



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**August 3, 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 July 20, 2017 Regular Meeting and Minutes of the July 13, 2017 Special Meeting with the Zoning Board of Appeals

Item #1

PUBLIC HEARING: INNOVATIVE DECKS – 6926 183RD STREET – SIGN VARIATIONS

Consider recommending that the Village Board grant the Petitioner, Ken Zomparelli on behalf of Innovative Decks, the following Variations for a ground sign at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District:

1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height;
2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and
3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive.

The sign was altered without a permit and these Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located three feet, six inches (3'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).

Item #2

M. BLOCK AND SONS, INC. – 18800 OAK PARK AVENUE – SITE PLAN APPROVAL, MINOR DEVIATION FROM THE TINLEY PARK CORPORATE CENTER/FIRST INDUSTRIAL PLANNED UNIT DEVELOPMENT & EXCEPTION FROM THE ZONING ORDINANCE

Consider granting the Petitioner, Jeff Musielewicz of Peak Construction Company on behalf of M. Block and Sons, Inc., Site Plan Approval and approving a Minor Deviation from the Tinley Park Corporate Center/First Industrial Planned Unit Development and an Exception from the Zoning Ordinance to allow for security improvements at the site including: fencing, gates, security guard houses, and related site improvements.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

JULY 20, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on July 20, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Angela Gatto
Bill LeMonnier
Ken Shaw, Chairman

Absent Plan Commissioner(s): John Curran
Garrett Gray

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for July 20, 2017 at 7:30 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the June 28, 2017 Special Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER LEMMONIER, to approve the Minutes.

COMMISSIONER KRONER asked for corrections.

- On page 4, second to last paragraph add: "MR. GREGORY offered to delete the dog park and replace the dog park with a kid's park."

- On page 8, paragraph number 4 the Motion was made by COMMISSIONER KRONER rather than COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN.
- On page 8, paragraph 5/6 add: “COMMISSIONER KRONER also announced that 5 of the 6 current Plan Commissioners would be replaced after this meeting. Staff has also put in a lot of time and I would like to thank the Commissioners leaving, for their service to the town and residents of Tinley Park.”

The Motion was approved unanimously by voice call to approve the minutes of the June 28, 2017 Special Meeting of the Plan Commission as amended. CHAIRMAN SHAW declared the Motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 20, 2017 REGULAR MEETING

WORKSHOP: INNOVATIVE DECKS – 6926 183RD STREET – SIGN VARIATIONS

Consider recommending that the Village Board grant the Petitioner, Ken Zomparelli on behalf of Innovative Decks, the following Variations for a ground sign at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District:

1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height;
2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and
3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive.

The sign was altered without a permit and these Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located three feet, six inches (3'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).

Present were the following:

Plan Commissioners: Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Angela Gatto
Bill LeMonnier
Ken Shaw, Chairman

Absent Plan Commissioner(s): John Curran
Garrett Gray

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Petitioner: Ken Zomparelli, Innovative Decks

STEPHANIE KISLER, Planner I, presented a PowerPoint and stated Petitioner, KEN ZOMPARELLI, has requested Variances for the sign that is already erected on the site. The Petitioner is requesting a 2' Variation for the height because it is 12' rather than the maximum of 10'. There are also two (2) other Variations requested for the location of the sign. It is required to be set back 10' from the property line and also 10' from the access drive. The location of the sign does not meet the Village requirements as it is within the access drive and it is not 10' back from the property line.

MS. KISLER stated the Petitioner's property is zoned Neighborhood Flex within the Legacy District. In the Legacy Code there are different sign types that are allowed vs. prohibited. MS. KISLER stated that a "Monument Ground Sign". is permitted with a maximum height of 10' with a set back of 10' from the property line and a set back of 10' from the access drive. In addition it shall not interfere with any line-of-sight.

MS. KISLER noted the Petitioner has already erected the sign and changes were made to the sign without permits. Staff would like to make sure that the sign becomes properly permitted and the sign meets regulations or becomes legal by the granting of a variation.

MS. KISLER review the history of this property and the sign:

- 1994: Ordinance 94-O-017 annexed the property. A Sign Permit was denied due to the location being within a State right-of-way.
- 1998: Ordinance 98-O-091 rezoned the property from R-1 to B-3, granted a Variation from the required front yard setback to allow a gazebo in the front yard, and granted a Special Use Permit for a residential dwelling.
- 2008: Sign Permit was issued; however, Staff notes that the sign plan does not match what existed on-site. A message board was added which is prohibited sign type. The Petitioner is aware of this and the message board must be taken off. It would be possible to have a message on the sign, but it has to be a certain percentage of the sign and it would have to be reworked to meet the requirements.
- 2009: Received Site Plan Approval from the Plan Commission for a 1,750 square foot detached garage.
- 2016: Image taken in May 2016 when Staff discovered the changes to the sign. The base has now changed from a circular base to a rectangular base, there is new lighting at the top and the sign is taller. The copy on the actual sign face area has changed. There is a lattice near the base and overall does not meet current codes for height and location.
- 2017: Village Staff notes that the sign was altered without a permit.

MS. KISLER added the sign is 12' tall and has a sign face area of 30.5 sq. ft. It encroaches 2'6" into the public right-of-way and contains a manual changeable copy sign. If the sign was to remain in this location the Petitioner would have to get a right-of-way encroachment waiver from the Village. She noted that with the granting of this waiver the Village has the right to remove the sign if necessary for roadway work and would not be responsible for its replacement. .

MS. KISLER also presented several photos of the sign over time for comparison.

CHAIRMAN SHAW asked what the difference would be between someone in the Legacy District and someone not in the Legacy District. MS. KISLER replied the requirements are almost the same regarding the maximum height for a sign and the newly adopted setback requirement that applies to all freestanding signs outside the Legacy District. CHAIRMAN SHAW asked what the building set back is. MS KISLER replied the code calls for 5-15' setback.

CHAIRMAN SHAW asked for comments from the Petitioner.

KEN ZOMPARELLI, Innovative Decks, stated he has been in business since 1990 and he has never moved the posts of the sign in 28 years. He noted last winter he hit the circular brick base of the sign with his snow plow and it was destroyed. At that time he spoke to Staff regarding rebuilding the sign to allow for more parking spaces for his staff. His staff parks in front of his building and in front of the sign. Village Staff explained what he would have to have the sign comply with the regulations within the Legacy Code if the sign was altered. He decided to fix the base and keep the sign as it was. MR. ZOMPARELLI stated he kept the same posts and did not change the post heights and only covered them with vinyl. He added a 2 x 10 board on top to mount the light on. The message board on the previous sign was always there. He would like the Commission to consider the fact that the new sign is the same as the previous sign.

COMMISSIONER KRONER noted the posts appear to be taller than on the previous sign. They don't appear to be the same on the top. It looks like there have been caps added. MR. ZOMPARELLI replied that the posts have not been altered and he only put the 2 x 10 board on the top but did put caps on the top of the posts. COMMISSIONER KRONER noted sympathy for the fact that the property is on 183rd Street which is a busy street and it is hard to see the sign. The manual changeable message board area must be removed because it is prohibited. It will also be necessary to get the location within the right-of-way approved from the Village.

CHAIRMAN SHAW noted that the additional caps and the 2 x 10 board have added approximately 8-9" to the height of the sign. It would be difficult to move the sign, but you could eliminate the message board portion of the sign and reduce the height and it would eliminate the need for a Variance for the sign height. MR. ZOMPARELLI replied he would like to keep the height and continue to request the Variance.

COMMISSIONER GATTO asked if he could remove the light on the top and move it down. MR. ZOMPARELLI replied that it would not illuminate the sign. He noted that the previous sign face is underneath the current sign face panel.

MS. KISLER stated there should have been a permit issued for any alterations to the sign.

COMMISSIONER MANI stated the sign is in the right-of-way and time is being spent on something that should not be there.

MS. KISLER noted that there also is a requirement in Section 9 for landscaping at the base of the sign. This is something that should also be considered. In regard to the parking by the sign, there could be other opportunities for the employees to park in a different area so as not to block the sign. Then customers could park temporarily near the sign if needed and they would not be there all day blocking the sign.

MR. ZOMPARELLI asked for any consideration the Commission could give to grant the Variations.

CHAIRMAN SHAW asked if the landscaping could be a Variance or is it required. MS. KISLER replied it could be a Variance. COMMISSIONER KRONER asked if the Petitioner could put landscaping around his gazebo rather than the sign as a trade off. He also asked if the Petitioner could put planters or potted plants around the base of the sign. MS. KISLER replied that is a potential fix. CHAIRMAN SHAW noted that is a fair point, but as a community there is a reason why there are ordinances and codes. It is the Commission's role to insure that people adhere to these rules. We are doing our best to be reasonable and understand the plight. Any hardship that the Petitioner has to endure appears to be self

imposed. Staff will go through the Standards that must be considered for the Variances. The Village has to enforce its own codes. MR. ZOMPARELLI asked if the landscaping has to be built-in. MS. KISLER noted planters are a possibility at the base of the sign.

MS. KISLER stated the Standards for Variations are:

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.

MS. KISLER noted the remaining standards are provided in the Staff Report to help the Plan Commission further analyze the request. Staff will prepare draft responses for Findings of Fact at the next meeting. She noted that Staff also provided considerations for the Plan Commission, including:

- Consider the best location for the sign on the property.
- Consider if the sign should be allowed to be within the public right-of-way.
- Consider if the sign should be allowed to be taller than 10'.
- Consider if landscaping should be added to the base of the sign.

CHAIRMAN SHAW noted he appreciates the Petitioner's time and noted that he should highly stress the Standards in the presentation at the Public Hearing.

GOOD OF THE ORDER

CHAIRMAN SHAW had a discussion with TRUSTEE GLOTZ and Staff and would like to ask the Commissioners if they would agree to move the meeting time to 7:00 p.m. rather than 7:30 p.m. All Commissioners agreed that the time change was acceptable.

PAULA WALLRICH, Interim Community Development Director, stated there are several projects in the works.

1. A productive meeting with the developers of Residences of Brookside Glen and some of the homeowner's of Brookside Glen Townhouses and the Brookside Glen Homeowner's Association. There was a plan proposed that had 4 buildings and retained the luxury amenities. The consensus of the homeowners was positive and they will take it back to the group. In the future we will be doing this type of meeting with adjacent homeowners if any negativity is expected.
2. Woodman's - will start their survey.
3. Halleran's – 17801 Oak Park Avenue – Townhome/Row House proposal
4. Boulevard on South Street is under review.
5. WoodSpring Suites Hotel - going well and under construction.
6. Tinley Park Distribution Center - 300,000 sq. ft. spec building - plans in for permit.
7. MBlock – 18801 Oak Park Avenue – looking for security improvements for the site.
8. Cell Tower on 6775 Properi Drive moving forward to Village Board in early August
9. Banging Gavel – Met with them and reviewing plans for the exterior site improvements
10. Union Square – Under construction, moving forward inside.
11. A lot of inquiries on hotels in the Village
12. Multi-family inquiry on 183rd Street near La Grange
13. 171st and Harlem – Demo – Developer has purchased and showed preliminary plans for a retail center.
14. Sports Station – Purchased and looking for a new commercial façade.

15. MACK – New property owner – Special Use for a residential unit was approved only for that property owner and does not transfer to a new owner
16. Orlan Creek Apts. – Renovations – new property owner, new pool, new sign and is now known as The Residences at 159
17. United Athletics – Took down the wall blocking the windows and is moving forward
18. Freedom Pond – Moving forward.

CHAIRMAN SHAW stated he liked the idea of a Community Meeting of the Brookside Glen Residents. He asked who was it that initiated it. MS. WALLRICH replied that it was from a discussion with the developers.

CHAIRMAN SHAW stated after reading the public comment from the sign ordinance meeting, it is important that awareness of the Codes and the Ordinances be given to the residents. Staff needs to make sure notice gets out the residents. He asked how else can we communicate with residents and businesses. It is good to try to avoid the public blow-ups. It is important to communicate. Ms. Wallrich stated that there has been some discussion regarding placing signs on properties subject to public hearings for zoning approvals.

