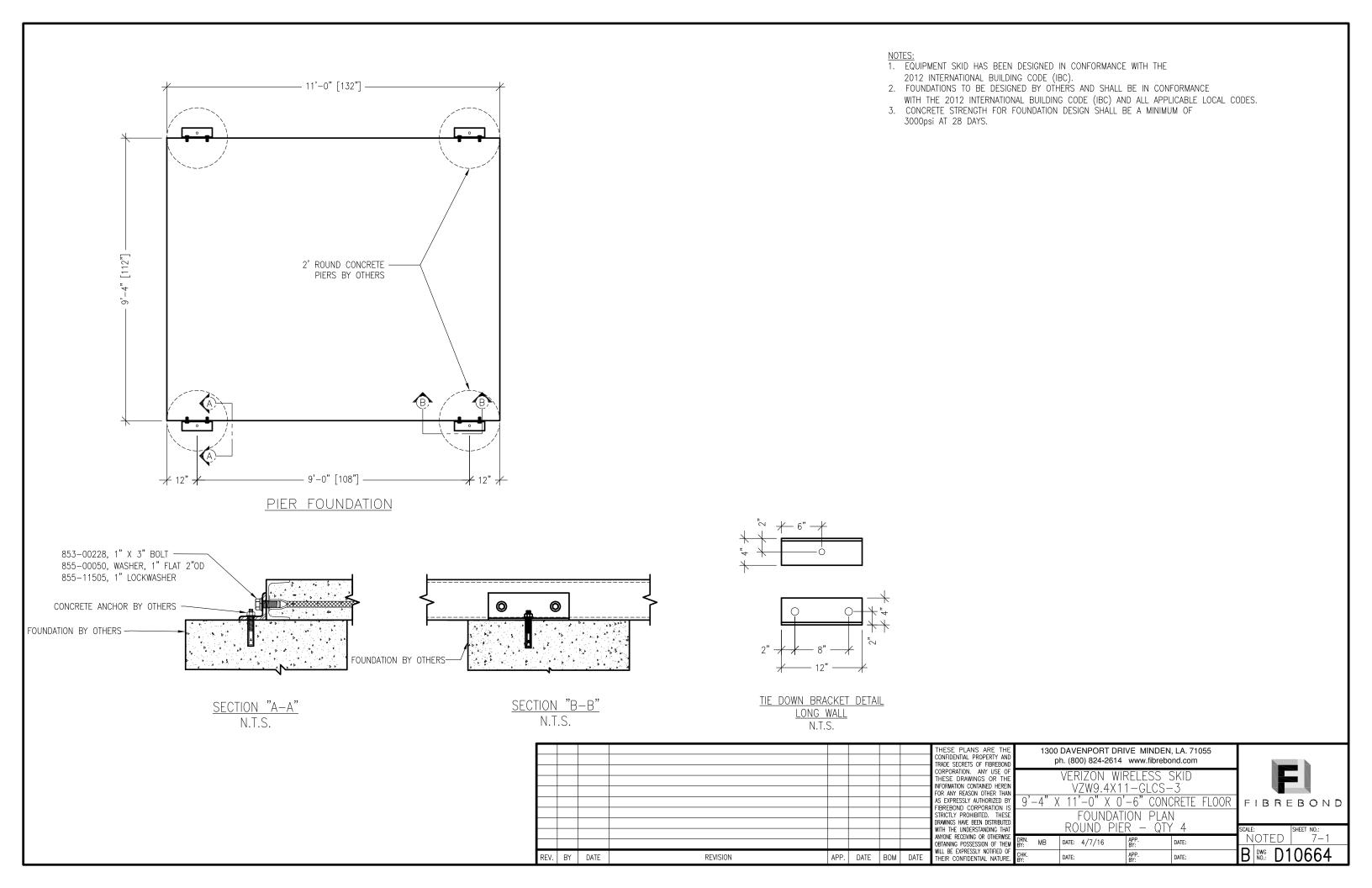
								THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND	1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com
								CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN	VERIZON WIRELESS SKID VZW9.4X11-GLCS-3
								AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE	J + A II O A O O CONONLIL ILCON PIBREBOND
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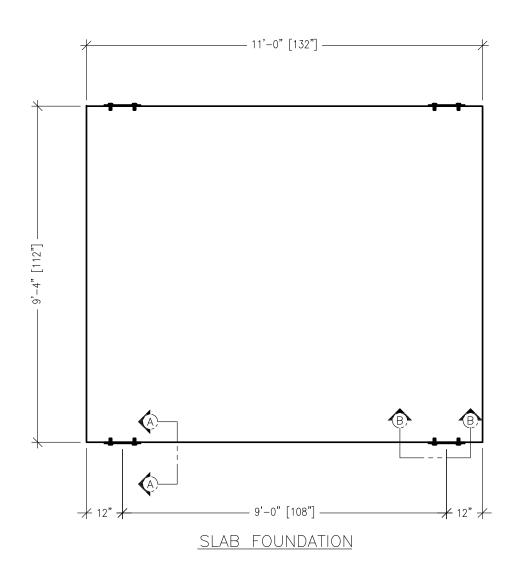


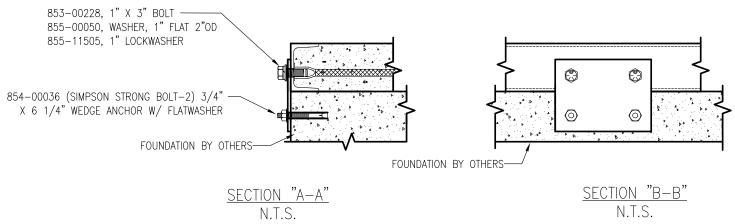


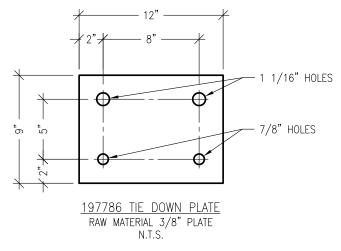


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F									AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE	9'-4" X 11'-0" X 0'-6" CONCRETE	FLOOR FIBREBOND
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<u>ON "E</u> N.T.S.	<u>B-B"</u>	RAW MATERIA N.										
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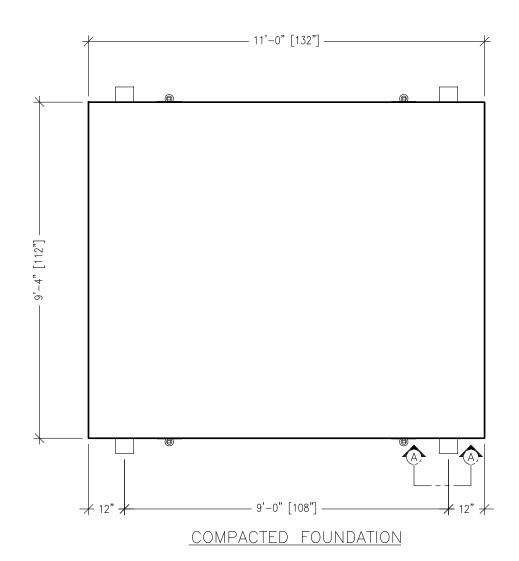
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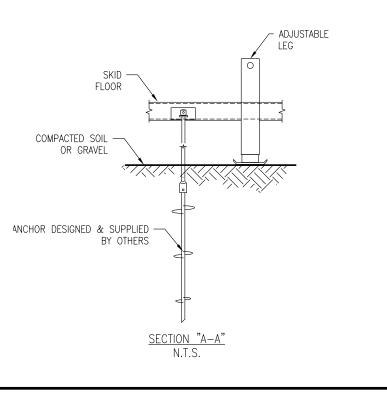
1. EQUIPMENT SKID HAS BEEN DESIGNED IN CONFORMANCE WITH THE

2012 INTERNATIONAL BUILDING CODE (IBC).
2. FOUNDATIONS TO BE DESIGNED BY OTHERS AND SHALL BE IN CONFORMANCE

WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES.

3. CONCRETE STRENGTH FOR FOUNDATION DESIGN SHALL BE A MINIMUM OF 3000psi AT 28 DAYS.





- NOTES:

  1. EQUIPMENT SKID HAS BEEN DESIGNED IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC).
  2. FOUNDATIONS TO BE DESIGNED BY OTHERS AND SHALL BE IN CONFORMANCE
- WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES.
- 3. CONCRETE STRENGTH FOR FOUNDATION DESIGN SHALL BE A MINIMUM OF 3000psi AT 28 DAYS.

							THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBEBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS AWE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM
BY	DATE	REVISION	APP.	DATE	ВОМ	DATE	WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE.

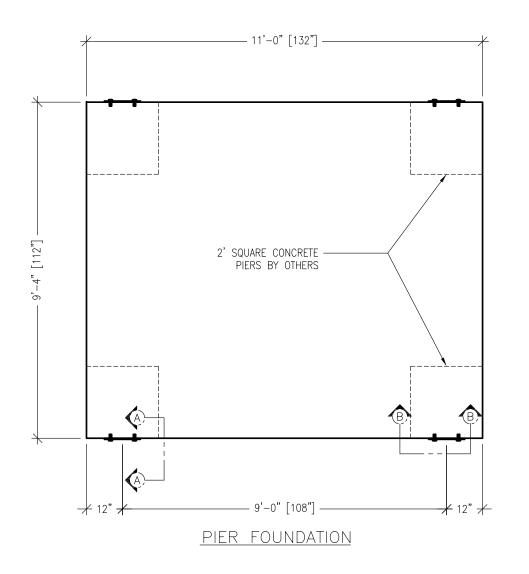
REV. BY DATE

1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com VERIZON WIRELESS SKID VZW9.4X11-GLCS-3 9'-4" X 11'-0" X 0'-6" CONCRETE FLOOR FIBREBOND FOUNDATION PLAN

GRAVEL OR COMPACTED SOII MB DATE: 4/7/16 DATE: DATE: DATE:



scale: NOTED			SHEET	NO.: 7-3
В	DWG NO.:	D1	06	664



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FOUNDATION BY OTHERS-

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853-00228, 1" X 3" BOLT — 855-00050, WASHER, 1" FLAT 2"OD 855-11505, 1" LOCKWASHER

854-00036 (SIMPSON STRONG BOLT-2) 3/4" -

X 6 1/4" WEDGE ANCHOR W/ FLATWASHER

FOUNDATION BY OTHERS-

SECTION "A-A"

- 1. EQUIPMENT SKID HAS BEEN DESIGNED IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC).
- 2. FOUNDATIONS TO BE DESIGNED BY OTHERS AND SHALL BE IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES.