RECEIVE COMMENTS FROM THE PUBLIC

There were none.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of June 20, 2017 at 8:52 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

July 13, 2017



**MINUTES OF THE SPECIAL JOINT MEETING OF THE
ZONING BOARD OF APPEALS AND PLAN
COMMISSION, VILLAGE OF TINLEY PARK, COOK AND
WILL COUNTIES, ILLINOIS**

JULY 13, 2017

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was held in the Kallsen Center at the Village of Tinley Park, 16250 Oak Park Avenue on July 13, 2017 at 7:00 p.m.

ROLL CALL

ZBA Commissioners: Jennifer Vargas
Steven Sepessy
James Fritts
Donald Bettenhausen
James Gaskill Sr.
Michael Fitzgerald, Chairman

Absent ZBA Commissioners: Robert Paszczyk

Plan Commissioners: Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Angela Gatto
Garrett Gray
Bill LeMonnier
Ken Shaw, Chairman

Absent Plan Commissioners: John Curran

Village Officials and Staff: Patrick Connelly, Village Attorney
Michael Glotz, Trustee
Kristin Thirion, Village Clerk
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

CALL TO ORDER

ZONING BOARD OF APPEALS CHAIRMAN MICHAEL FITZGERALD called to order the Special Joint Meeting of the Zoning Board of Appeals and Plan Commission on July 13, 2017 at 7:00 p.m.

A Motion was made by COMMISSIONER SEPESSY, seconded by COMMISSIONER GASKILL, to open the presentation on roles, procedures, principles and related issues to the Zoning Board of Appeals. The Motion was approved unanimously by Roll Call. CHAIRMAN FITZGERALD declared the Motion approved.

July 13, 2017

PLAN COMMISSION CHAIRMAN KEN SHAW called to order the Special Joint Meeting of the Zoning Board of Appeals and Plan Commission on July 13, 2017 at 7:00 p.m.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to open the presentation on roles, procedures, principles and related issues to the Plan Commission. The Motion was approved unanimously by Roll Call. CHAIRMAN SHAW declared the Motion approved.

COMMUNICATIONS

There were none.

DRAFT

July 13, 2017

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

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

SUBJECT: MINUTES OF THE JULY 13, 2017 SPECIAL JOINT MEETING OF THE ZONING BOARD OF APPEALS AND PLAN COMMISSION

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

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

PATRICK CONNELLY, Village Attorney, and PAULA WALLRICH, Interim Community Development Director, gave a presentation to the Plan Commission and Zoning Board of Appeals members covering:

- I. Housekeeping
 - a. OMA Training
 - b. Email Use
 - c. Attendance (notification of absences)
 - d. Contacting Staff
 - e. Resources
 - i. Website
 - ii. Staff reports
- II. Master Planning
 - a. Comprehensive Plan
 - b. Legacy Plan
 - c. Other Master Plans
- III. Zoning
 - a. Zoning Map
 - b. Zoning Ordinance
 - i. Zoning Districts
 - ii. Permitted, Prohibited and Special Uses
 - c. Legacy Code
 - i. Legacy Districts
 - d. Zoning Authority
 - i. Special Uses
 - 1. Public Hearing process
 - 2. Notifications
 - 3. Standards for approval
 - 4. Not covenant with the land
 - ii. Variations
 - 1. Public Hearing process
 - 2. Findings
 - iii. Text/Map amendments
 - 1. Public Hearing process
 - iv. Planned Unit Development
 - 1. Public Hearing process
 - 2. Covenantal with the land

July 13, 2017

- IV. Planning Process
 - a. Application Process
 - b. Scheduling/Entitlement time frame
 - c. White Board
 - d. Pre-Application meetings
 - e. Development Review Team (DRT)
- V. Responsibilities of a Plan Commissioner/ZBA Member
 - a. Making of Motions (in the affirmative)
 - b. Voting
 - c. Recusal/Conflict of Interest
 - d. Electronic Attendance

RECEIVE COMMENTS FROM THE PUBLIC

There were none.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER SEPESSY, to adjourn the Special Joint Meeting of the Zoning Board of Appeals and Plan Commission of July 13, 2017 at 8:33 p.m. The Motion was unanimously approved by voice call. ZONING BOARD OF APPEALS CHAIRMAN FITZGERALD declared the meeting adjourned.

There being no further business, a Motion was made by COMMISSIONER LEMONNIER, seconded by COMMISSIONER MANI, to adjourn the Special Joint Meeting of the Zoning Board of Appeals and Plan Commission of July 13, 2017 at 8:33 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

August 3, 2017

Innovative Decks – Sign Variations

6926 183rd Street

Applicant

Ken Zomparelli on behalf of
Innovative Decks

Property Location

6926 183rd Street

PIN

PIN #28-31-307-007-0000

Zoning

NF (Neighborhood Flex –
Legacy District)

Approvals Sought

Variations for a sign

Project Planner

Stephanie Kisler, AICP
Planner I



EXECUTIVE SUMMARY

The Petitioner, Ken Zomparelli on behalf of Innovative Decks, requests Variations to allow the current sign to remain. The sign was erected without a sign permit and several aspects of the sign do not meet Village codes for signage in the Legacy District.

This project requires a recommendation from the Plan Commission rather than the Zoning Board of Appeals since the property is within the Legacy District. A final decision on the Petitioner's request for Variations will be made by the Village Board.

UPDATES FROM THE 7/20/2017 STAFF REPORT ARE IN RED

SUMMARY OF OPEN ITEMS

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

1. Three Variations are required for the sign to remain as it was installed, including Variations for sign height and location. **The Petitioner wishes to discuss all three Variation requests at the Public Hearing. The Petitioner has not submitted new sign plans.**
2. The manual changeable copy sign is prohibited and must be removed from the sign. **The Petitioner is hesitant to remove this component of the sign but the Plan Commission made it clear that it must be removed since it is prohibited.**
3. Section IX.D.2.h. of the Zoning Ordinance requires 2 square feet of landscaping at the base of the sign per every 1 square foot of sign face area, or meet the spirit of this requirement when the existing site is unable to provide such area. The sign currently does not have any landscaping at the base to satisfy this requirement. **The Petitioner indicated that he would be willing to add landscaping around the base in the form of potted plants or a planter. He would like to retain the existing pavers.**
4. A right-of-way waiver is required to allow the sign to be located within the public right-of-way. The existing sign is approximately two feet, six inches (2'6") into the public right-of-way along 183rd Street. **This aspect would be handled at building permit stage.**

HISTORY

- 1994: Ordinance 94-O-017 annexed the property. A Sign Permit was denied due to the location being within a State right-of-way.
- 1998: Ordinance 98-O-091 rezoned the property from R-1 to B-3, granted a Variation from the required front yard setback to allow a gazebo in the front yard, and granted a Special Use Permit for a residential dwelling.
- 2008: Sign Permit was issued; however, Staff notes that the sign plan does not match what existed on-site.
- 2009: Received Site Plan Approval from the Plan Commission for a 1,750 square foot detached garage.
- 2017: Village Staff notes that the sign was altered without a permit.



Staff notes that the files indicate a history of construction occurring without permits at this property. Documentation approving a sign at the current location was not noted until 2008, but that permit application shows a different design for the sign. The sign may have existed on the site prior to annexation; however, it has been altered throughout time without proper approvals. Staff's goal is to formalize an approval for the sign and have the sign meet Village codes wherever feasible.

VISUAL SIGN HISTORY



1998 Sign (VOTP Building Permit File)



2008 Sign (VOTP Building Permit File)



Previous Sign (Google Street View, October 2016)



Current Sign (VOTP Staff, May 2017)

ZONING & NEARBY LAND USES

The Petitioner's property is zoned NF (Neighborhood Flex) within the Legacy District. This area is denoted as a gateway into Downtown Tinley Park. The site is bordered by NF to the north, R-5 PD (Low Density Residential) to the south, and unincorporated properties to the east and west. Signage in the Legacy District is regulated within Section XII of the Zoning Ordinance (Legacy Code) and supplemented by Section IX of the Zoning Ordinance (Sign Regulations) where the Legacy Code is silent.

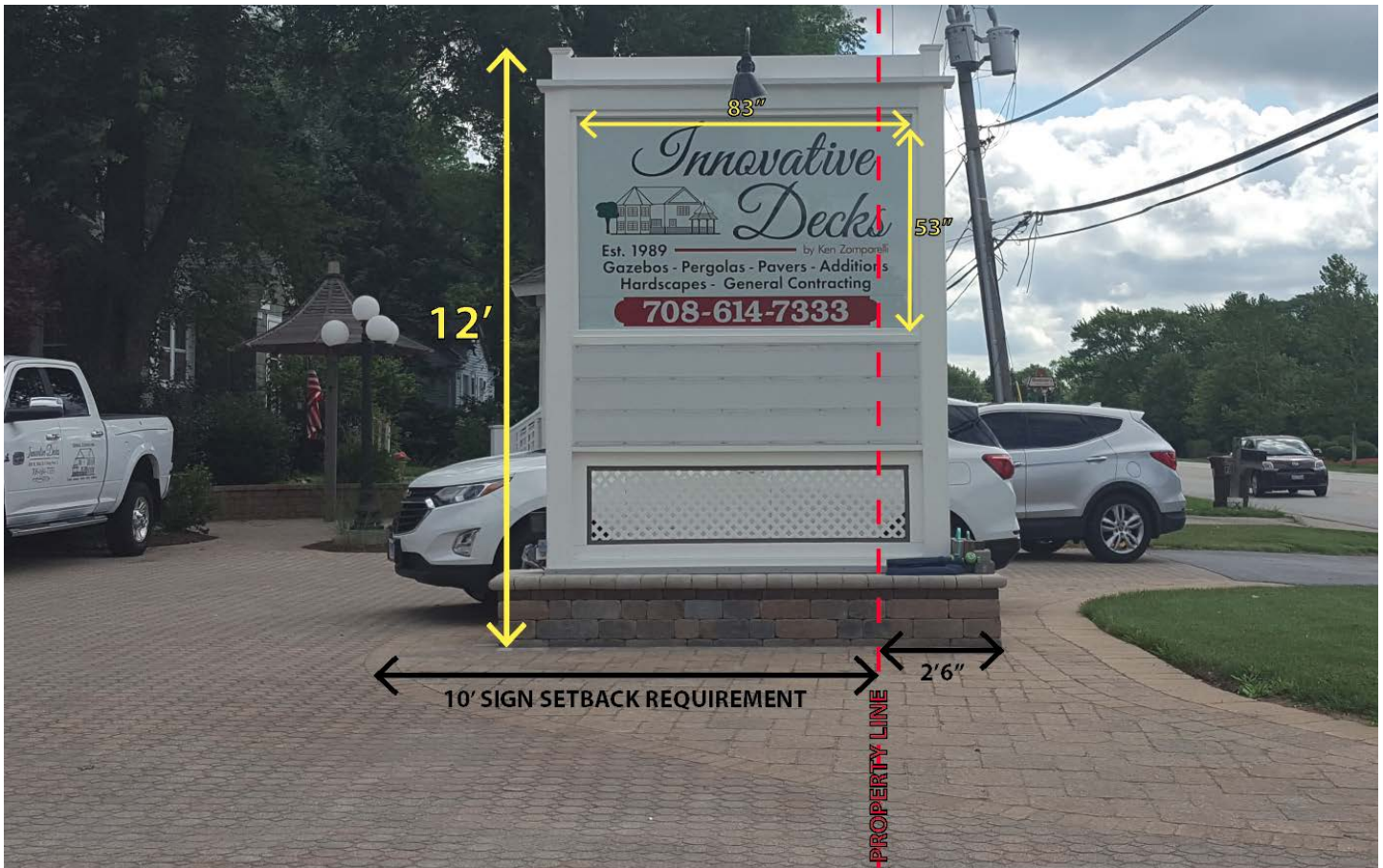


VARIATION REQUESTS

The Petitioner, Ken Zomparelli on behalf of Innovative Decks, requests the following Variations for a ground sign at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District:

1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height;
2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and
3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive.

The sign was altered without a permit and these Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located two feet, six inches (2'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).



Sign Height

Staff notes that the Petitioner's request for an increased height of the sign is due to the Petitioner's need to have the sign project above vehicles that may park next to the sign. The photo at the right displays a small SUV parked next to the sign. The property is unique because it functions as a mixed-use site (commercial business plus a residential dwelling) and does not have a traditional parking lot for customers. Instead, the parking area is within a circle drive area at the front of the building.