FIBREBOND

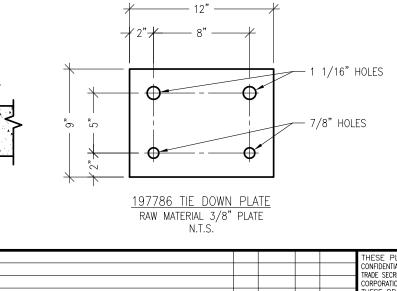
SCALE: SHEET NO.: 7-4

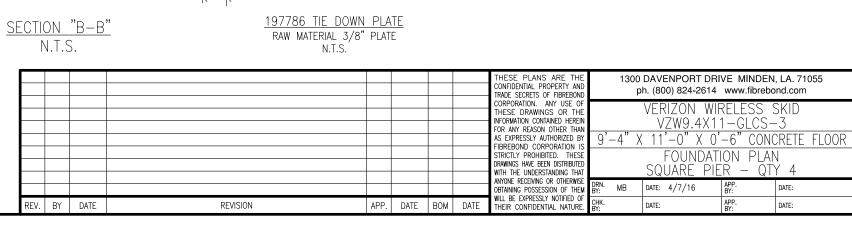
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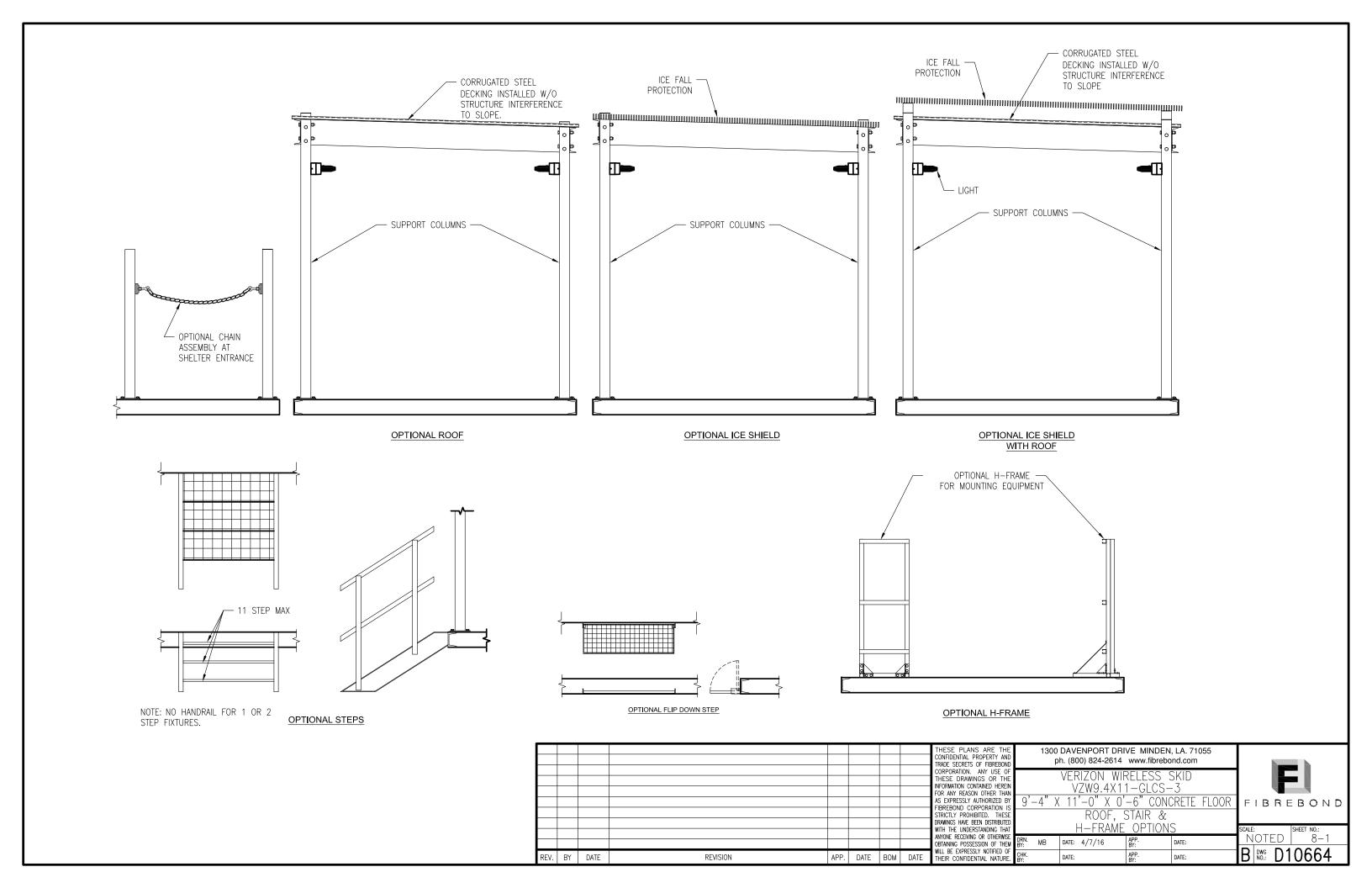
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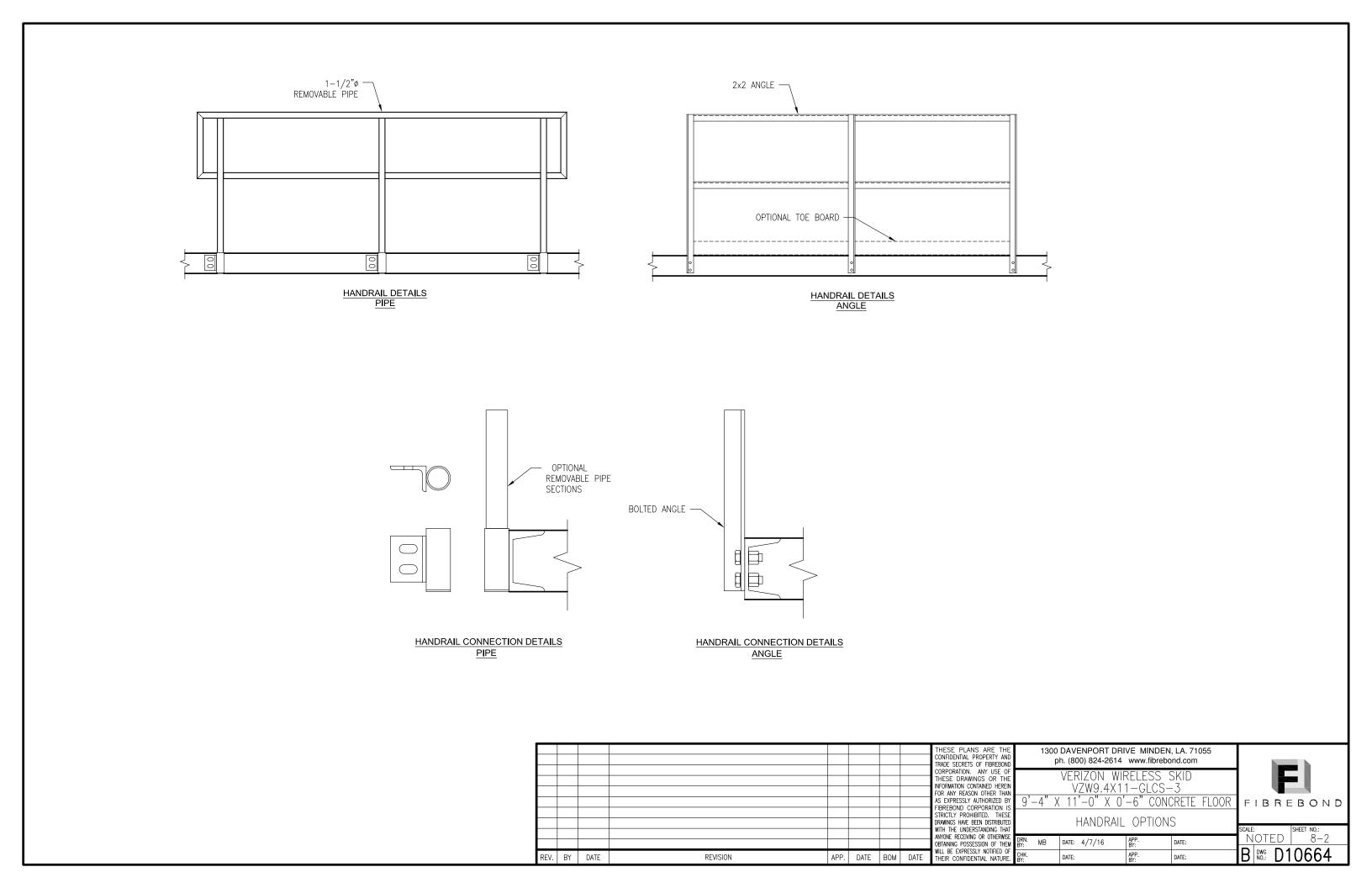
DATE:

3. CONCRETE STRENGTH FOR FOUNDATION DESIGN SHALL BE A MINIMUM OF 3000psi AT 28 DAYS.











#### **FEATURES & SPECIFICATIONS**

#### INTENDED IISE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

#### CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

#### **OPTICS**

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and provides 1,490 delivered lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

#### ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KY

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

#### LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

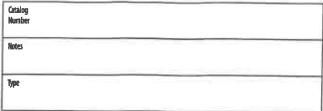
Tested in accordance with IESNA LM-79 and LM-80 standards.

#### WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms\_and\_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.



**Outdoor General Purpose** 

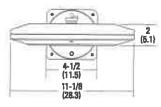


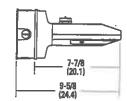












All dimensions are inches (centimeters) unless otherwise indicated.

DLW14		V-4/4		
Series	Color temperature (CCT)*	Voltage	Control	Finish
OLW14 1400 lumen LED wall pack	(blank) 5000K <sup>1</sup>	(blank) MVOLT (120V-277V)	(blank) MVOLT photoceli included	(blank) Bronze WH White

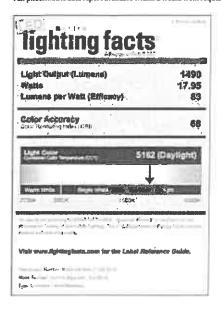
Accessories: Ora	let as separate actains number.	
FCOS M24	Full cutoff shield	
FCOS WH M24	Full cutoff shield, white	

#### iotas

<sup>1</sup> Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

#### **PHOTOMETRIC DIAGRAMS**

Full photometric data report available within 2 weeks from request. Consult factory. Tested in accordance with IESNA LM-79 and LM-80 standards.







#### **Applicant**

Andrea Crowley, on behalf of Karli Mayher and DJM-Vandenberg Brookside Joint Venture

#### **Property Location**

SWC of Magnuson Lane and 191st Street

#### **Parcel Size**

7.65 ac

#### **Zoning**

R-5 PD Brookside Glen PUD

#### **PINs**

19-09-11-200-015-0000 19-09-11-200-013-0000

#### **Approvals Sought**

Site Plan Approval, Special Use Permit for a Substantial Deviation from a PUD (which includes exceptions from Zoning Ordinance)

#### **Project Planners**

Paula J. Wallrich, AICP Interim Community Development Director

Stephanie Kisler, AICP Planner I

## **PLAN COMMISSION STAFF REPORT**

May 18, 2017

#### THE RESIDENCE AT BROOKSIDE GLEN

SWC of Magnuson Lane and 191st Street



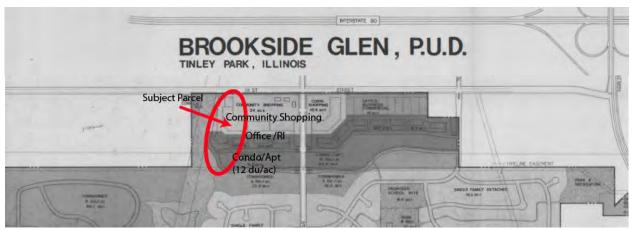
#### **EXECUTIVE SUMMARY**

The Applicant, Andrea T. Crowley, on behalf of Karli Mayher and DJM-Vandenberg Brookside Joint Venture, seeks Site Plan Approval and a Special Use Permit for a Substantial Deviation from the approved Brookside Glen Planned Unit Development (PUD). The Applicant proposes to construct two (2) multi-family structures with seventy-two (72) two and three bedroom rental units in each building for a total of 144 units.

The approved PUD (2000) provided for nine (9) 16-unit structures for a total of 144 units. The density and unit count remain the same as originally approved; however, reducing the number of structures allows for additional green space and amenities such as a club house, pool, cabanas, dog park, outdoor recreation and fitness areas, walking path, grilling areas, arboretum, Frisbee golf, and fire pits. Each unit is provided with an indoor parking space.

The property is zoned R-5 PD (Low Density Residential, Planned Unit Development) and is located in the Urban Design Overlay District. As a PUD, deviations from the Zoning Ordinance are considered exceptions rather than variations; therefore, these exceptions are reviewed in context of the original intent of the PUD rather than strict adherence to the Village's Zoning Ordinance. The following table outlines the exceptions according to the proposed plans:

Exception	Requirement	Proposed
Building Setback	20' maximum	14' - 36'
Parking Setback	25' minimum	TBD
Building Height	56' maximum	62'



Excerpt from the Original Brookside Glen PUD

The Brookside Glen Planned Unit Development (PUD) was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. This is not atypical for a property of this size that has had to respond to market trends and fluctuating economic conditions over time. The subject property was originally planned for a mixture of commercial, office, restricted industrial, and residential uses (condo/ apartments).

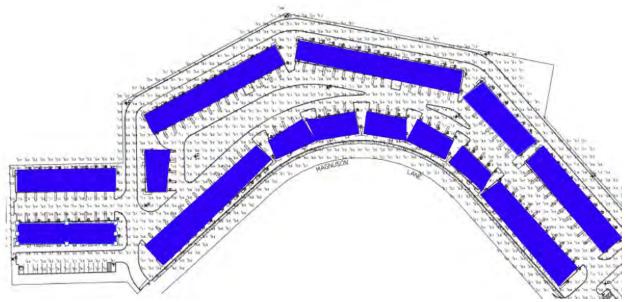
In 2000, a Substantial Deviation from the PUD was approved for nine (9) 4-story, 16 unit condo buildings similar to the housing types that currently exist on Brookside Glen Drive and Greenway Boulevard. This project was never built and Staff has been unable to locate plans for the project. Since that time, there have been a few other proposals including a condominium development scheme with nine 8-unit buildings and one 16-unit building (submitted in 2007; see image below). In 2014, a proposal was submitted for 123 units in 17 buildings comprised of between 4 to 15 attached single-family rowhouse dwelling units per building (see image on next page). Neither project was approved.



Existing Condominiums



Proposed Plans from 2007 (by others)



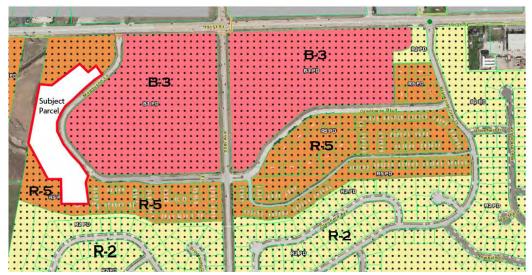
Proposed Plans from 2014 (by others)

In July of 2016, the Village was approached by the Applicant, Karli Mayher, to develop the same 7.65 acre parcel. However, her proposal was for two (2) buildings instead of nine (9), yet maintained the same density (18.8 du/ac) and unit count (144 dwelling units). As part of the Applicant's study of the residential market they discovered that financing for condo developments is becoming increasingly more difficult due to the subprime mortgage crisis and the trend was moving away from home ownership (condos). Tinley Park is becoming more attractive to the young professional wanting luxury housing without the maintenance responsibilities. These renters are looking to live close to public transportation and shopping opportunities. The Applicant is seeking to capitalize on this housing trend and develop upscale rental units that provide modern amenities not commonly found in rental housing.

Rental developments have historically struggled with maintaining value over time. There are many examples in the south suburbs that experience a decline in building condition as maintenance costs increase. One way to insulate against such decline is to ensure there is an inherent cost or value to the development that necessitates a certain Rate of Return (ROI) over time. The subject parcel has proposed significant amenities beyond what is expected or required of multi-family developments. Such things as a clubhouse, pool, exercise areas and fitness center, dog park, walking paths, outdoor grilling area, roof decks, and cabanas not only contribute to the overall character of the development but contribute to a higher operating cost that in turn commands a certain lease rate to guarantee an expected rate of return. The Applicant has also referenced market research that indicates that the amenities of a development that distinguish one development from another, thus, increasing its leasing market.