The proposed height is two feet (2') above the maximum allowable height of ten feet (10'). That same maximum height regulation applies to signage throughout the Village (except for in the B-5 Automotive Service Zoning District where the maximum is 18').

Sign Location

The existing sign location extends about two feet, six inches (2'6") into the public right-of-way along 183rd Street. The Legacy Code requires that ground signs have a ten foot (10') setback from all property lines and access drives. The sign would have to be relocated north twelve feet, six inches (12'6") to meet this code (see diagram on previous page) and would still be within the access drive due to the configuration of the site. Staff notes that the current sign location is roughly twenty-eight feet (28') from the pavement of 183rd Street.

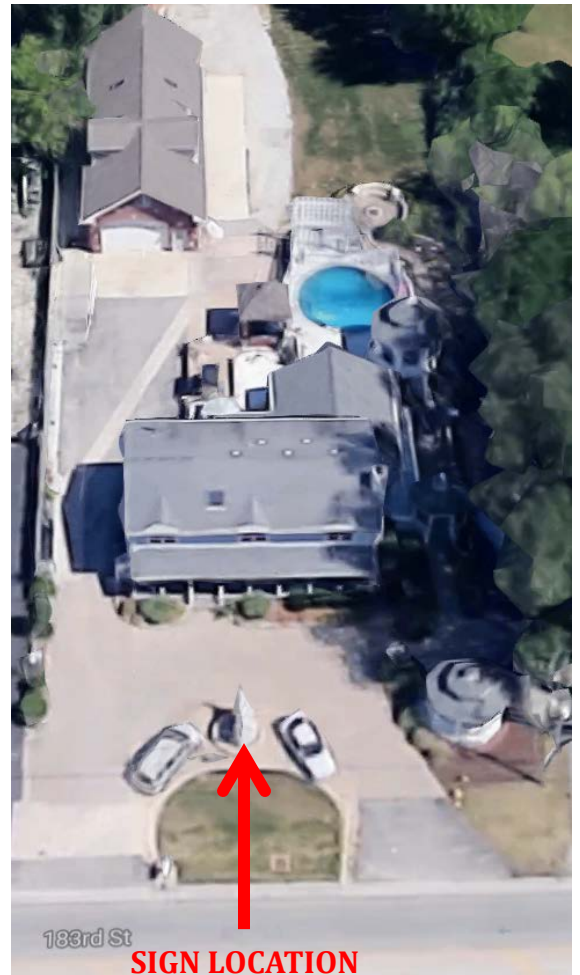
Staff is concerned with allowing the sign to remain within the public right-of-way since it could set precedent for other signs; however, the Director of Public Works has indicated that he would approve a Right-of-Way Encroachment Waiver to allow the sign to remain at the existing location. The waiver would include provisions that the Village could remove the sign if construction were to occur in the right-of-way in the future (such as sidewalk installation or expansion of 183rd Street).

Manual Changeable Copy

The sign has had a manual changeable copy component to the sign since at least 2008 according to photos from the file. This type of sign is currently prohibited and has been prohibited since 2007 when the Village opted to allow electronic message signs instead of the manual changeable copy signs. This portion of the sign must be removed and cannot be considered for a Variation. The Applicant could request an electronic message sign; however, the existing sign face would have to be reduced in proportion to whatever size electronic message sign is erected.

Landscaping

The photos show that there was previously landscaping around the base of the sign. Sometime between 2008 and 2016 the driveway was expanded and the landscaping was covered with pavers. Section IX.D.2.h. of the Zoning Ordinance requires 2 square feet of landscaping at the base of the sign per every 1 square foot of sign face area. The sign currently does not have any landscaping at the base to satisfy this requirement and 61 square feet of landscaping would be required to satisfy this requirement.



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. 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 prepared draft responses for the Findings of Fact below in red.

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 business could still yield a reasonable return, but the visibility may impact the amount of drive-by customers that stop and visit the business.
 - The signage would have less visibility to 183rd Street if it were setback 12'6" from its current location to meet code.
2. The plight of the owner is due to unique circumstances.
 - The situation is unique since a sign has existed at that location for about 20 years.
 - The layout of the site's parking and driveways is unique because the sign is located within the circle drive area and the Petitioner would have to make significant changes to the site in order to locate the sign 10' from an access drive.
3. The Variation, if granted, will not alter the essential character of the locality.
 - The Variations would not alter the character of the locality with respect to the sign location since a sign has existing in that location for many years but may impact the character of the locality and set a precedent if the sign was allowed to be taller than 10'.
 - The aesthetics of the sign are also important and the sign must have landscaping at the base in order to be consistent with other new signs within the Village.
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.

RECOMMENDATIONS

- Consider the best location for the sign on the property.
- Consider if the sign should be allowed to be within the public right-of-way.
- Consider if the sign should be allowed to be taller than 10’.
- Consider if landscaping should be added to the base of the sign.
- Based on the discussion at the workshop on July 20th there may be a compromise with allowing the sign to remain in the existing location but with the following alterations to the sign: remove the prohibited manual changeable message board, lower the height to ten feet (10’), and add landscaping at the base of the sign.
- Staff has provided an image below that displays how the sign might be altered to meet the maximum height of ten feet (10’). Additionally, the image shows landscaping at the base of the sign. The Petitioner needs to construct a new planter area around the base to achieve this type of landscaping. Otherwise, individual planter pots/planter boxes could be located next to the sign.



Staff's Rendering of Potential Changes to the Sign

MOTION TO CONSIDER

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

“...make a motion to grant the Petitioner, Ken Zomparelli on behalf of Innovative Decks, the following Variations for a ground sign at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District:

1. A two foot (2') Variation from Section XII.4.E. of the Zoning Ordinance to allow a twelve foot (12') tall ground sign where ten feet (10') is the maximum allowable height;
2. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the property line; and
3. A ten foot (10') Variation from Section XII.4.E. of the Zoning Ordinance to allow for a ground sign where the required setback for a ground sign is ten feet (10') from the access drive.

These Variations would allow the Petitioner to keep the sign as it was installed. The sign is twelve feet (12') tall, has a sign face area of 30.5 square feet, is located two feet, six inches (2'6") into the public right-of-way, and contains a manual changeable copy sign (which is prohibited).”

...with the following conditions:

- 1. That landscaping is added to the base of the sign.*
- 2. [any conditions that the Commissioners would like to add]*

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: Ken Zomparelli
Mailing Address: 6926 W. 183RD ST.
City: Tinley Park State: IL Zip: 60477
Day Phone: [REDACTED] Evening Phone: [REDACTED]
Cell Phone: [REDACTED] Fax Number: [REDACTED]
Email Address: [REDACTED]

Nature of Petitioner's Interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

PROPERTY INFORMATION

Street Address: 6926 W. 183RD ST.
Owners: Ken Zomparelli

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Variance to ALLOW EXISTING SIGN to BE RENOVATED
IN ITS SAME LOCATION & SIZE. MOVING THE SIGN
10 FT. IN TOWARDS HOUSE WOULD OBSTRUCT EXISTING DRIVEWAY CIRCLE.

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.
For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."

* "A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property."

REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: _____ Date: _____

Printed Name: _____

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

We are RENOVATING THE EXISTING SIGN THAT HAS BEEN THERE FOR 20 YEARS. MOVING THE SIGN NOW WOULD OBSTRUCT THE EXISTING DRIVEWAY.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

IT WOULD NOT REDUCE ANY PROPERTY VALUES, IT IS ESTABLISHED IN THAT LOCATION FOR 20 YEARS. NEIGHBOR HAS A SIGN ALSO. NEEDS MAINTENANCE & WOULD LIKE TO CHANGE BOX OF SIGN TO INTERNAL LED LIGHTS

- C. Describe how the above difficulty or hardship was created.

BECAUSE THE VILLAGE CHANGED THEIR CODE REQUIREMENTS BASED ON LEGACY DISTRICT CODE.

FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

No impact. to any properties.

2. Substantially increase the congestion of the public streets.

No Impact.

3. Increase the danger of fire.

No impact. Sign is isolated by itself.

4. Impair natural drainage or create drainage problems on adjacent property.

No impact.

5. Endanger the public safety.

No impact if sign maintenance is allowed.
Needs work but unwilling to move. Location is establish
& driveway & pedestrians flow currently fine.

6. Substantially diminish or impair property values within the neighborhood.

No impact.
A newly Renewed sign with efficient
LED lights would benefit everyone.

INTERNALLY ILLUMINATED 2 SIDED SIGN CABINET MOUNTED BETWEEN EXISTING POSTS

- Cabinet - 85"x85"x12"
- Black aluminum extrude construction
- LED illuminated
- UL listed



84"



Innovative Decks

Est. 1989 by Ken Zomparelli

Gazebos - Pergolas - Pavers - Additions
Hardscapes - General Contracting

708-614-7333

**6" LETTER
CHANGEABLE
LETTERS**

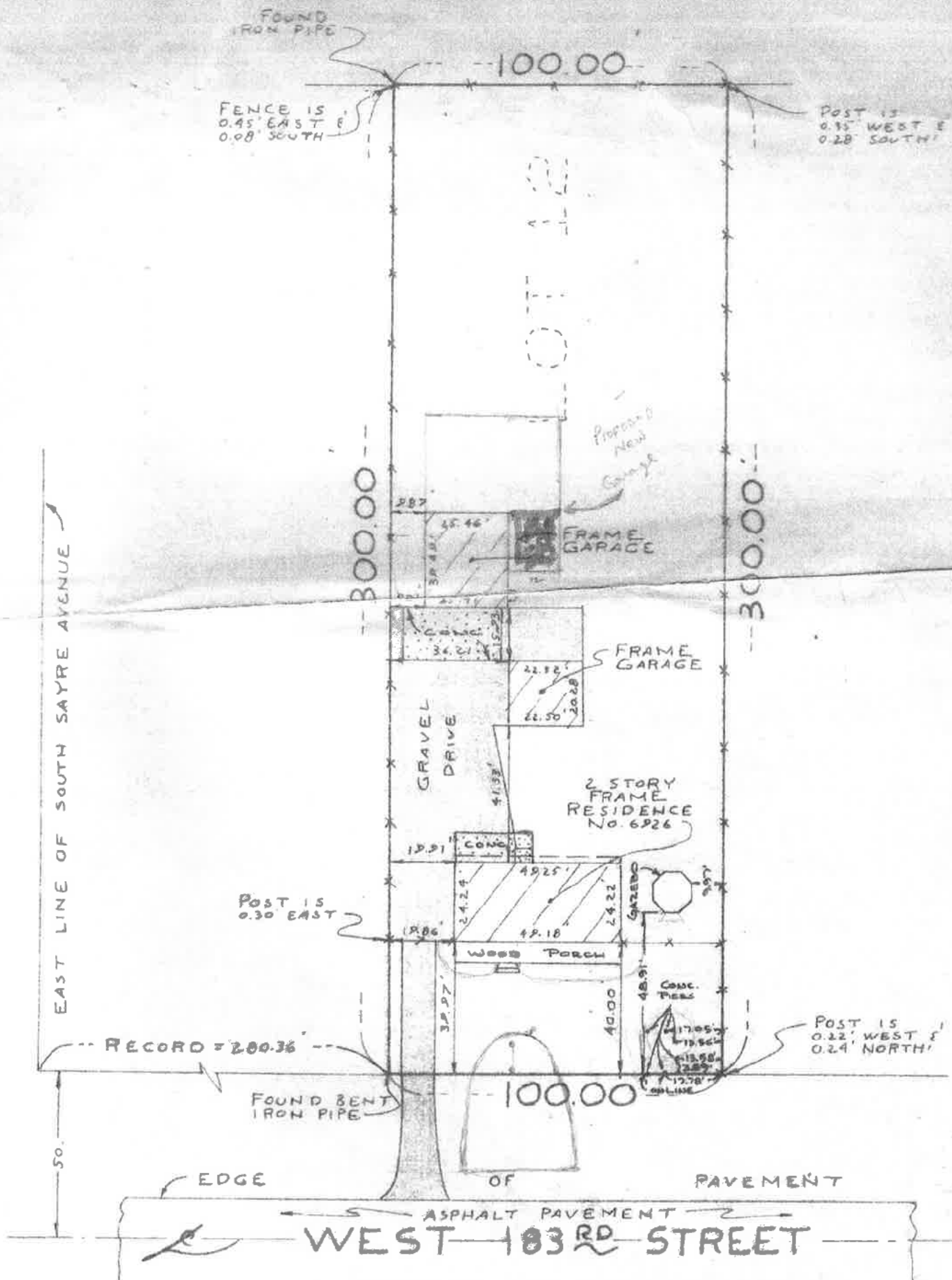
84"

ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF E-Z SIGN COMPANY, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM E-Z SIGN COMPANY.

Authorized Signature Required For Work To Proceed

CUSTOMER		NAME		 <small>19125 S. 63TH CT. AMERICA</small> 815-469-4080 708-687-4080 <small>e-zsignco@gmail.com</small>	CUSTOMER APPROVAL		DATE
DATE	Phone Number	Fax Number					

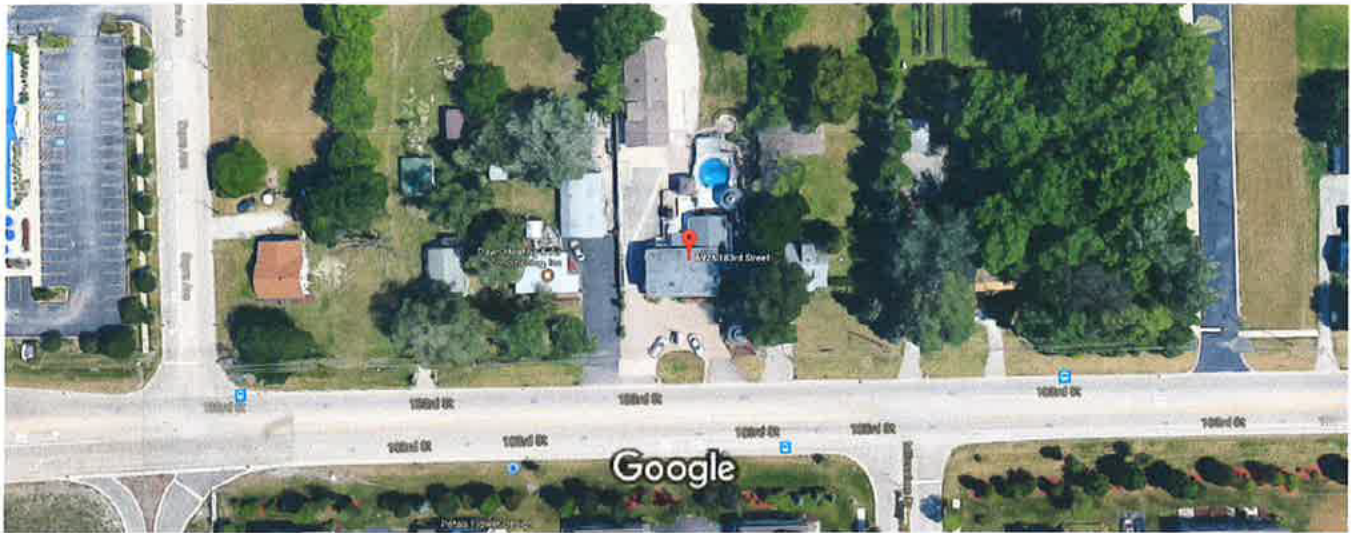
Computer Generated Colors May Not Match The Finished Sign Colors.



We, MARSURCO INC., LAND SURVEYORS, State of Illinois }
 have made a resurvey on February 14, 1992, and the conditions are } ss:
 the same as shown on the hereon }
 drawn plat. }
 County of Cook }

We, MARSURCO, INC. LAND SURVEYORS, }
 that we have surveyed for the }

Google Maps 6926 183rd St



Imagery ©2017 Google, Map data ©2017 Google 50 ft



6926 183rd St
Tinley Park, IL 60477



At this location

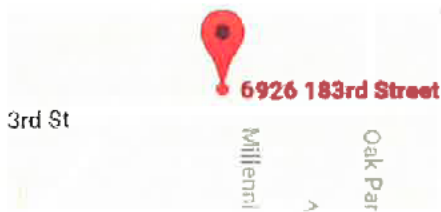
Google Maps 183rd St



Image capture: Oct 2016 © 2017 Google

Tinley Park, Illinois

Street View - Oct 2016



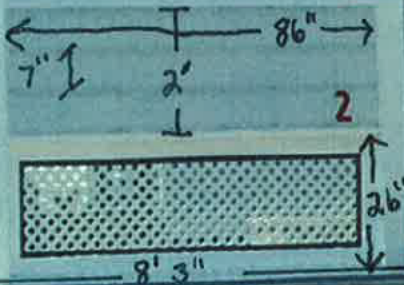
5-30-17



Innovative
83" *Decks*

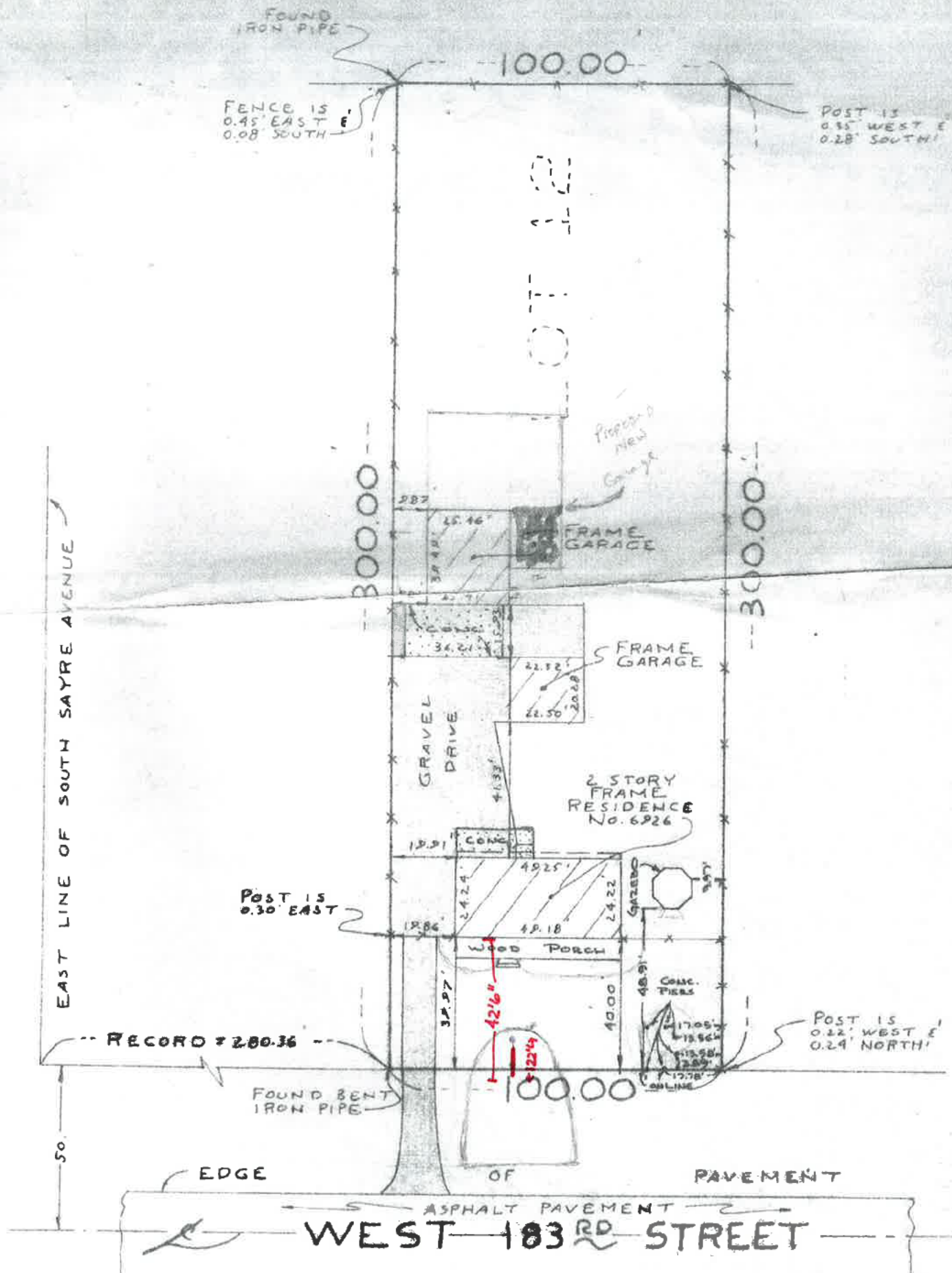
Est. 1989
Gazebos - Pergolas - Favers - Additions
Hardscapes - General Contracting

708-614-7333



Distance From house to
end of sign base = 42.6'

SFA = 83" x 53" = 30.5 sf
+ manual changeable
2' x 86" = 14.33 sf



We, MARSURCO INC., LAND SURVEYORS, State of Illinois }
 have made a resurvey on February 14, 1992, and the conditions are } ss:
 the same as shown on the hereon
 drawn plat.

We, MARSURCO, INC. LAND SURV
 that we have surveyed for the



PLAN COMMISSION STAFF REPORT

August 3, 2017

M. Block and Sons, Inc. – Site Plan Approval & Minor Deviation from the PUD

18801 Oak Park Avenue

Petitioner

Jeff Musielewicz of Peak Construction Company on behalf of M. Block and Sons, Inc.

Property Location

18801 Oak Park Avenue

PINs

31-06-400-003-0000,
31-06-301-004-0000,
31-06-301-005-0000,
31-06-303-005-0000,
31-06-402-001-0000,
31-06-401-001-0000

Zoning

M-1 PD

Approvals Sought

Site Plan Approval and
Minor Deviation from the
Tinley Park Corporate
Center/First Industrial
Planned Unit Development

Project Planner

Stephanie Kisler, AICP
Planner I



EXECUTIVE SUMMARY

Consider granting the Petitioner, Jeff Musielewicz of Peak Construction Company on behalf of M. Block and Sons, Inc., Site Plan Approval, approving a Minor Deviation from the Tinley Park Corporate Center/First Industrial Planned Unit Development and approving an Exception from the Zoning Ordinance to allow for security improvements at the site including: fencing, gates, security guard houses, and related site improvements.

The Petitioner requests these modifications to the site in order to enhance security for the site and help prevent future theft.

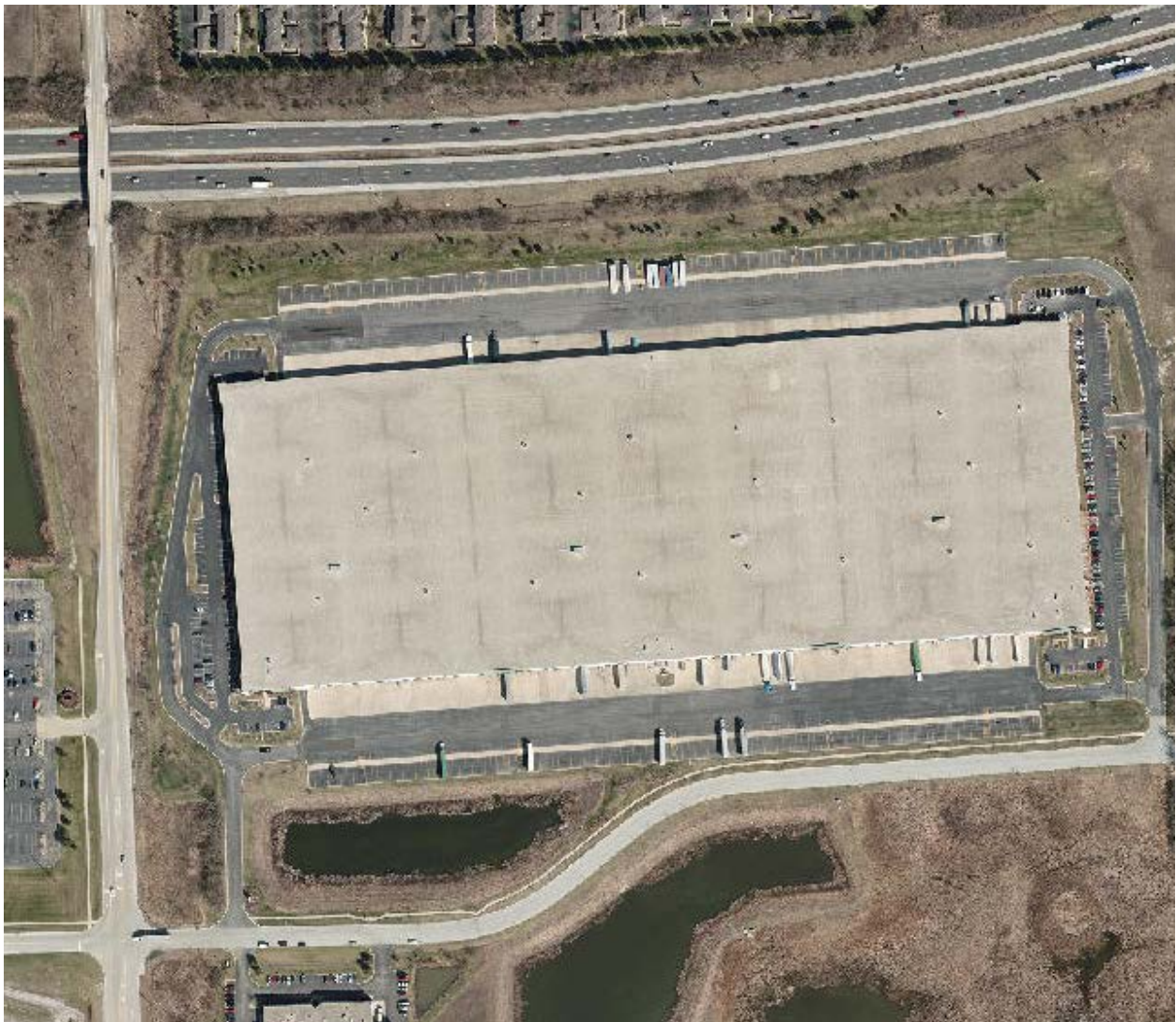
Due to the scale of the project, the Plan Commission may elect to take action in a single meeting. The proposed project only requires Site Plan Approval, approval of a Minor Deviation from the Planned Unit Development, and approval of an Exception. A Public Hearing is not required.