#### ZONING, ADJACENT LAND USE, & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is zoned R-5 PD (Low Density Residential) and is part of the Brookside Glen Planned Unit Development (PUD). It is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to "accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties". UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots.



Graphic Showing Zoning in the Vicinity of the Site

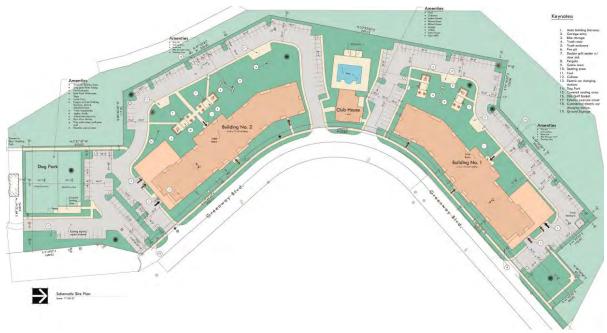
Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pump station is located immediately to the south and a townhome development exists to the southeast with 2-story structures housing 4-6 units. East of 80th Avenue, multifamily uses continue with townhomes and 4-story condominium buildings of 16 units each. These structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the ground floor parking garage. A detention pond is located to the north and functions as a buffer to 191st Street. The Wolverine Pipeline traverses the site (east to west), just north of the proposed dog park.



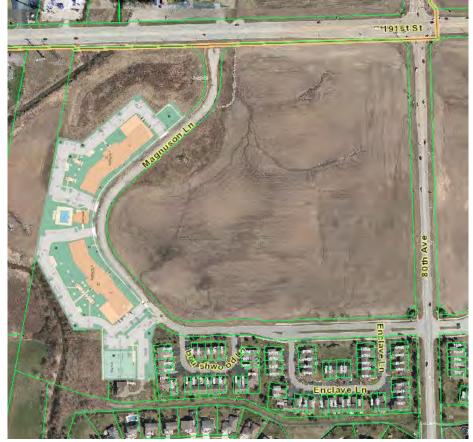
The underlying zoning district of R-5 provides for certain bulk regulations, as does the UD-1. As a Planned Unit Development, deviations from these requirements are considered 'exceptions' and are not reviewed as a 'true' variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

The Village's Comprehensive Plan indicates the subject area as residential.

The proposed Site Plan shows two (2) multi-family residential structures (each with seventy-two (72) dwelling units) and a club house in between the residential structures. The buildings follow the curve of Magnuson Lane. The Applicant has worked cooperatively with Staff to create an optimal Site Plan, resulting in several revisions to the original submittal. There will be a few additional revisions presented at the workshop meeting on May 18<sup>th</sup>.



Excerpt of the Applicant's Color Site Plan



Staff's Graphic Showing the Site Plan Over an Aerial Image

#### **Setbacks**

The buildings are located closer to the street in order to meet the intent of the Urban Design Overlay District, which establishes a maximum front yard setback of twenty feet (20'). Staff notes that Building 1 has a front yard setback that ranges from 14' to 24' and Building 2 has front yard setbacks ranging from 22' to 36'. It is important to consider the scale of the building when thinking about the most suitable setbacks. Due to the height and scale of the buildings, increased setbacks provide opportunity for additional landscaping and berming against the foundation wall. Additionally, the curvature of the street and the resulting sight lines along with the curvature of the building façade serve to minimize the scale of the building. This all contributes to the mitigation of the scale of the building and provide for a more pedestrian scale to the streetscape. As a point of reference, there are condominiums of similar scale with respect to height located along Brookside Glen Drive and Greenway Boulevard which have setbacks ranging from 24-30'.

<u>Exception #1:</u> Front yard setback. The Urban Design Overlay District requires a twenty foot (20') maximum setback for the front yard. The proposed structures do not meet this requirement in all instances.

Additionally, in an attempt to meet the intent of the Urban Design Overlay District's regulations, the Applicant has located the majority of the surface parking behind the buildings. The regulations call for parking to be set back a minimum of twenty-five feet (25') in front yards. Staff has recommended that all parking areas meet this requirement. A revised Site Plan will be presented at the workshop meeting. Parking is discussed further in the Parking section of the Staff Report.

<u>Exception #2</u>: Parking setback. The Urban Design Overlay District requires a twenty-five foot (25') minimum setback for parking. The Applicant is encouraged to design all parking areas to meet this requirement.

#### **Landscape**

The Applicant has provided a Landscape Plan that meets the spirit of the Landscape Ordinance, according to the Village's Landscape Architect. Staff recommends some minor revisions to the Landscape Plan, which will be resubmitted for final review prior to the Public Hearing. The minor revisions include re-arranging the plantings to be grouped rather than planted in a linear pattern and correcting specifications for plant material sizes. Staff will continue to work with the Applicant to achieve a satisfactory Landscape Plan.



#### Parking & Access

Some of Staff's suggested revisions to the Site Plan include land banking some parking spaces and reconfiguring the access drive at the south end of the property. The Site Plan currently contains 360 parking spaces (144 of which are in the ground floor garages in the residential buildings), which meets the Village's parking regulations in Section VIII.A.10. (2.5 parking spaces/DU).

The Applicant does not anticipate the need for 2.5 parking spaces per unit, especially since there are one-bedroom units. In addition, the development will be marketed to young professionals that are seeking access to public transportation and therefore often require only one (1) vehicle per household. The Applicant has agreed to land bank parking spaces and construct them if needed in the future. This requires the providing space for parking but not improving it until a need is established. As a result this will create additional green space for the development until such time as the parking is needed (or not needed). The parking areas that will be land banked will be spaces located nearest Magnuson Lane, thereby parking will primarily be located behind the structures to meet the intent of the Urban Design Overlay District This would not necessarily constitute an exception since the total number of required parking spaces will be provided. This is an acceptable practice within the context of a PUD. Staff recommends notation of the land banking as part of the Special Use conditions.

Staff also suggested that the Applicant reconfigure the south curb cuts on Magnuson Lane and consolidate them into one single access point. This will preserve access to the municipal pump station and create a safer entry into the residential site. Additionally, Staff requested that the parking garages have access out each end of the residential buildings to improve the maneuverability within the garages. This change will create new garage entry points on the south side of Building 1 and the north side of Building 2. The Applicant will revise the plans accordingly.

The plans show the addition of public sidewalk along the west side of Magnuson Lane. Staff recommends the sidewalk also be added along the south side of Magnuson Lane/Greenway Boulevard to link John Michael Drive to Brushwood Lane via public sidewalk. The Applicant has provided sidewalks and carriage walks within the site itself to serve the residents and guests. Staff has encouraged the Applicant to add crosswalks to further improve the pedestrian safety within the site.

The Applicant has provided a bike connection to the Frankfort Square Park District's bike trail system that is just south of the municipal pump station. The bike trail meanders through residential areas and eventually leads south to the Old Plank Road Trail.

#### Lighting

The Photometric Plan indicates adequate lighting in the parking areas, which is provided by decorative light fixtures. Staff recommends the Applicant add decorative wall sconces near the entry doors and garage doors to add to the aesthetics and the residential character of the buildings.

#### **Trash Enclosures**

The Applicant has provided an interior trash room for the tenant's to dispose of their waste. A management company will handle the trash collection from the trash room to the outdoor trash enclosures. The exterior trash enclosures will be constructed with materials matching the façade of the buildings.

#### **Amenities**

In order to create and preserve value for the residential dwelling units, the Applicant proposes many amenities onsite, including but not limited to:

- Indoor ground-level parking garages with at least one space per dwelling unit;
- A club house including an outdoor pool with cabanas, a fitness center, locker rooms, free WiFi, a lounge, a meeting room, a computer room, and a great room with a kitchenette.
- Outdoor grilling areas for each building, including grill stations, fire pits, outdoor seating, pergolas, and a service sink;
- Disc golf baskets;
- Bike storage (interior and exterior);
- Electric car charging stations;
- Exterior exercise circuit equipment;
- A dog park (for private use by the residents) including a large and small dog area, complete with seating area, a drinking fountain, and training fixtures such as a jump bar and weave poles;
- An arboretum area at the north end of the site featuring outdoor seating;
- A bike trail connection to a major bike trail system;
- Over 4 acres of open space; and
- Outdoor terraces available to the residents in addition to their own private balconies.



Rendering of the Outdoor Terrace and Grilling Stations



Close View of Grilling Stations



The two (2) residential structures bookend the site with mirror images of each other. The structures are 4-stories of residential uses over a ground-level parking garage. The building height ranges from 57' to 71' with the highest range reflecting the elevation of the highest peak measured from floor grade to maximum peak while the lowest height reflects the ground elevation to the lowest roof elevation. The site has been graded to minimize the exposed ground level elevations. (see the Building Height section for further discussion).



The street façade had a central architectural feature to identify the street access; it also has increased roof height and projects 5' from the front façade. A wood trellis frames the doorway on both the front and rear facades with tapered stone columns. The top floor unit is set back to create a roof deck and includes the floor to ceiling windows. The west entrances will function as the main entrance to the facility; however, the east façade is also designed with a similar entry feature as required by the UD-1.

There are 72 units per structure with the following breakdown of unit type:

Unit Type	Area (SF)	# of Units
2 bedroom/2 bath	1,286-1,356	44
2 bedroom/2 bath/study	1,616	4
1 bedroom/1.5 bath	1,073	4
1 bedroom/1 bath	924-987	20

The smallest unit is 924 SF (1 bedroom) with the largest 2 bedroom/2 bath/study unit measuring 1,616 SF. All units exceed the Village's minimum size requirements for usable floor area. In addition to the generous unit size, all units have at least one (1) balcony with some units having two (2) balconies, private terraces, or large private roof decks. The outside end units of each building have terraces measuring 23' x 31', plus a balcony.

The architecture provides for varying roof heights, which help to break up the expanse of the roof line but also allow for several units to have increased ceiling heights in excess of 13 feet. These same units also are enhanced with floor to ceiling windows and private roof decks. Each structure reflects the curvature of the roadway. Articulation is provided throughout each façade with inset and projecting balconies.

The ground floor parking garage provides one (1) interior parking space per unit. Vehicular access will be provided at each end of the structure. A separate garage is provided at the rear outer edge of each building that provides 10 parking spaces and an expansive roof deck on top (47' x 93') and includes seating areas and grilling stations.

#### **Building Height**

The height of the main ridge line of the proposed multi-family structures are  $64'\pm$  with the peak of the roof of the central entrance features measuring 71' $\pm$ . However, building height is measured as "the mean height level between eaves and ridge of gable, hip, and gambrel roofs"; therefore, the height of the tallest roof (at the entrance) is considered 65'. For comparison, the height of the condominium units on Brookside Glen Drive and Greenway Boulevard are 62' in height. While the maximum height allowed in the R-5 District is 35', as part of a PUD and the Substantial Deviation request the Commission may consider this as an exception to the Zoning Ordinance. Support for this exception is found through the analysis of the various approving documents for this PUD and is presented as follows:

The Annexation Agreement of the original PUD (1989) provided for 122.8 acres of townhomes zoned R-5 and 21.5 acres of condominiums zoned R-6 (see graphic of the proposed allotment of zoning districts under 'Background' above). The maximum height in each of these districts is 35' and 40' respectfully. There were several amendments to the original Agreement over the following years that continued to alter the original zoning and master planning for the area, including an amendment and approval of a Substantial Deviation of the PUD in 2000 which increased the allowable density, unit count, and height of the condominium units. The ordinance reads:

"The original Planned Unit Development called for 429.9 acres of single-family residential lots with a total of 1,127 lots, while the revised Planned Unit Development proposed herein would provide for 460 acres of single-family residential lots with a total of 1,192 lots. The original Planned Unit Development also provided for 123.3 acres of townhome development with a total number of 740 dwelling units, while the revised Planned Unit Development reduces the townhome development to a total of 94.6 acres and a total of 527 dwelling units. Finally, the original Planned Unit Development provided for 21.5 acres of condominium development with a total of 258 dwelling units, while the revised Planned Unit Development will have 27 acres of condominium development with 352 dwelling units. Thus, there is an overall reduction in density of 54 dwelling units. The proposed substantial deviation also provides for an increase in the building height for the proposed condominium units from three to four stories, and each condominium building will have underground parking (at least one parking stall per condominium unit) and elevators. There will be 16 condominium buildings with 22 units in each building."

#### The same document also states:

"to allow an increase in the building height in the condominium portion of the Planned Unit Development (in the R-5 Low Density Residential District of the Planned Unit Development) to allow for four story buildings not to exceed 56 feet in height."

It is unclear as to how the existing condominiums (on Brookside Glen Drive and Greenway Boulevard) were approved at 62'. However, despite the height restrictions of the underlying zoning district (35' for R-5), the proposed height of 65 can be supported by the amended ordinance which provides for four stories with underground parking and the precedence of the existing condos at a height of 62'. The Commission may wish to consider this as an exception from the maximum allowable building height per Section V.C.II. of the Zoning Ordinance and approve it as part of the Special Use Permit for a Substantial Deviation from the PUD.

Both the proposed structure and the existing condos on Greenway Boulevard have exposed foundations for the interior parking areas. The proposed buildings have elected to berm the foundation walls at

HVAC wall units painted to match brick color

varying heights to mitigate the exposed foundation walls. In addition, extensive foundation landscaping has been provided to soften the look. The Applicant has also agreed to provide climbing landscaping treatments where possible. Providing the undulating landscape along with the partial burial of the ground floor parking areas also allows for increased security and privacy for the first floor units.

<u>Exception #3</u>: Building height. Allow for a building height ranging between 57'-71' with the mean height of the highest roof measuring 65'.