EXISTING SITE & HISTORY

The subject site, 18801 Oak Park Avenue, is home to a 915,000 square foot industrial building currently occupied by M. Block and Sons, Inc. They have occupied the building since 2012. The site is in the southeast corner of Interstate 80 and Oak Park Avenue.

According to the Petitioner, the site functions as a distribution center for Keurig cups and other housewares. They also noted that the building was originally constructed as an industrial spec building and has several points of ingress and egress. Over the years, M. Block has had issues with theft from trailers and the maintenance sheds on the property. The proposed security improvements will assist M. Block in protecting assets and improve operations at the site. The Petitioner would like to move forward with this project quickly because construction will soon begin on the 300,000 square foot spec building to the east and they will be sharing the east access drive off Propseri Drive.

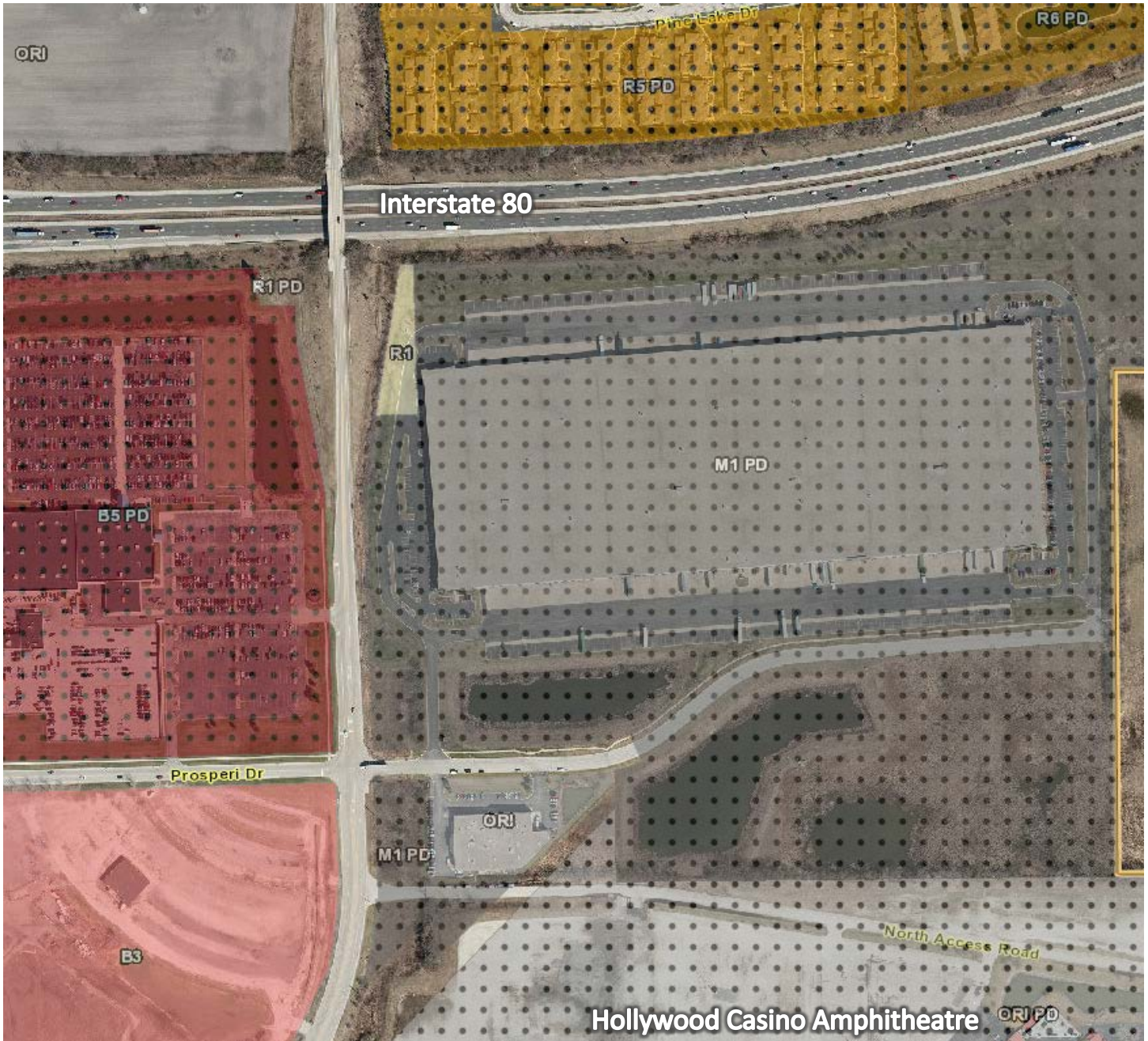
The Police Department reviewed data for this site and found at least eight (8) cases of theft or attempted theft since 2014. The Police Department is still reviewing older records for 2012-2013 to confirm the total count of theft-related activity that was reported to the Village.



ZONING & NEARBY LAND USES

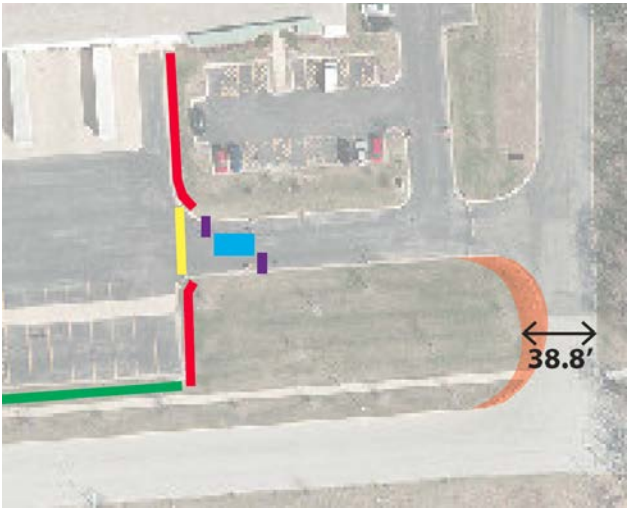
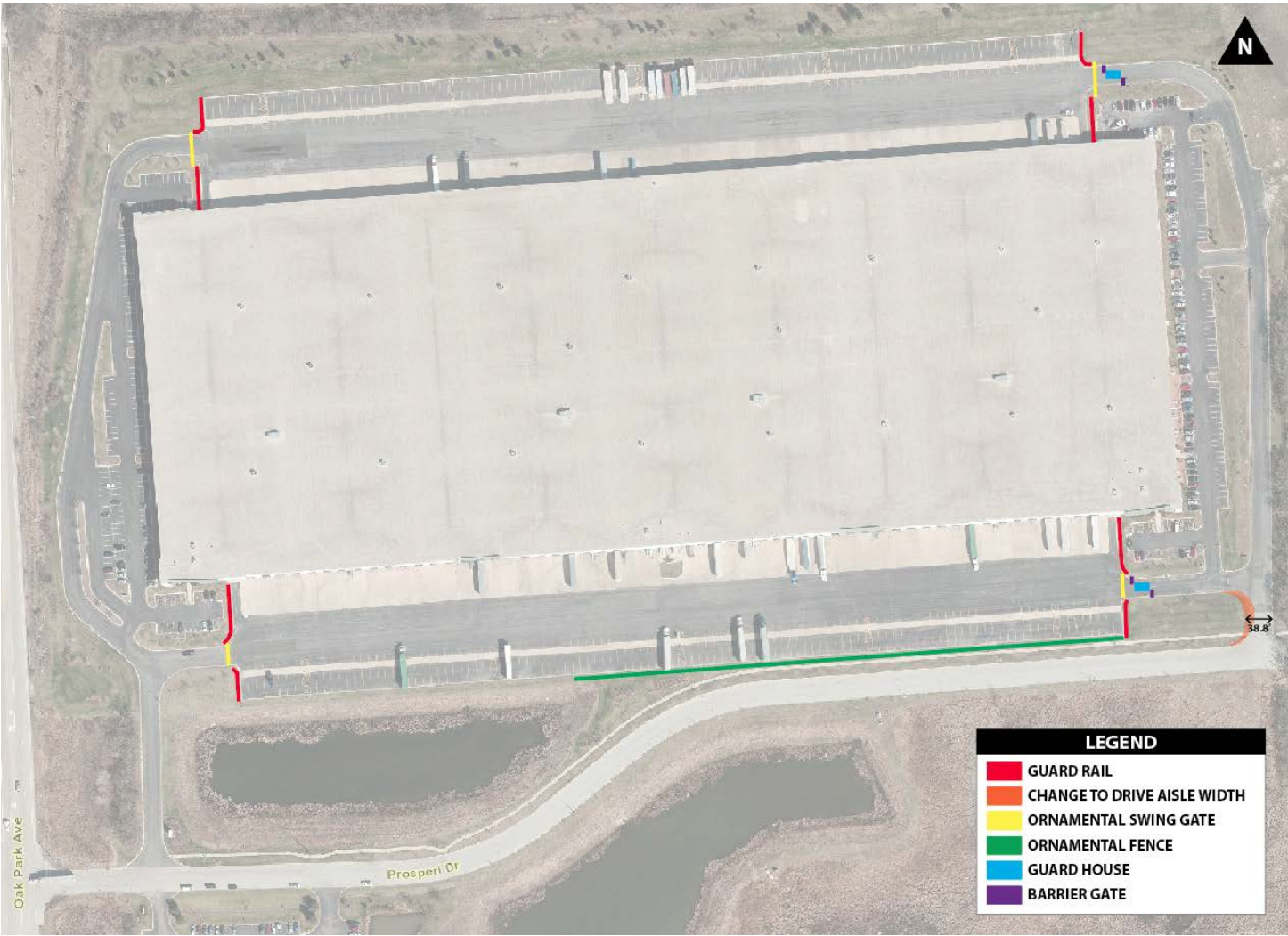
The site is zoned M-1 PD (General Manufacturing, Planned Unit Development) and is part of the Tinley Park Corporate Center/First Industrial Planned Unit Development (PUD). There is one small parcel within the site that is zoned R-1 and wasn't properly rezoned and added to the PUD when it was annexed in 2012 (Ordinance 2012-O-029). Staff will contact the property owner and work on resolving this issue.

Nearby zoning includes R-5 PD north of I-80, M-1 PD and unincorporated land to the east, ORI and ORI PD zoning to the south, and B-5 PD zoning to the west.