#### HVAC

The HVAC units are installed as wall units; the metal louvers are painted to match the brick color. There will be no roof or ground units.

#### **Building Materials**

The proposed multi-family structures are constructed predominately of masonry materials. The façade of the residential units is constructed of a thin brick embedded in precast panels that will be installed as horizontal panels thereby eliminating section lines or noticeable vertical breaks. Color samples will be available at the meeting but the renderings closely reflect the actual color. The accent brick is beige with matching precast accent strips serving as lintels above the windows. The accent brick highlights the main entrances and is repeated along the façade highlighting some of the balcony areas. The ground floor includes a stamped precast stained panel that matches the accent areas of the club house.



#### Clubhouse

The Clubhouse is centrally located with easy access on the north and south sides for each building. The architect has been requested to modify the east façade to reflect more of a street presence with front façade features. This will be presented at the meeting. The building materials are consistent with the residential structures and measures 19' in height.



#### RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the June 1, 2017 Plan Commission meeting.

#### STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- 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.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- 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.
- f. That all outdoor trash storage areas are adequately screened.

#### STANDARDS FOR A SPECIAL USE

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

<u>X.J.5. Standards:</u> 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.

	Submitted Sheet Name	Prepared By	Date On Sheet
	Plat of Survey	AS	06/13/2016
A-0.0	Cover Sheet	AS	06/13/2016
	Color Site Plan	AS	06/13/2016
A-1.0	Schematic Site Plan B&W/Color	AS	01/25/2017
A-1.1	Signage Plan	AS	01/25/2017
A-1.2	Refuse Enclosure Plan & Elevation	AS	01/25/2017
A-1.3	Photometric Site Plan	AS	01/25/2017
A-1.4	Exterior Light Fixture Cut Sheets	AS	01/25/2017
A-2.0	Building Elevation B&W/Color Bldg 1	AS	01/25/2017
A-2.1	Building Elevation B&W/Color Bldg 1	AS	01/25/2017
A-2.2	Building Elevation	AS	06/13/2016
A-2.3	Building Elevation	AS	06/13/2016
A-3.0	Partial Lower Level Bldg 1	AS	01/25/2017
A-3.1	Partial Lower Level Bldg 1	AS	01/25/2017
A-3.2	Partial Lower Level Plan Bldg 1 B&W/Color	AS	01/25/2017
A-3.3	Partial First Floor Plan Bldg 1 B&W/Color	AS	01/25/2017
A-3.4	Unit Floor Plans	AS	01/25/2017
A-3.5	Unit Floor Plans	AS	01/25/2017
A-4.0	Building Elevation Bldg 2	AS	01/25/2017
A-4.1	Building Elevation Bldg 2	AS	01/25/2017
A-4.2	Building Elevation	AS	06/13/2016
A-4.3	Building Elevation	AS	06/13/2016
A-5.0	Partial Lower Level Bldg 2	AS	01/25/2017
A-5.1	Partial Lower Level Bldg 2	AS	01/25/2017
A-5.2	Partial Lower Level Plan Bldg 2 B&W/Color	AS	01/25/2017
A-5.3	Partial First Floor Plan	AS	01/25/2017
A-5.4	Unit Floor Plans	AS	01/25/2017
A-5.5	Unit Floor Plans	AS	01/25/2017
A-6.0	Common Area Details	AS	01/25/2017
A-6.1	Club House Elevation	AS	06/13/2016
A-7.0	Club House Elevations	AS	01/25/2017
A-7.1	Club House Elevations	AS	01/25/2017
A-7.2	Club House Rendering	AS	01/25/2017
A-8.0	Club House Floor Plan	AS	01/25/2017
A-8.9	Site Plan	AS	06/13/2016
L-1	Landscape Plan	EEA	04/27/2017
L-1	Color Landscape Plan	EEA	04/27/2017
	Partial Color Rendering		

AS Architectural Studio, Ltd.

EEA Eriksson Engineering Associates, Ltd.

#### VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME:	The Residences of Brookside Ridge	LOCATION:	Just west of the Southwest corner of 191st Street & 80th Ave., Tinley Park, IL 60477
The undersigned he Park, Illinois consid	reby requests that the Plan Commission of the commission of the Plan Approval for the commission of th	on and/or the \he project desc	illage Board of the Village of Tinley ribed within.
APPLICANT INFO Name: Company:	ORMATION Andrea T. Crowley Griffin & Gallagher, LLC		
Mailing Address: Phone (Office): Phone (Cell):	N/A		
Fax: Email:			
If the Applicant is n the relationship to th	ot the property owner, describe the nat ne property owner: attorney for		
PROPERTY INFO Property Address: PIN(s):	Southwest corner of 191st Str. 09-11-200-013-0000 / 09-11-200	eet & 80th A 0-015-0000	ve., Tinley Park, IL 60477
Existing Land Use:			
Zoning District: Lot Dimensions:	R-5 Approximately 7.65+ acres per	attached su	ruau
Property Owner(s): Mailing Address:		dated 9/15/	97 & Known as Trust # 97-6193
APPLICATION IN Description of propo 144-Unit Multif	NFORMATION  osed project (use additional attachment  amily with pool, fitness cente	ts as necessary) er, clubhouse	: e, playground & dog park.
explain and note tha	are of any variations required from the a separate Variation Application is re	equired with the	
	Ties that all of the above statements and correct to the best of his or her known		ion submitted as part of this
		_	6-21-10
Sighature of Applica	ant Page 1		Date

#### VILLAGE OF TINLEY PARK

## SITE PLAN APPROVAL CONTACT INFORMATION

Just west of the

The Residences of Southwest corner of 191st St. & PROJECT NAME: Brookside Ridge LOCATION: 80th Ave., Tinley Park, IL 60477

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	F PROPERTY OWNER OF RECORD	PROJECT ARCHITECT				
Name:		Name:	Mr. Scott Shalvis			
Company:	First Midwest Bank, A/T/U/T/A dated 9/15/97 & Known as Trust 97-6193	Company:	The Shalvis Group			
Address:	97-6193	Address:				
Phone:		Phone:				
Fax:		Fax:				
Email:		Email:				
PROJECT	ENGINEER	PROJECT	LANDSCAPE ARCHITECT			
Name:		Name:	Mr. Steve Gregory			
Company:	Eriksson Engineering Associates	Company:	Eriksson Engineering Associates			
Address:		Address:				
Phone:		Phone:				
Fax:		Fax:				
Email:		Email:				
ATTORNI	EY	END USE	R			
Name:	Andrea T. Crowley	Name:	Karli Mayher			
Company:	Griffin & Gallagher, LLC	Company:	DJM-Vandenberg Brookside Joint V	enture		
Address:		Address:				
Phone:		Phone:				
Fax:		Fax:				
Email:		Email:				

#### **VILLAGE OF TINLEY PARK**

# SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME:		The Residences of Brookside Ridge		LOCATION:		Just west of the southwest corner of 191st Street & 80th Avenue, Tinley Park, IL 60477
Please provide name, address and telephone number of the preview, engineering, landscaping, attorney and building permit fresponsible for <u>all</u> fees, please list that party's contact information				fees in the	space p	provided below. If only one party will be
GENERAL BILLING					SIBLE	E FOR PLAN REVIEW FEES
Name:	Karli May	yher		Name:	Karl:	i Mayher
Company:	:DJM-Vande	enberg Brookside Join	t Venture	Company	-MLd:	Vandenberg Brookside Joint Venture
Address:				Address:		
Phone:				Phone:		
Fax:				Fax:		
Email <sup>®</sup>				Email:		
					_	
RESPON	SIBLE FOR	R BUILDING PERMIT FE	ES	RESPON	SIBLE	E FOR ATTORNEY FEES
Name:	Karli May	yher		Name:	Karl:	i Mayher
Company:	DJM-Vande	enberg Brookside Join	t Venture	Company	DJM-V	Vandenberg Brookside Joint Venture
Address:				Address:		
Phone:				Phone:		
Fax:				Fax:		
Email:				Email:		
		R ENGINEERING/ OVERSIGHT FEES		RESPON FEES	SIBLE	E FOR LANDSCAPE REVIEW
Name:	Karli May	yher		Name:	Karl:	i Mayher
Company:	DJM-Vando	enberg Brookside Joir	t Venture	Company	DJM-V	Vandenberg Brookside Joint Venture
Address:				Address:		
Phone:				Phone:		
Fax:				Fax:		
Email:				Email:		

## 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: Griffin & Gallagher, LLC Mailing Address:
City, State, Zip:
Phone Numbers: (Day) Fax Number:
(Evening)
Email Address (Cell)
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):  attorney
B. Property Information:
The identity of every owner and beneficiary of any land trust must be disclosed.
Property Owner(s): First Midwest Bank A/T/U/T/A dated 9/15/97 & Known as Trust # 97-6193 Mailing Address:
City, State, Zip:
Property Address: Just west of the southwest corner of 191st Street & 80th Avenue, Tinley Park, IL 60477
Permanent Index No. (PINs) 19-09-11-200-013-0000/19-09-11-200-015-0000 Existing land use: Vacant
Lot dimensions and area: See attached survey, appx. 7.65 acres
C. Petition Information:
Present Zoning District: R 5 PD
Requested Zoning District: R 5 PD
Is a Special Lice Dermit being requested (including Discourse of Development)
Is a Special Use Permit being requested (including Planned Developments):  YesXNo
If yes, identify the proposed use: Modification to the existing PD to allow for the
proposed alterations to the previously approved building layout.
Will any variances be required from the terms of the Zoning Ordinance?  Yes No X.
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.
6-21-16

Date

Signature of Applicant

#### FINDINGS OF FACT - SPECIAL USE PERMIT

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The requested special use is based on a modification to the layout of the buildings proposed to occupy the site. The approved density and residential nature of use will remain as approved with the original development. The modification to the buildings and the layout will have no impact on the public health, safety, morals, comfort, or general welfare of the area.

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

The Special Use will be consistent with the use and enjoyment of other residential property in the immediate vicinity. Currently the property is vacant, so the development of the property with multi-family residential is entirely consistent and actually beneficial to the value of the neighboring properties. The exact residential use and density are approved and actually in place on the existing property, the reason for the special use is as a result of the altered site plan layout.

C. The establishment of the Special Use will not impeded the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The establishment of the Special Use is entirely consistent with the previously planned orderly development and improvement of property in the area. This property is currently zoned R5 PD as part of a prior approval. The vast majority of that prior development has been completed. The Petitioner and Developer merely seek to alter the previously approved plans for the site in terms of design and layout. This will have no negative impact on the development and is indeed consistent with the normal and orderly development in the permitted district.

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

All utilities are available at the property. The property has been engineered as part of the prior development and drainage is accounted for. The property will be further engineered as needed so that all necessary facilities are adequately 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.

The ingress/ egress road, Greenway Boulevard, is already in place as part of the prior development. The proposed Special Use does not alter the already approved ingress/ egress from the site. Since the density will remain the same this will be more than sufficient and there will not be any unanticipated impact on traffic congestion in the public streets.

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

The Special Use will conform to all applicable regulations in the subject district. Any modifications will be approved by the Village board as part of this petition and submittal.

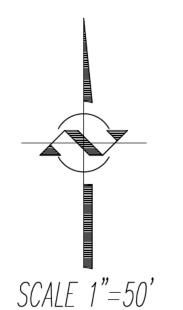
G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposed Special Use will allow for the subject site to be developed consistent with the general plan for the site. The Special Use will allow for the site to be developed in accordance with the original planned density. The development of this site will allow for the Village to increase the tax revenue generated on the site as fully developed property. In addition the proposed development of the site will bring consumers to the area which will further positively impact the community as a whole

# PLAT OF SURVEY

R.H.GRANATH SURVEYING SERVICE, P.C. 5544 W. 147th. STREET OAK FOREST, IL.60452

CAD/SRG



STEVEN R. GRANATH

No.035-003169

OAK FOREST, IL EXP. 11/30/201

STEVEN R. GRANATH LP.L.S. No. 3169

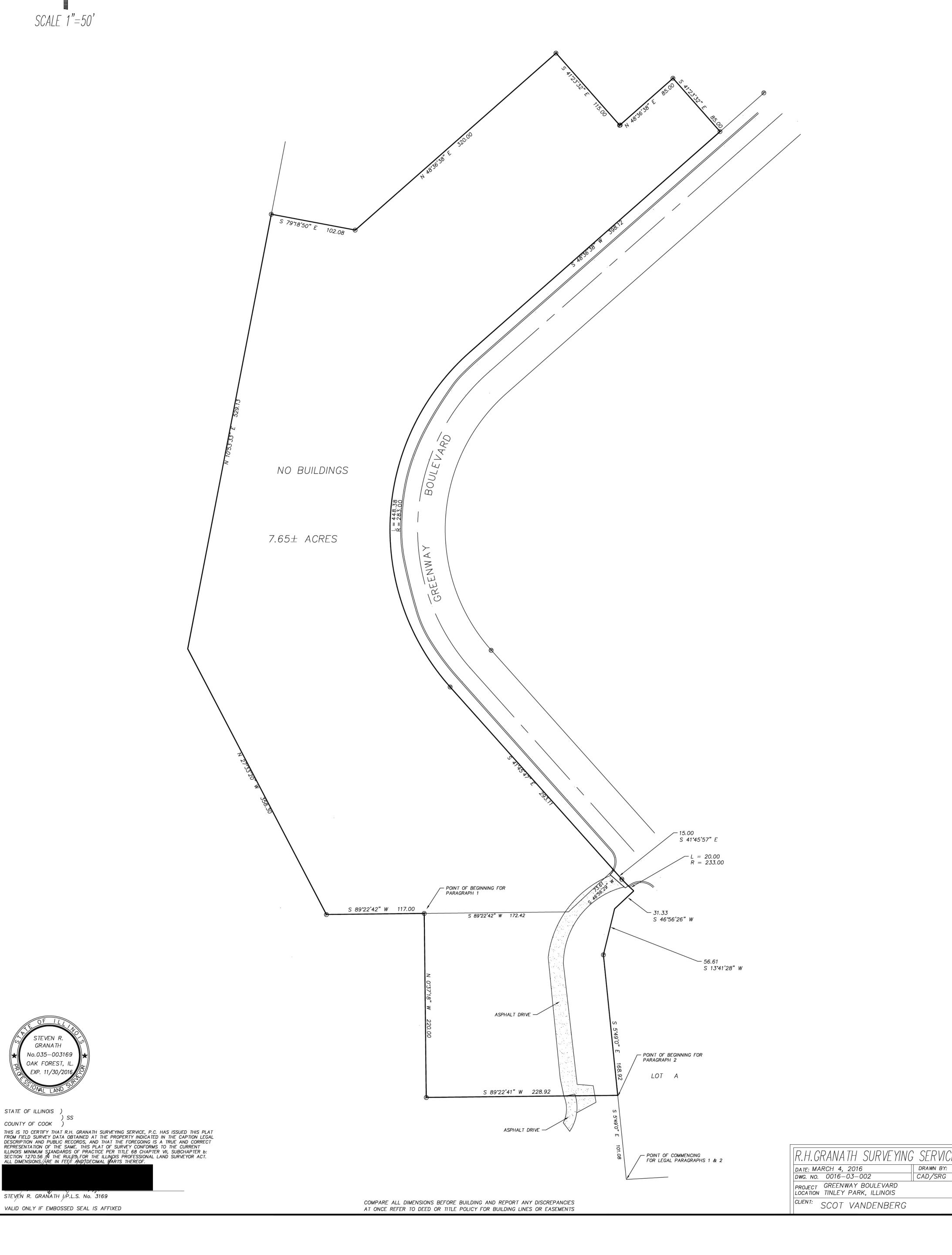
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

STATE OF ILLINOIS )

COUNTY OF COOK )

THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P. U. D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 05'49' 00" WEST 101.08 FEET ALONG THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 89'22' 42" WEST 228.92 FEET; THENCE NORTH 00'37' 18" WEST 220.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P. U. D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE NORTH 41°45' 47" WEST 293.11 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG AN ARC OF A CIRCLE CONVEX WESTERLY AND HAVING A RADIUS OF 283.00 FEET OF A DISTANCE OF 446.38 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 03'25' 26" EAST AND A DISTANCE OF 401.53 FEET); THENCE NORTH 48'36'38" EAST TANGENT TO THE LAST DESCRIBED ARC 398.12 FEET; THENCE NORTH 41'23'22" WEST 85.00 FEET; THENCE SOUTH 48'36'38" WEST 85.00 FEET; THENCE NORTH 41'23'22" WEST 115.00 FEET; THENCE SOUTH 48'36' 38" WEST 320.00 FEET; THENCE NORTH 79'18' 50" WEST 102.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY; THENCE SOUTH 10'53'33" WEST ALONG SAID RIGHT OF WAY LINE 529.13 FEET; THENCE SOUTH 27'33' 20" EAST 358.30 FEET; THENCE NORTH 89'22' 42" EAST 117.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

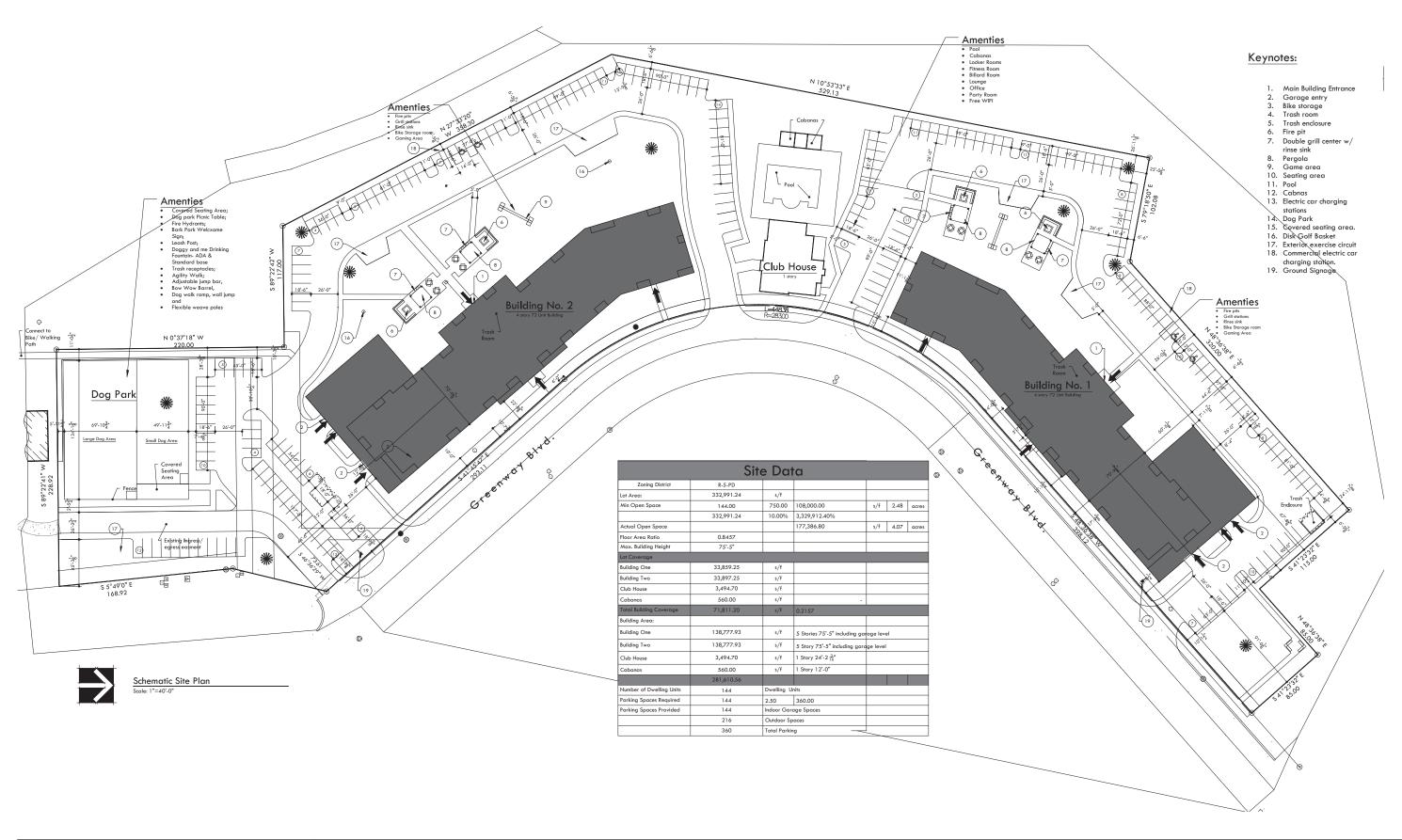
ALSO, THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT "A" IN BROOKSIDE GLEN P. U. D. TOWNHOMES PHASE 1 BEING A SUBDIVISION IN THE NORTHEAST 1\4 OF SAID SECTION 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P. U. D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 05 49' 00" WEST 101.08 FEET ALONG THE WEST LINE OF SAID LOT "A"; TO THE POINT OF BEGINNING; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P. U. D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE SOUTH 41°45'47" EAST 15.00 FEET TO THE NORTHWESTERLY LINE OF BROOKSIDE GLEN P. U. D. TOWNHOMES PHASE 1 AFORESAID; BEING THE MOST NORTHERLY CORNER OF LOT "A" IN SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "A" BEING A ARC OF A CIRCLE CONVEX SOUTHERLY AND HAVING A RADIUS OF 233.01 FEET FOR A DISTANCE OF 20.00 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 45\*31' 06" EAST AND A DISTANCE OF 19.99 FEET); THENCE SOUTH 46\*56'29" WEST 31.33 FEET TO THE NORTHWESTERLY LINE OF LOT "A" AFORESAID; THENCE SOUTH 13\*41' 28" WEST ALONG SAID NORTHWESTERLY LINE 56.61 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 05\* 49' 00" EAST ALONG THE WEST LINE OF SAID LOT "A" A DISTANCE OF 168.92 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.



#### Project Narrative- The Residences of Brookside Ridge

The Residences of Brookside Ridge are a proposed 144 unit multifamily development located on the south side of 191<sup>st</sup> street just west of the intersection of 80<sup>th</sup> Avenue and 191<sup>st</sup> Street in Tinley Park. The proposal is to construct 2 buildings of 72 units each. Among the upscale amenities being offered to the residents are a fitness center and club house, outdoor pool complete with cabanas, private park and playground area, fully fenced dog park, grilling areas, fire pits and bike storage areas. The proposed units will be 2 or 3 bedroom, 2 bath units, located in elevator buildings, each with one enclosed private garage space, as well as access to the additional 166 outdoor spaces available on site. In total we believe these units and the multiple amenities included will make The Residences of Brookside Ridge the premier multifamily development in Tinley Park.

Currently the subject site is vacant but zoned R5 PD, which supports 144 units on the site. The Petitioner is seeking approval for its proposed site plan as well as a Special Use permit to allow an amendment to the existing PD for the site. The Residences at Brookside Ridge will make available many amenities not otherwise available in Tinley Park multifamily housing. The project fits nicely with other developments in the area, single family, multifamily and commercial, while offering unique lifestyle options unavailable anywhere else locally. The unique aspects of the Residences of Brookside Ridge along with its proximity to Metra offer an opportunity to attract a wider demographic to the Village of Tinley Park.



14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 Professional Design Firm Lis No. 184.00677

KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

The Residence at Brookside Glen PROJECT ADDRESS:

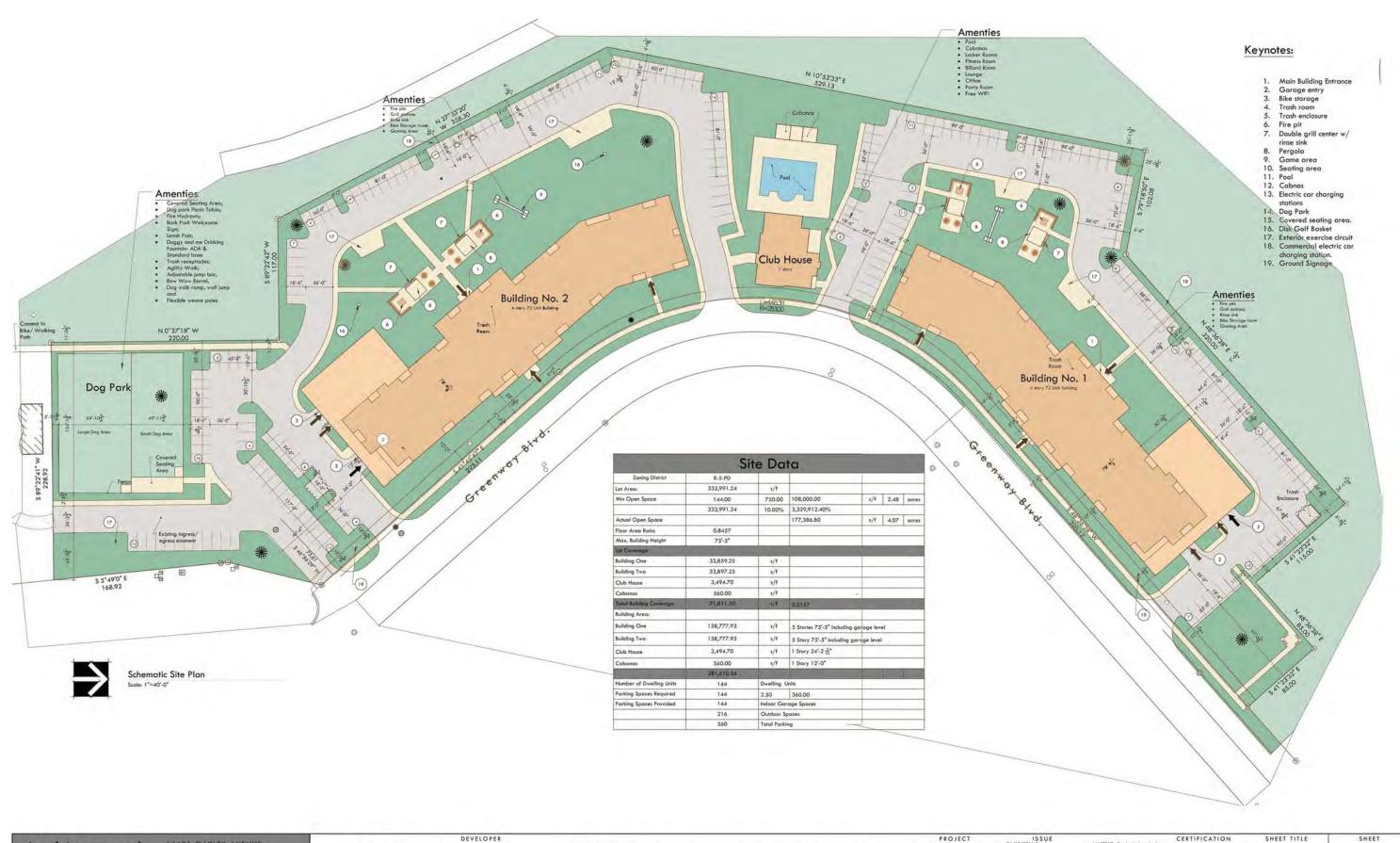
PROJECT NO: 2016-005 PROJECT TEAM: 08/30/2016 revisions review comments 09/13/2016 revised layout with indoor garage 10/24/2016 Revised layout for typical floor plan 11/18/2016 Revised layouts for 12/4/2016 diewald, hordscape revisions 12/4/2016 Revised indoors with 12/4/2016 Revised layouts for 12/4/2016 diewald, hordscape revisions 12/4/2016 Resubmitted 1/25/2017 Revised site plan