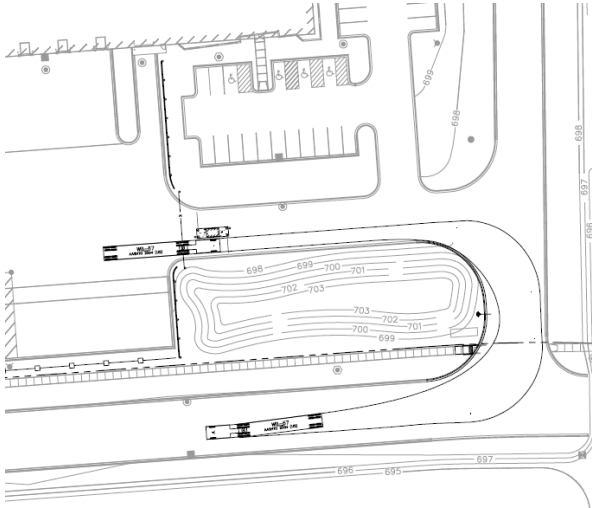


PROPOSED SITE PLAN

The Petitioner proposes to add new security features to the site which include ornamental six-foot (6') tall fencing, bollards, guard rail, ornamental gates, and guard houses. Additionally, the Petitioner proposes to alter one of the drive aisles to allow a wider turning radius for trucks. The proposed improvements will allow for M. Block to increase safety measures on-site and conduct successful business operations.



Closer View of Drive Aisle Alteration (Orange)



Truck Turning Radius Analysis with Proposed Alteration

MINOR DEVIATION FROM THE PUD

Section VII.B.6. of the Zoning Ordinance requires the Director of Planning (Community Development Director) to make a determination of whether the change is minor or a substantial deviation. If it is determined to be minor it is referred back to the Plan Commission for approval or denial. The Director has determined this is a minor deviation (minor change) from the PUD and does not change the overall intent of the development, nor does it fall within the definition of a substantial deviation. Since the proposed improvements are associated with the Site Plan, Staff recommended that the project be brought to the Plan Commission for Site Plan Approval and approval of a minor deviation from the PUD for the addition of guard houses and the minor change to the drive aisle width.

Excerpt from Section VII.B.6. of the Zoning Ordinance:

- a. **Substantial Deviation:** Any changes which include increases in density, increases in the height and/or bulk of buildings, increases in the size or number of signs, major reductions in the size of the proposed buildings, increases or major decreases in the number of buildings and/or lots, reductions in the amount of proposed open space, changes in the development schedule, any roadway changes, or changes in the final governing agreements, provisions or covenants, or other changes which change the concept or intent of the development, shall be deemed a substantial deviation.
- b. **Minor Changes:** The Plan Commission, or the Village Planner, if authorized by the Village Board, may approve minor changes in the Planned Unit Development which do not change the concept or intent of the development, without going through the preliminary approval steps. Minor changes shall be any changes not defined as a substantial deviation.

EXCEPTION FROM THE ZONING ORDINANCE

The proposed fence is located within the front yard setback and requires an exception from the regulations within the Zoning Ordinance. The required front yard setback for a fence in the M-1 Zoning District is fifty feet (50') per Section V.B. Schedule II. Fences are not permitted within front yards according to Section III.H.2. of the Zoning Ordinance.

The proposed fence is four feet (4') from the south property line, which would mean a forty-six foot (46') exception is required. Staff notes that the proposed fence is considered an ornamental fence and is more aesthetically pleasing than a chain link or solid privacy fence. The Petitioner's purpose for the fence is to discourage vehicles from entering/exiting over the curbs between Prosperi Drive into the south parking/loading area. The proposed fence would serve as protection for the Village's right-of-way adjacent to Prosperi Drive.



Proposed Fence Location (Green)

MOTION TO CONSIDER

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

“...make a motion to grant the Petitioner, Jeff Musielewicz of Peak Construction Company on behalf of M. Block and Sons, Inc., the following approvals:

1. Site Plan Approval;
2. A Minor Deviation from the Tinley Park Corporate Center/First Industrial Planned Unit Development; and
3. A forty-six foot (46') Exception from Section V.B. of the Zoning Ordinance to allow an ornamental fence at a four foot (4') setback from the south property line where the required setback is fifty feet (50').

These approvals will allow for security improvements at 18801 Oak Park Avenue including: fencing, gates, security guard houses, and related site improvements in accordance with plans as noted within the List of Submitted Plans within the Staff Report.”

...with the following conditions:

[any conditions that the Commissioners would like to add]

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 prepared draft responses for these conditions below for the Plan Commission's consideration.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - The use is not changing; the Petitioner proposes to add security improvements to the site to protect M. Block's assets.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The proposed improvements will only impact the subject 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 existing site has adequate ingress and egress. The proposed plans will widen one drive aisle so that trucks can safely enter the site and reach the guard houses.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - The proposed plans do not impact pedestrian travel 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.
 - The existing landscaping meets Village codes and was approved in 2007. The property owner is responsible for continued maintenance of the landscaping.
- f. That all outdoor trash storage areas are adequately screened.
 - The proposed plans do not impact trash storage areas. The property owner and tenant are aware that outdoor trash storage areas are required to be screened.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
C1.0	Site Plan	KHA	05/31/2017
C1.1	Site Plan	KHA	05/31/2017
EX-1	Truck Routing Exhibit	KHA	05/31/2017
EX-2	Truck Routing Exhibit (Option 2)	KHA	05/31/2017
	Google Earth – Fence Location	n/a	n/a
	Welded Ornamental Steel Fence Cut Sheet	n/a	n/a
	Fence Details	AMERISTAR	02/23/2015
	Gate Details	PRO ACCESS	n/a
	Guard House Details	PAR KUT	n/a
	Strong Arm Details	HYSECURITY	n/a

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: M Block - Sons, Inc. LOCATION: 18801 Oak Park Ave.

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

APPLICANT INFORMATION

Name: JEFF MUSIENKOWICZ
Company: PEAK CONSTRUCTION CORP.
Mailing Address: [REDACTED]
Phone (Office): [REDACTED]
Phone (Cell): [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

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

PROPERTY INFORMATION

Property Address: 18801 OAK PARK AVE.
PIN(s): 31-06-402-001, 31-06-400-003, 31-06-301-004, 31-06-301-005
Existing Land Use: WAREHOUSING
Zoning District: M-1 GENERAL MANUFACTURING
Lot Dimensions: 2,235,091 S.F.
Property Owner(s): I-80 COMMERCIAL CENTER, LLC
Mailing Address: [REDACTED]

APPLICATION INFORMATION

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

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

☒ No ☐ Yes: _____

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

[REDACTED]
Signature of Applicant

07/25/17 Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
CONTACT INFORMATION

PROJECT NAME: M Block + Sons, Inc.

LOCATION: 18801 Oak Park Ave.

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

CURRENT PROPERTY OWNER OF RECORD

Name: I-80 Commerce Center, LLC

Company: Hillwood

Address: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

PROJECT ARCHITECT

Name: David Knoepfel

Company: HARRIS ARCHITECTS, INC.

Address: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

PROJECT ENGINEER

Name: Tom Szafranski

Company: Kinney - Hearn

Address: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

PROJECT LANDSCAPE ARCHITECT

Name: [REDACTED]

Company: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

ATTORNEY

Name: [REDACTED]

Company: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

END USER

Name: BOB REYNOLDS

Company: M. Block and Sons

Address: 18801 S. OAK PARK AVE, TINLEY PARK

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
RESPONSIBLE PARTIES

PROJECT NAME: M Block & Sons, Inc.

LOCATION: 18801 Oak Park Ave

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

GENERAL BILLING

Name: JEFF WOSIETEWICZ
Company: PEAK CONSTRUCTION CORP.
Address: [REDACTED]
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

RESPONSIBLE FOR PLAN REVIEW FEES

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

RESPONSIBLE FOR BUILDING PERMIT FEES

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

RESPONSIBLE FOR ATTORNEY FEES

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

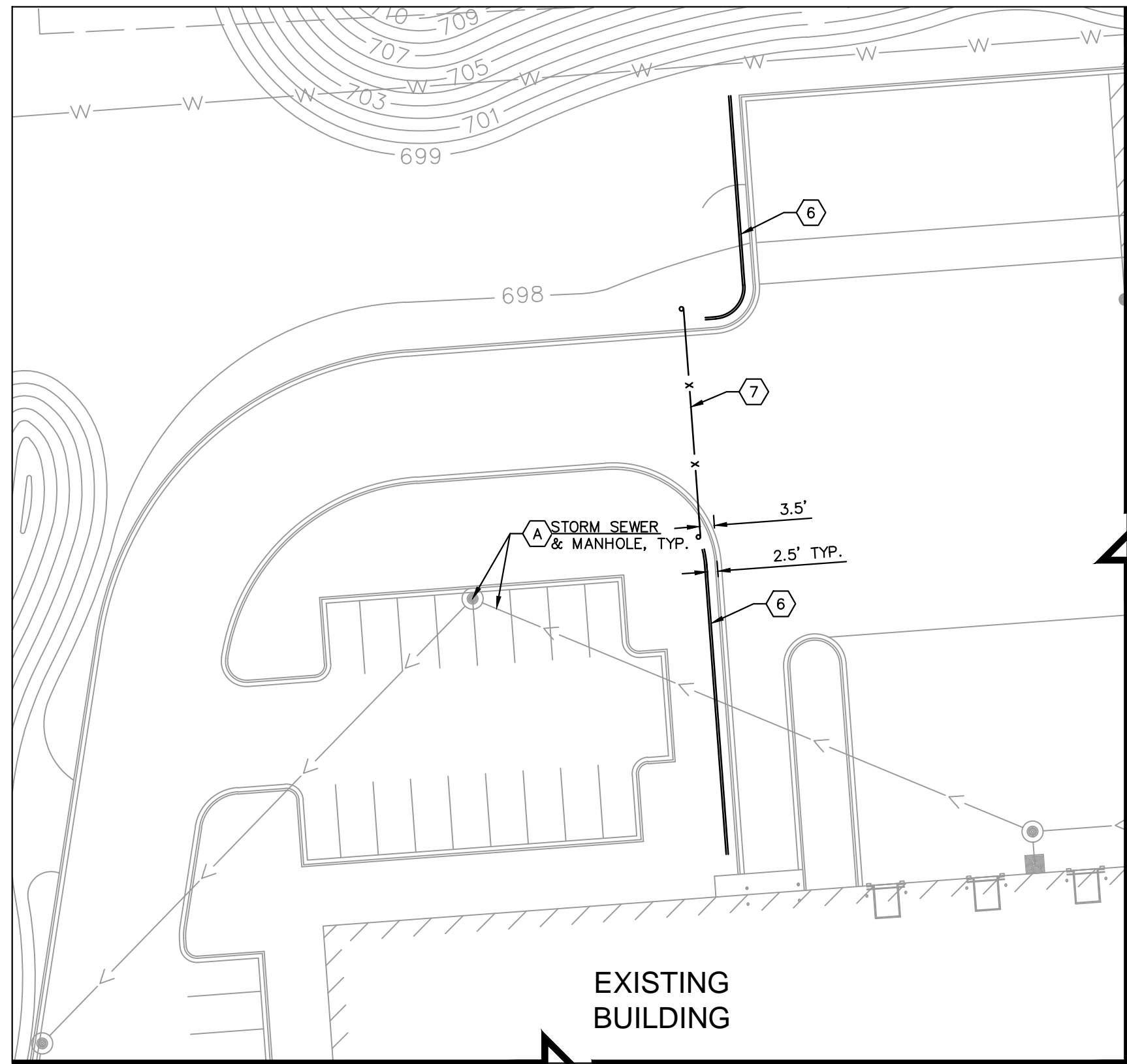
RESPONSIBLE FOR ENGINEERING/
CONSTRUCTION OVERSIGHT FEES

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

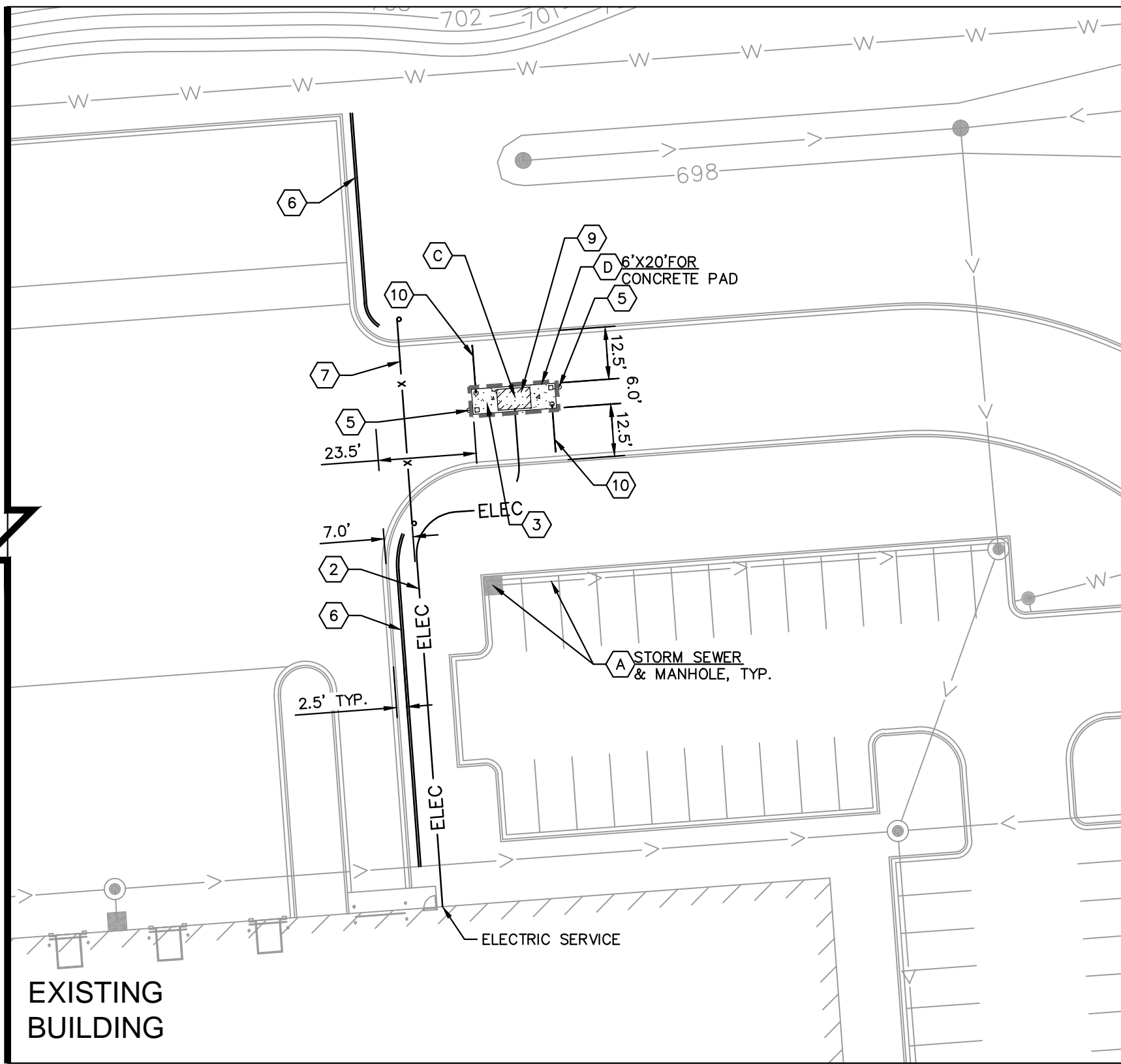
RESPONSIBLE FOR LANDSCAPE REVIEW
FEES

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

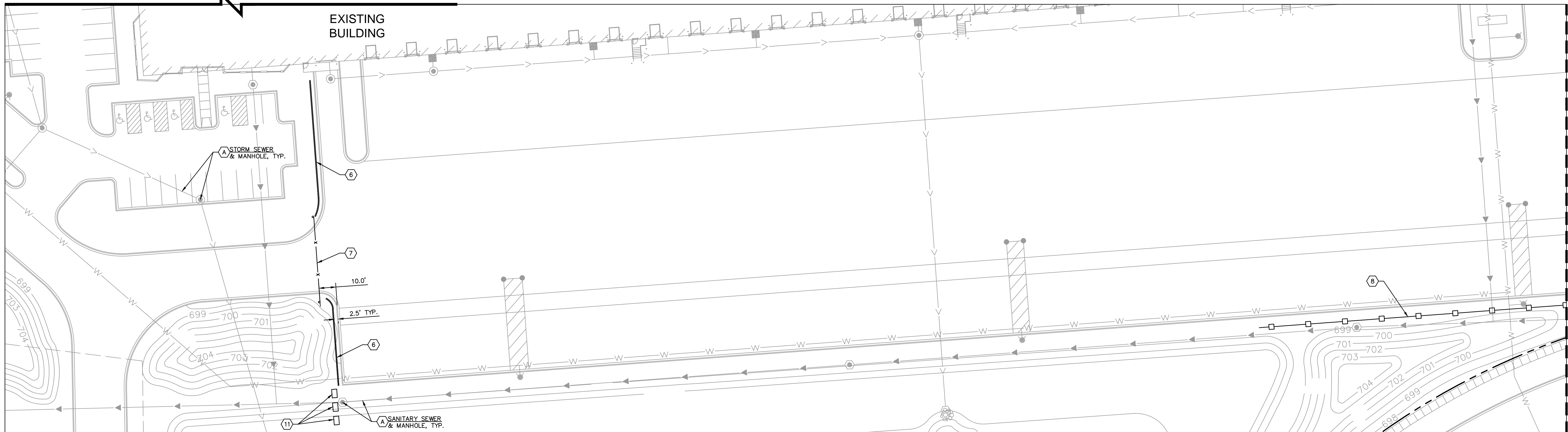
Drawing name: K:\GIS\DEV\168140002_MBlock_TinyPark_IL\2 Design\CADD\Design Files\C1.0 SITE IMPROVEMENT PLAK.dwg C1.0 Jun 29, 2017 3:35pm by tom.azdronski
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LAYOUT 1



LAYOUT 2



LAYOUT 3

MATCHLINE - SEE SHEET C1.1

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

DEMOLITION LEGEND

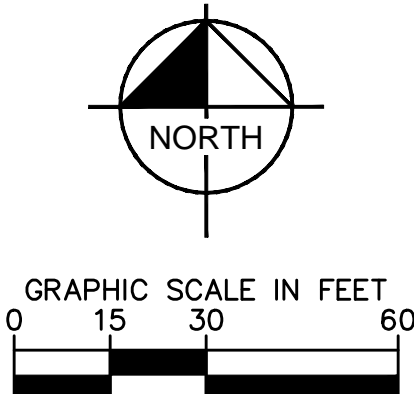
- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) Curb Removal
- (C) Full-Depth Asphalt Pavement Removal
- (D) Sawcut Line
- (E)

KEY NOTES

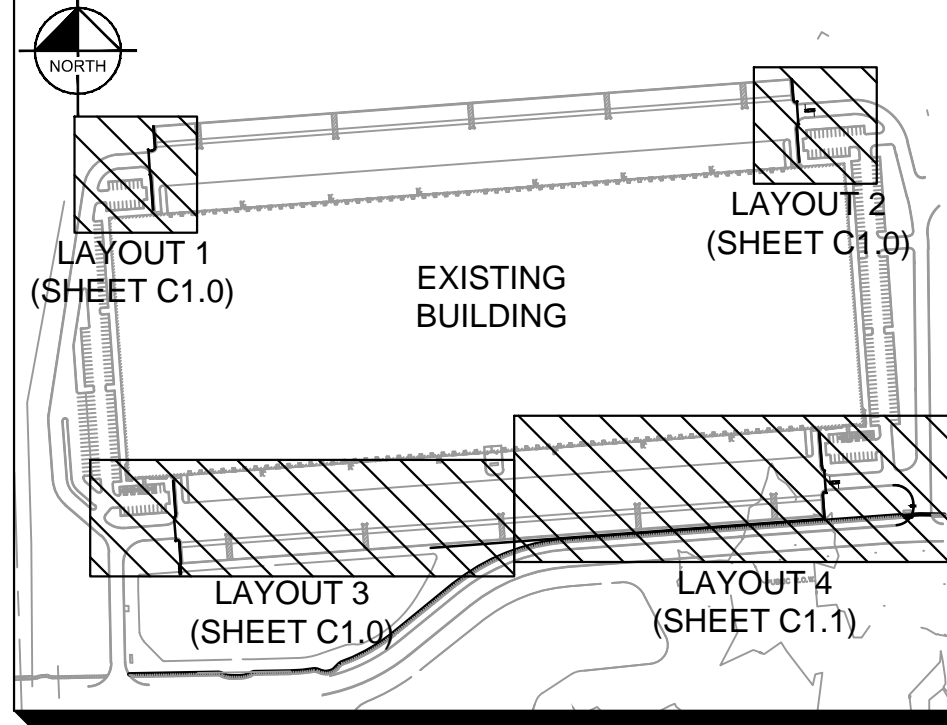
1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. TWO 2" SCHEDULE 40 PVC CONDUITS FOR CCTV & DATA
3. RAISED CONCRETE PAD 6" ABOVE EXISTING PAVEMENT
4. CONNECT TO EXISTING PAVEMENT
5. BOLLARD, TYP. (SEE DETAILS)
6. GUARD RAIL
(2'-4" TALL STEEL PLATE BEAM WITH 12.5 GAUGE GALVANIZED STEEL PANELS. POSTS TO BE W6X8.5 BY 5'-9" SPACED 12'-6" O.C.)
7. ORNAMENTAL SWING GATE
(TWIN TRACK ORNAMENTAL ALUMINUM SLIDE GATES WITH 32" OPENING BY 6' TALL FLAT TOP PICKET DESIGN WITH BLACK POWDER COATED FINISH)
8. ORNAMENTAL FENCE
(6' TALL ORNAMENTAL FENCE, STYLE: CLASSIC 3-RAIL; GRADE: MONTAGE PLUS-COMMERCIAL; FINISH: E-COAT POWDER COATED BLACK; MANUF.: AMERISTAR)
9. GUARD HOUSE
10. BARRIER GATE
11. EDEN OUTCROPPING STONE (3 TOTAL)
(36" MIN. HEIGHT, 60" MIN LENGTH)
12. ACCESSIBLE RAMP (SEE DETAILS)

PAVING AND CURB LEGEND

- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER



KEY MAP



DATE: 06/29/2017

Kimley»Horn
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TINLEY PARK, IL 60477
PHONE: 630-487-5550
WWW.KH-H.COM