CERTIFICATION

Schematic Site

A-1.0 Plan

Greenway Boulevard Tinley Park, Illinois



Architectural
Studio, Ltd

T4421 OAKLEY AVENUE
ORLAND PARK, IL 60462
TEL: 708-933-4200
FAX: 708-966-0854
WWW.ARCHSTUDIOLID.NET
Frafeshares Daving Firm Lin No. 184.006778
Tep Data: 04/30/2017

KJM Construction Co, Inc. 451 W. Huron Suite 501

Chicago, IL. 60654

The Residence at Brookside Glen

Greenway Boulevard Tinley Park, Illinois PROJECT INFORMATION

PROJECT NO:
2016-005

PROJECT TEAM:

ISSUE
06/12/2016 Permit
08/30/2016 remitions review
08/30/2016 remitions review
09/13/2016 remitions review
09/13/2016 remitions review
10/24/2016 Revised largout elim
11/18/2016 Revised largout for
12/16/2016 Revised largout
12/16/2016 Revised largout
11/25/2017 Revised the plan

4/4/2017 Resubmittal revised elevations and floor plan and site plan 4/20/2017 resubmittal reside elevation, Floor plan and site plan

CERTIFICATION

OF 11

SCOTT A SHALVIS

001-014003

Schem

Schematic Site

an A-1.0



(3)

#### Elevation Keynotes:

- Finish grade-refer to civil engineering drawings for further information.
- 2. Thin brick embedded in precast
- panel.
  3. Precast panel stained and
- Stamped.
  4. Precast accent strip (stained)
- Typical architectural composite roof shingles
   Oversize prefinished alum
- gutter and downspouts Tapered stone column.
- Steel columns -painted.
   Prefinished alum gravel stop
- 10. 42" high steel railing w/ wire
- mesh infill panels.

  11. PTEC metal louver -finished to
- match brick color. 12. 1'-0" thick stone cap w./ 4 way
- wash
  13. Prefinished alum, storefront w/
- insulated glass



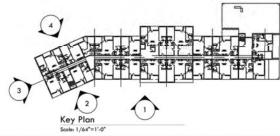


10



Partial Building Elevation Building One icale: 3/32" =1'-0"

Partial Building Elevation Building One



Architectural Studio, Ltd ARCHITECTS + PLANNERS

14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 WWW.ARCHSTUDIOLTD.NET Professional Design Firm Lis No. 184.006770 Exp Dote: 04/30/2017

KJM Construction Co, Inc. 451 W. Huron Suite 501

Chicago, IL. 60654

DEVELOPER

The Residence at Brookside Glen PROJECT ADDRESS:

Greenway Boulevard Tinley Park, Illinois

PROJECT

PROJECT NO: 2016-005 PROJECT TEAM: 08/30/2016 revisions review comments of plan 200 feet and power with the comments of plan 200 feet and power with the comments of plan 11/18/2016 Revised layout for 15/18/2016 Revised layout for 12/1/2016 dietwalik hardscape revision 1/18/2016 Revised the plan 1/25/2017 Revised the plan

plan
4/20/2017 resubmittal reside
elevation, floor plan and site pi

CERTIFICATION

SCOTT A. SHALVIS 001-014003

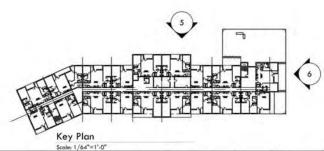
SHEET TITLE Building

A-2.0 Elevations Bldg 1





Partial Building Elevation Building One Scale: 3/32" =1'-0"



Architectural Studio, Ltd ARCHITECTS + PLANNERS

ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 WWW.ARCHSTUDIOLTD.NET Professional Design Firm Us No. 184.006770 Sep Date: 04/30/2017

DEVELOPER KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

Greenway Boulevard Tinley Park, Illinois

PROJECT INFORMATION PROJECT NO 2016-005 PROJECT TEAM:

ISSUE 06/12/2016 Permit 08/30/2016 revisions review comments
09/13/2016 revised layout with
Indoor garage
10/24/2016 Revised layout for
typical floor plan typical floor plan 11/18/2016 Revised layouts for review
12/1/2016 sidewalk/ hardscape
revisions
12/6/2016 Resubmittal
1/25/2017 Revised site plan

4/4/2017 Resubmittal -revised elevations and floor plan and site plan
4/20/2017 resubmittal reside elevation, floor plan and site plan

CERTIFICATION SCOTT A SHALVIS 001-014003

SHEET TITLE Building

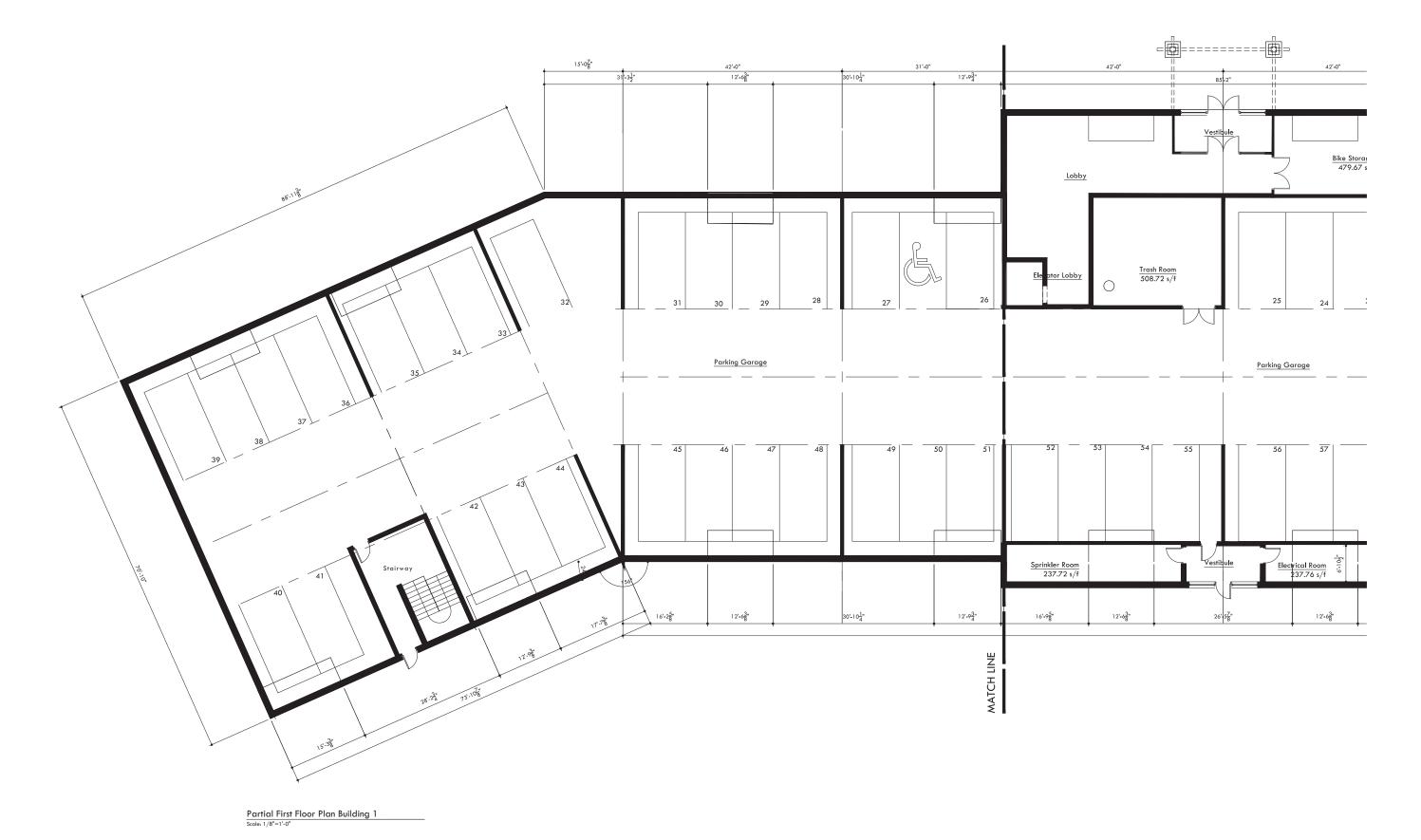
14421 OAKLEY AVENUE

The Residence at Brookside Glen PROJECT ADDRESS:

Elevations Bldg 1

A-2.1

SHEET



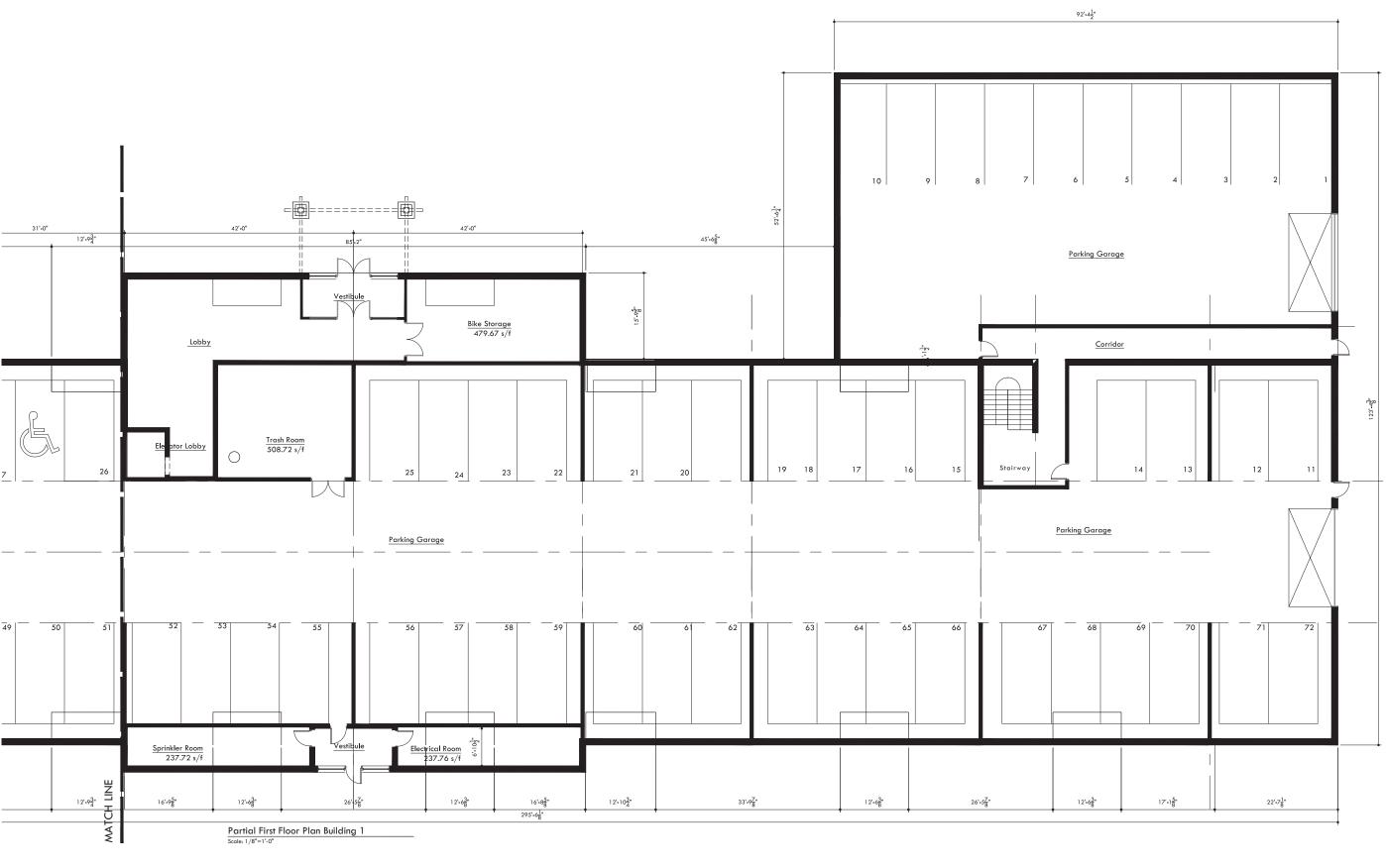
14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 Professional Design Firm Lis No. 184.00677 KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

The Residence at Brookside Glen
PROJECT ADDRESS:
Greenway Boulevard
Tinley Park, Illinois

PROJECT NO: 2016-005 PROJECT TEAM: 15 S U E
06/12/2016 Permit
08/130/2016 revisions review
commons.
09/13/2016 revision terview
to policy of the property of the property
10/13/2016 revised layout with
indoor garage
10/24/2016 Revised layout for
treview
11/18/2016 sidewallk/ hardscape
revisions
12/6/2016 Resubmittal
1/25/2017 Revised site plan

CERTIFICATION SHEET TITLE

Partial Lower Level Building 1



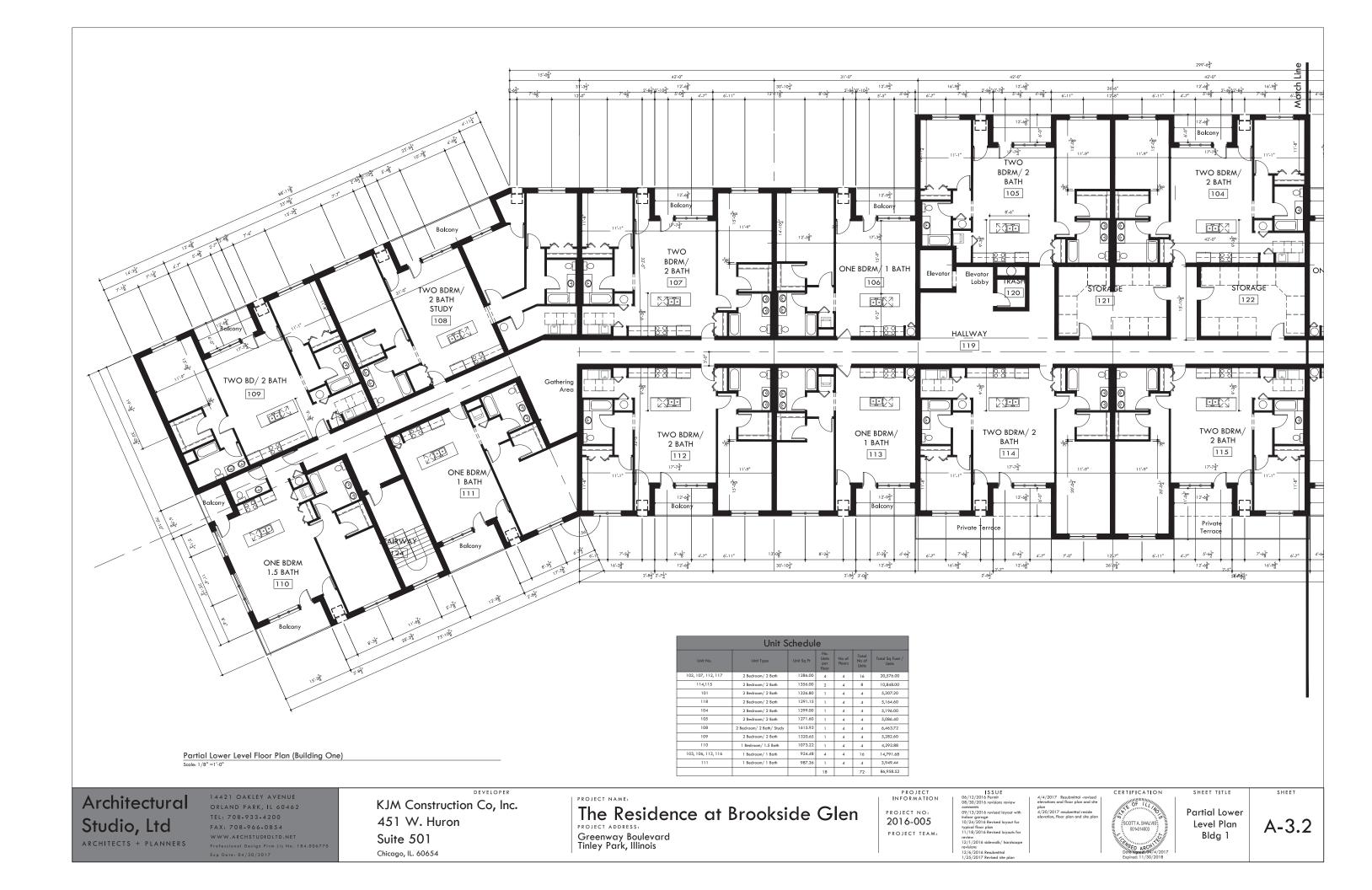
14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 WWW.ARCHSTUDIOLTD.NET Professional Design Firm Lis No. 184.006770 KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

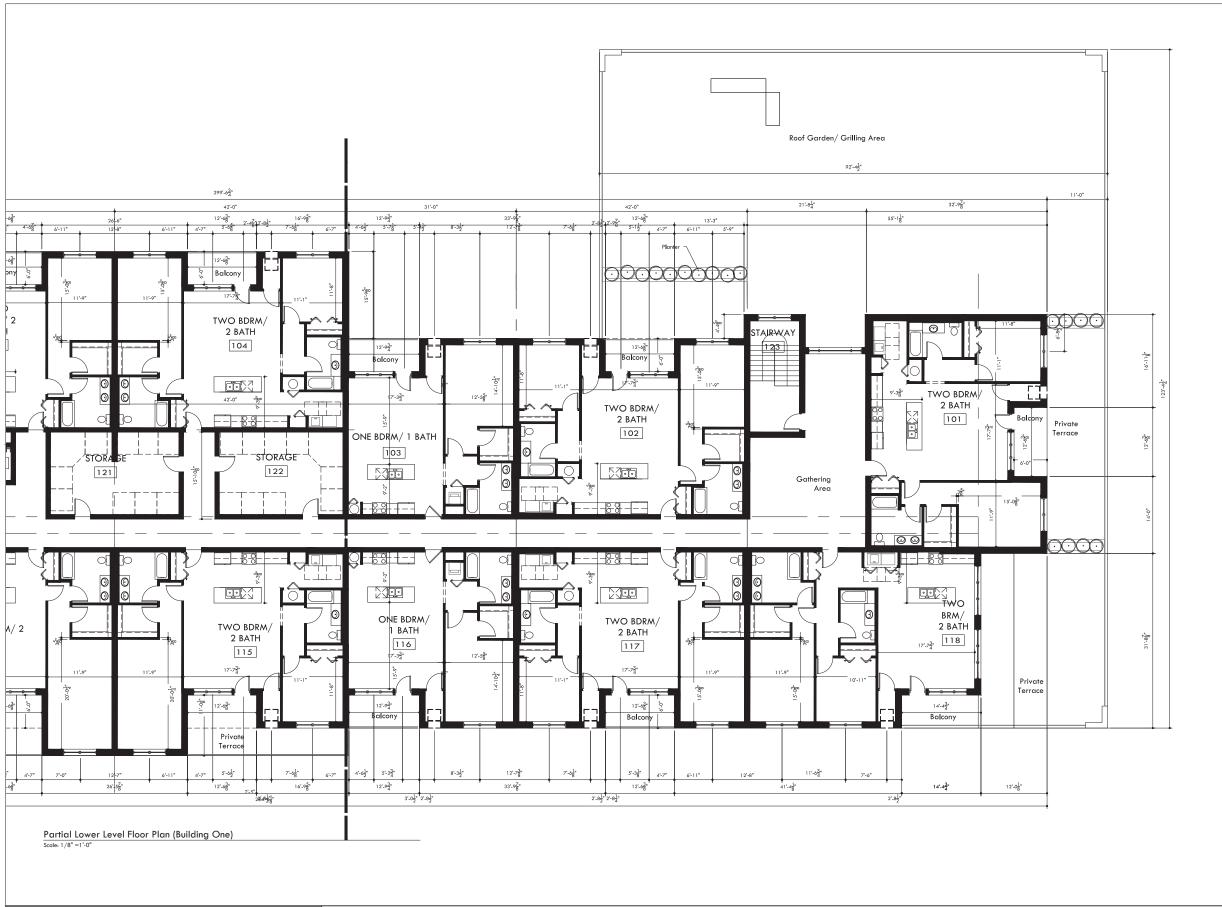
The Residence at Brookside Glen
PROJECT ADDRESS:
Greenway Boulevard
Tinley Park, Illinois

PROJECT NO: 2016-005 PROJECT TEAM: 06/12/018 Permil
06/12/018 Permil
08/30/2016 revisions review
commons
09/13/2016 revisided syout with
Indoor gorage
10/24/2016 Revised layout for
typical floor plan
1/18/2016 Revised layout for
review
1/18/2016 Revised syouth for
1/21/12/016 sidewalkf, hardscope
revision
1/26/2016 Resubmitted
1/25/2017 Revised site plan 4/4/2017 Resubmittal -revised elevations and floor plan and site plan 4/20/2017 resubmittal reside elevation, floor plan and site plan

CERTIFICATION

SHEET TITLE Partial Lower Level Building 1





14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 Professional Design Firm Lis No. 184.00677 KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

The Residence at Brookside Glen

PROJECT ADDRESS:

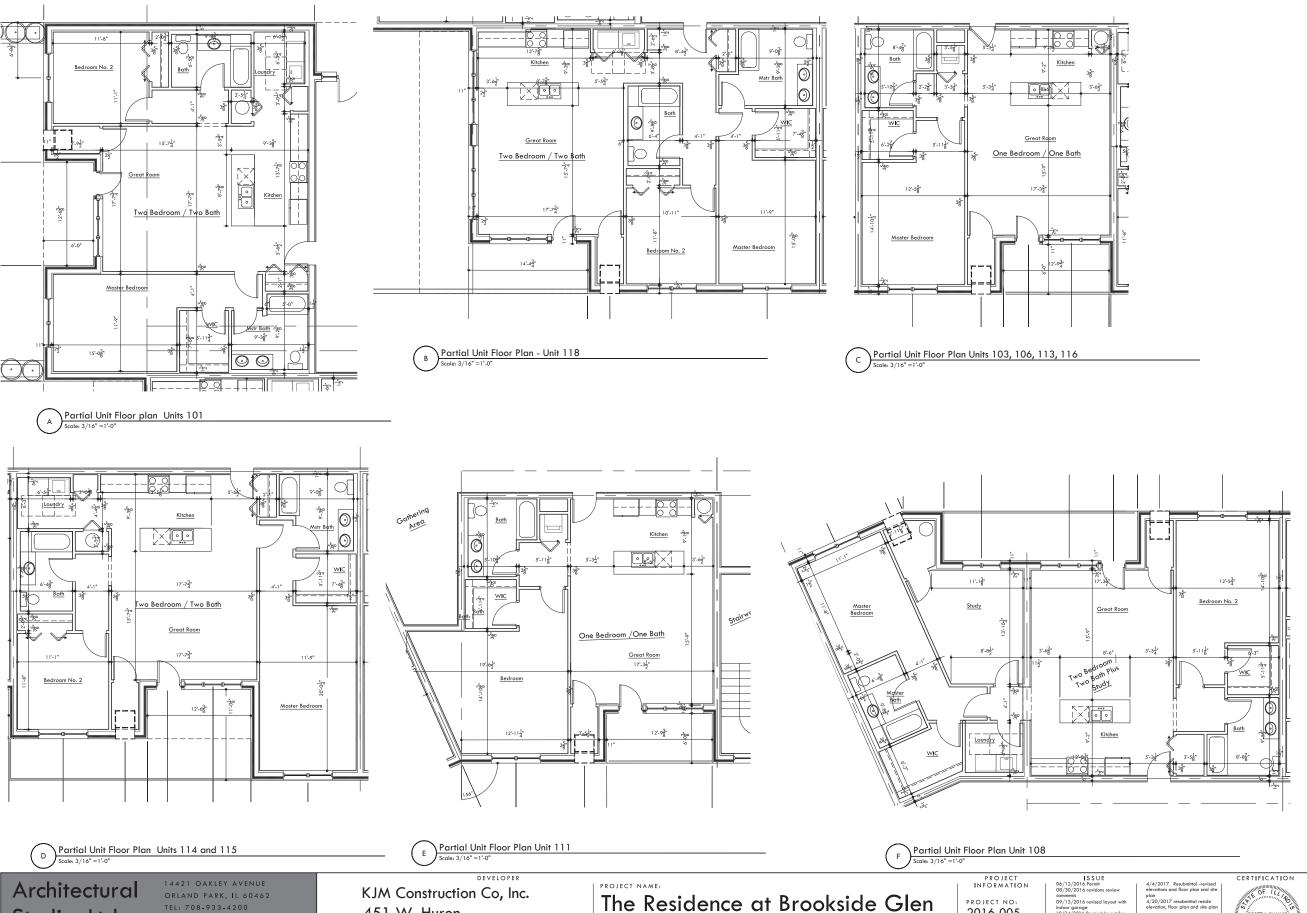
Greenway Boulevard
Tinley Park, Illinois

PROJECT NO: 2016-005 PROJECT TEAM: 08/30/2016 revisions review comments on 713/2016 revised layout with indoor garage 10/24/2016 Revised layout for typical floor pleased layout for typical floor pleased layouts for 12/1/2016 Revised layouts for 12/1/2016 desubmittal 1/25/2017 Revised site plan

CERTIFICATION

**Partial First** 

Floor Plan



Studio, Ltd ARCHITECTS + PLANNERS

TEL: 708-933-4200 FAX: 708-966-0854

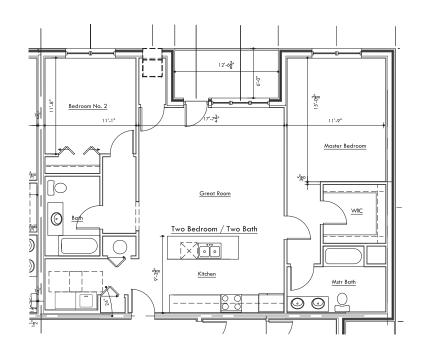
451 W. Huron Suite 501

Chicago, IL. 60654

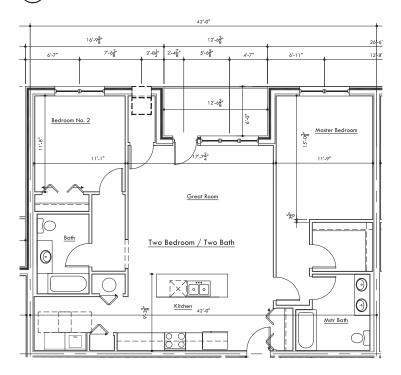
PROJECT ADDRESS:
Greenway Boulevard
Tinley Park, Illinois

PROJECT NO: 2016-005 PROJECT TEAM: 08/30/2016 revisions review comments op/13/2016 revised layout with indoor garage 10/24/2016 Revised layout for typical filosor plan 11/18/2016 Revised layout for 12/1/2016 stelevalle hardscape revision 12/6/2016 Revised site plan 12/6/2016 Revised site plan 12/5/2017 Revised site plan

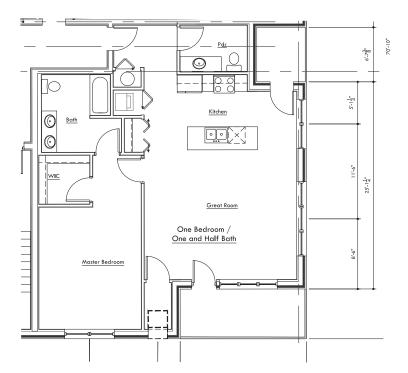
SHEET TITLE Unit Floor Plans





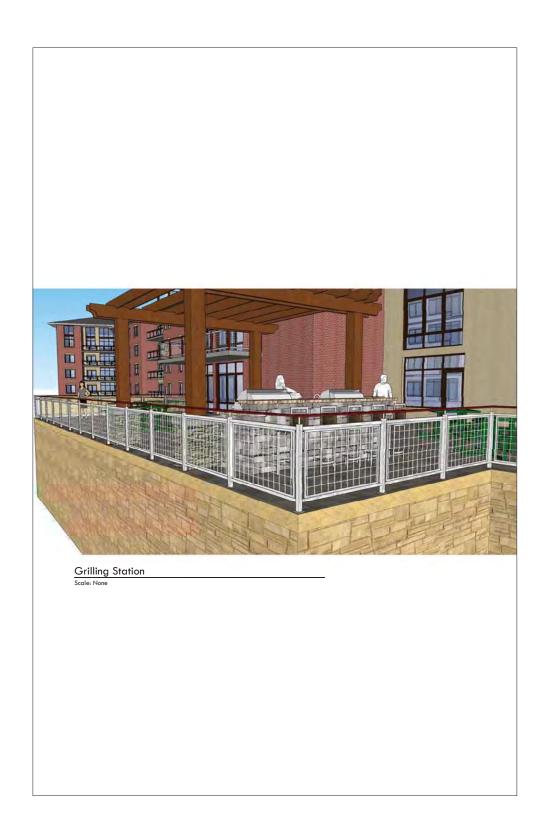


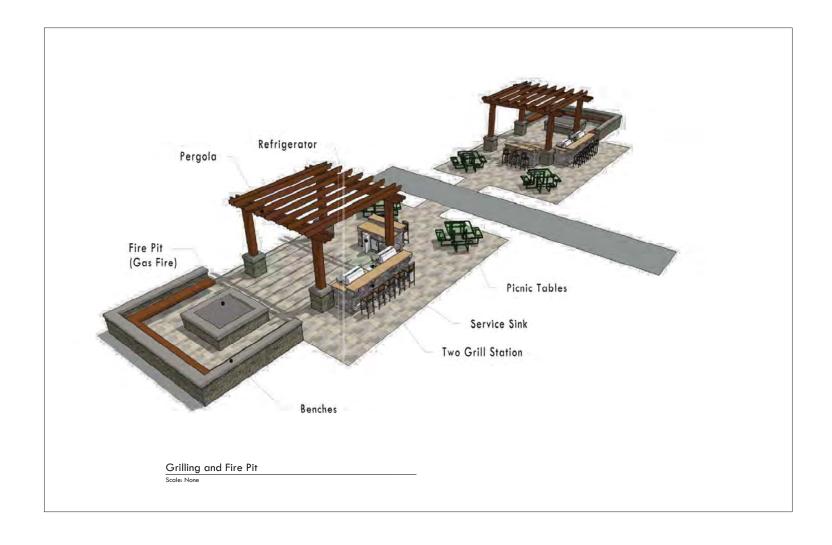
Partial Unit Floor Plan Unit 104



Partial Unit Floor Plan Unit 110

Unit Floor Plans





14421 OAKLEY AVENUE Professional Design Firm Lis No. 184.006 DEVELOPER

KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

The Residence at Brookside Glen
PROJECT ADDRESS:
Greenway Boulevard
Tinley Park, Illinois

PROJECT INFORMATION

PROJECT NO: 2016-005 PROJECT TEAM: 4/4/2017 Resubmittal -revised elevations and floor plan and site plan 4/20/2017 resubmittal reside elevation, floor plan and site plan

CERTIFICATION SHEET TITLE

A-6.0



Club House Rendering



Architectural Studio, Ltd ARCHITECTS + PLANNERS 14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 WWW.ARCHSTUDIOLTD.NET Professional Design Firm Lis No. 184.00677

KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

The Residence at Brookside Glen
PROJECT ADDRESS:
Greenway Boulevard
Tinley Park, Illinois

PROJECT NO: 2016-005 PROJECT TEAM:

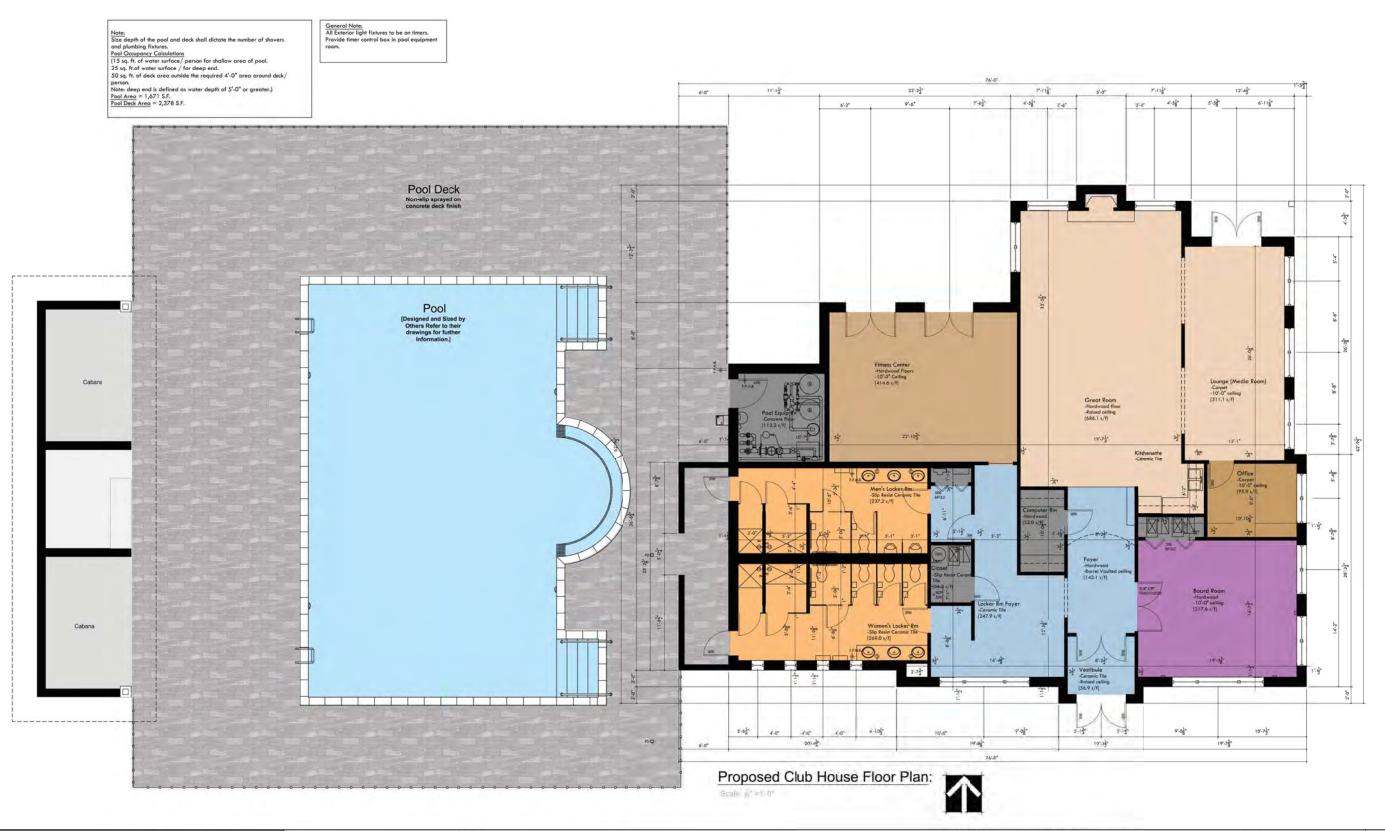
CERTIFICATION

SHEET TITLE

Club House

Rendering

A-7.2



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The Residence at Brookside Glen
PROJECT ADDRESS:
Greenway Boulevard
Tinley Park, Illinois

2016-005 PROJECT TEAM: 05/12/2016 Parish 08/30/2016 revisions review 08/30/2016 revision review comments 09/13/2016 revised layout with Indoor parage layers dayout for typical floor plan 11/18/2016 Revised layout for 12/1/2016 Revised layouts 12/1/2016 Revised hardscape revision 12/6/2016 Revised site plan 12/5/2017 Revised site plan

4/4/2017 fesubmittal -revised elevations and floor plan and site plan 4/20/2017 resubmittal reside elevation, floor plan and site plan

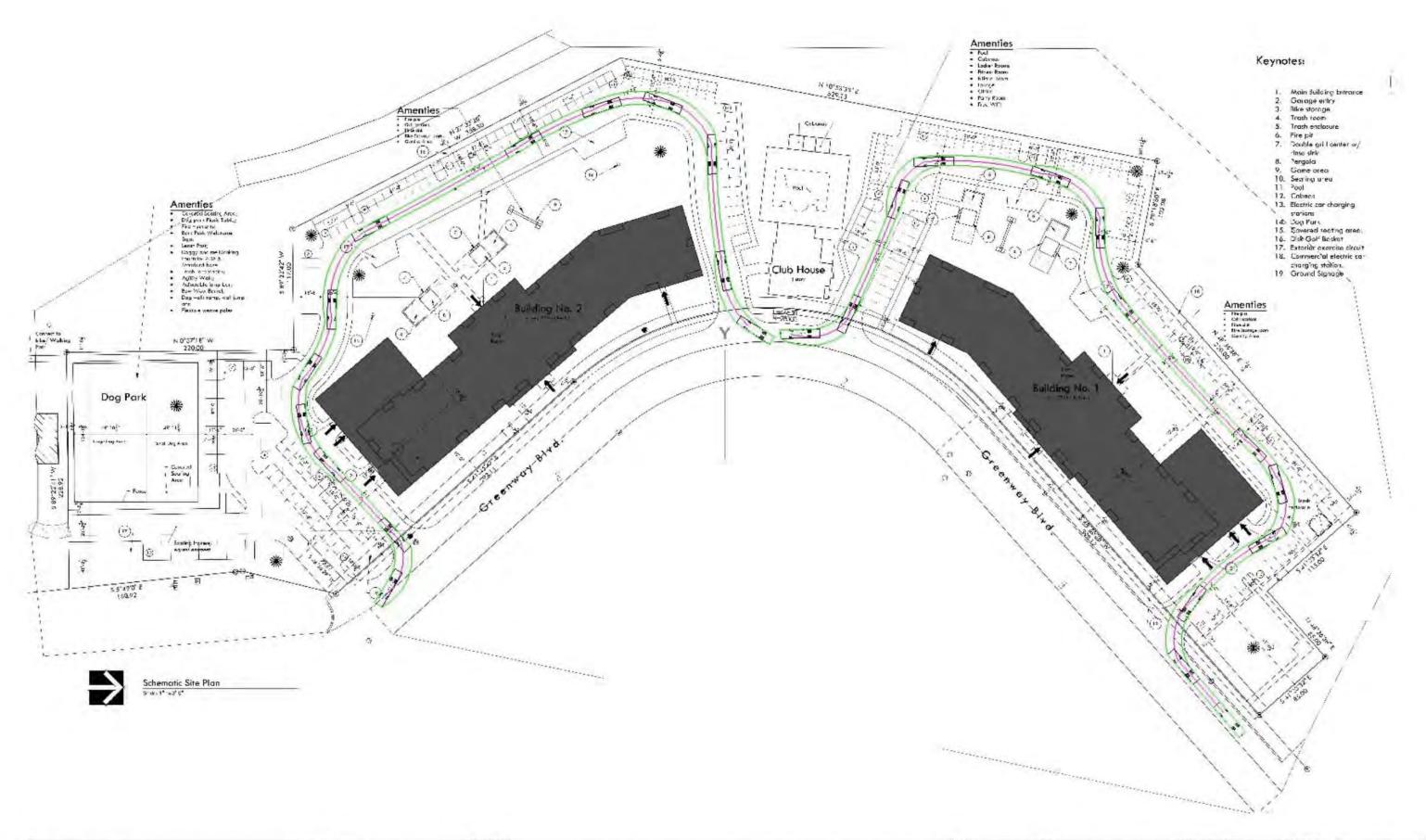
SCOTT A. SHALVIS 001-014003

Club House Floor Plan

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KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

The Residence at Brookside Glen

Greenway Boulevard Tinley Park, Illinois

INFORMATION PROJECT NO: 2016-005

SCOTT A SHALVIS 001-014003

SHEET TITLE Turning

A-10.0

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