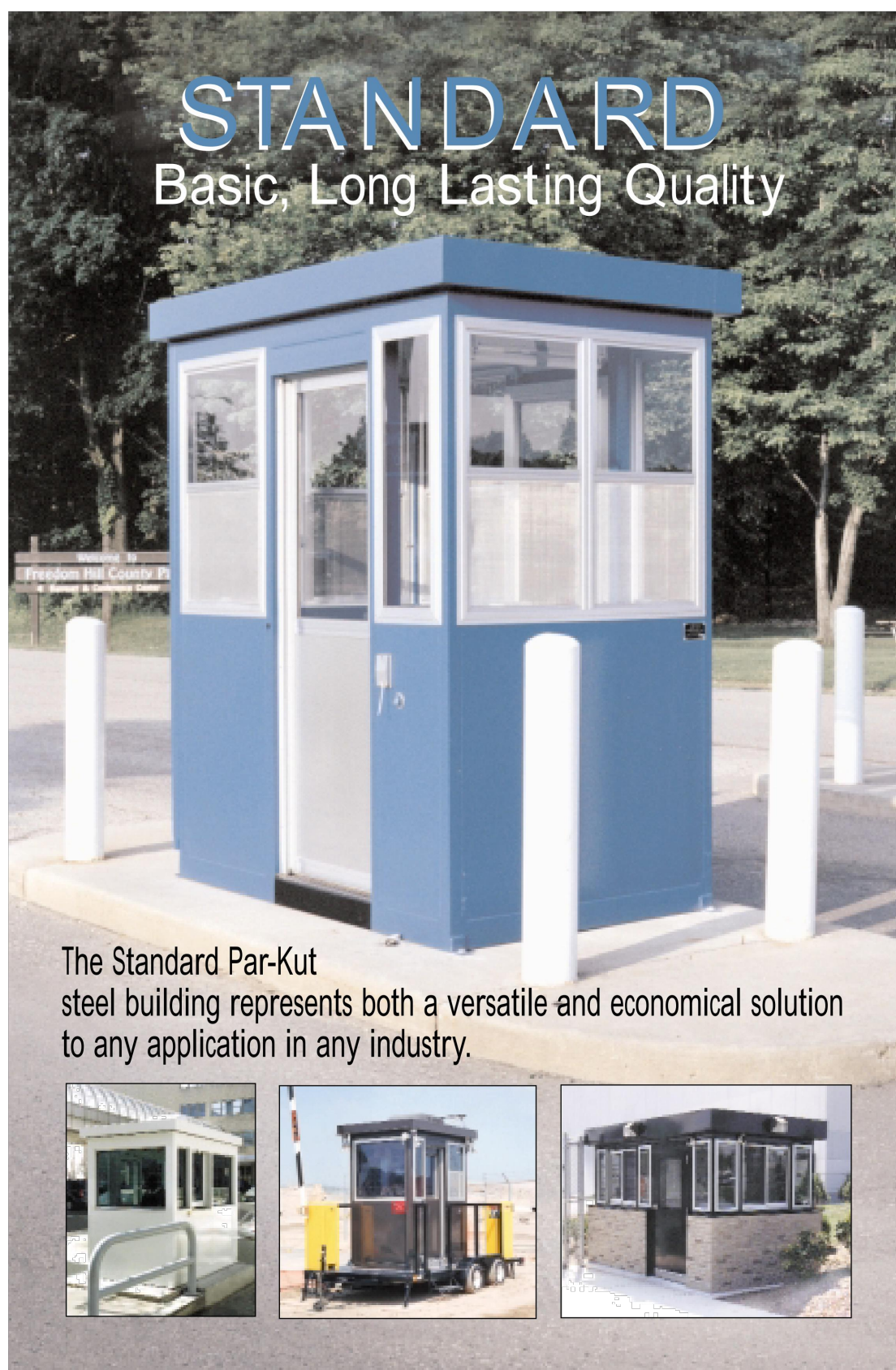


SITE PLAN

M BLOCK & SONS INC.
SITE IMPROVEMENTS
18801 OAK PARK AVENUE
TINLEY PARK, IL 60477

ORIGINAL ISSUE:
05/31/2017
KHA PROJECT NO.
168140002
SHEET NUMBER

C1.0



STANDARD

Basic, Long Lasting Quality

The Standard Par-Kut steel building represents both a versatile and economical solution to any application in any industry.



STANDARD

With versatility in mind, the Standard Par-Kut steel building was developed to meet a wide range of applications. Plus the Standard is economical - to fit any budget criteria. Par-Kut Standards are available in all sizes and seen in industry applications everywhere.

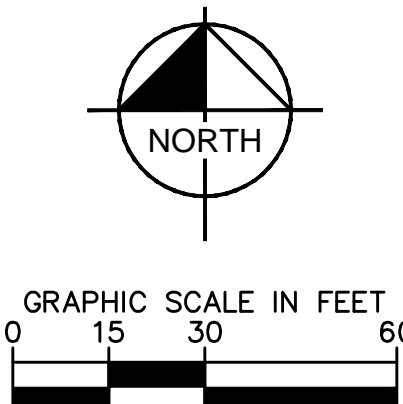
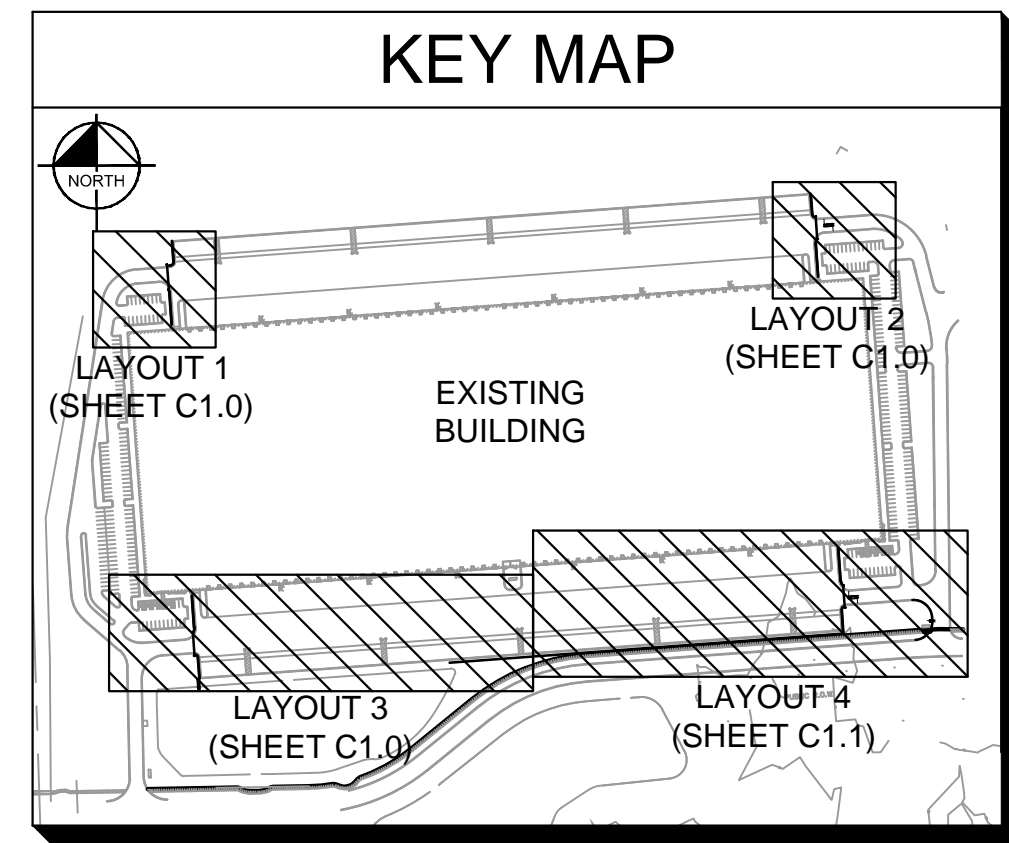
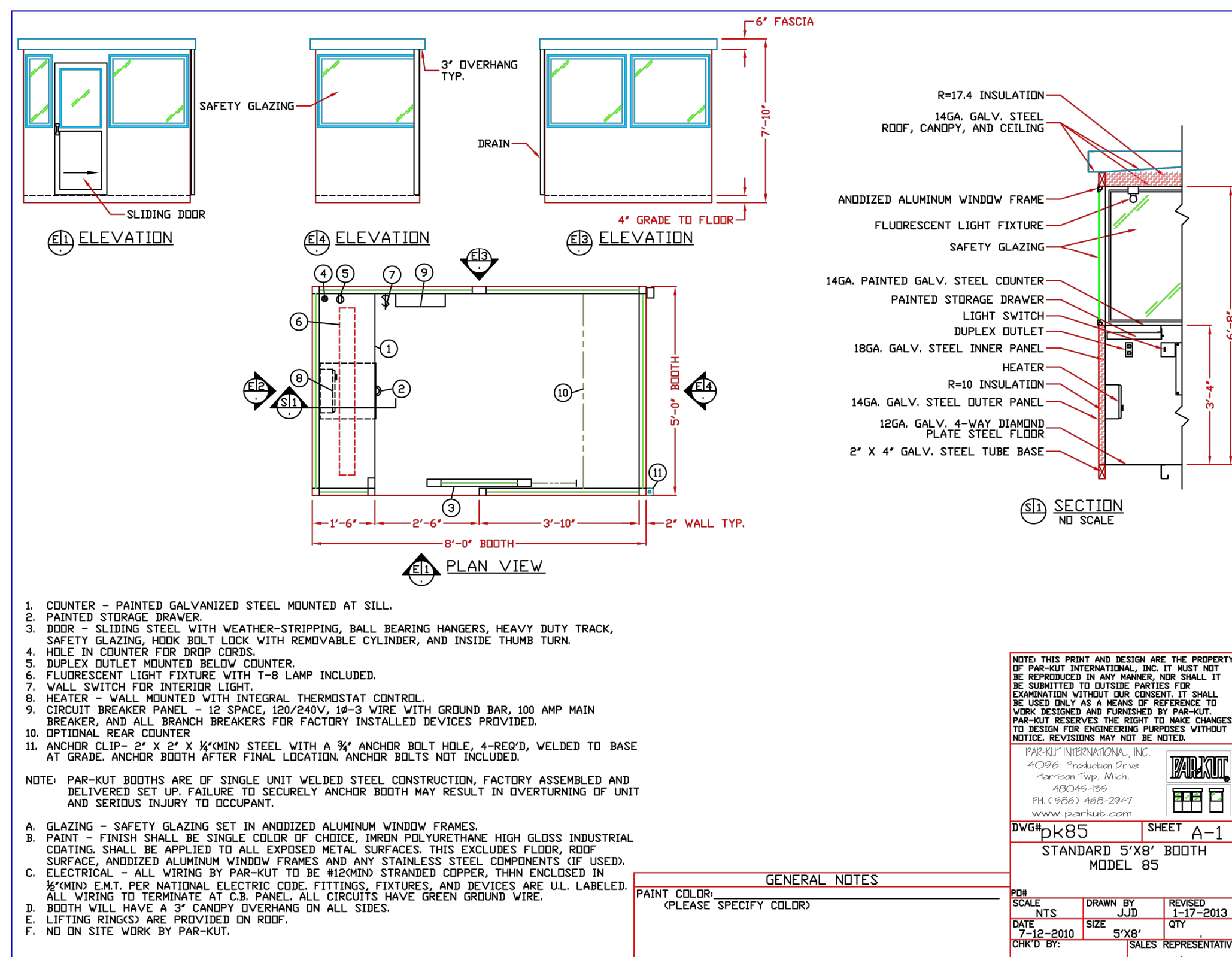
With the basic model, Par-Kut maintains the high quality construction present in all Par-Kut buildings. The use of durable, low maintenance materials enable the Standard to last indefinitely. An extensive list of options available is included on the enclosed insert.

SPECIFICATIONS

- 2.1 Short form specification: Pre-assembled booth units shall be Model 85 (Model is determined by length first then width, i.e. 6' x 8' booth is model 80 as manufactured by The Kimley-Horn and Associates, Inc.)
- 2.2 Structure: Prefabricated steel building shall be single unit welded steel construction with 14-gauge galvanized steel panels and siding on the exterior and 15-gauge galvanized steel interior panels. Building to be shipped completely assembled. All welded joints ground smooth. Aluminum or fiberglass construction not acceptable.
- 2.3 Sides and floor: Sides height shall be 4 inches for outside use. Floor shall be 15-gauge galvanized steel, 4-way tread plate. Floor 10" steel angle iron anchor strips with pre-drilled holes are provided to secure building. Anchors provided by purchaser shall be galvanized or stainless steel.
- 2.4 Roofing shall be top suspended aluminum type, fully weather stripped, include manufacturer's standard lock, glazing and hardware.
- 2.5 Windows: Shall be clear anodized aluminum construction and include glazing and all hardware as required. Provide sliding windows as shown on drawings for ventilation and/or transaction purposes. Include insect screens in ventilation windows.
- 2.6 Glazing: All windows and doors shall contain clear tempered safety glass, 1/8" minimum thickness.
- 2.7 Finish: All steel surfaces shall be painted with rust inhibitive epoxy primer. All exposed interior and exterior steel surfaces shall be painted with one finish coat of industrial acrylic epoxy. Choice of single color of paint as selected by owner from manufacturer's standards.
- 2.8 Canopy: Shall be 14-gauge minimum galvanized steel and standard overhang shall extend 3' beyond the walls. Standard fascia height shall be 6".
- 2.9 Roof: Provide (fing rings) welded in roof for cradle lifting of unit. Roof surface shall be 14-gauge galvanized steel sheet. Roof seams shall be continuously welded, caulked and weatherstripped. Roof shall drain to downspouts.
- 2.10 Insulation: Walls shall be insulated with 2" rigid fiberglass board, R-10. Roof structure fully insulated, R-17.4.
- 2.11 Work counter: One 14-gauge painted steel counter across width of booth. Include one 1" wide steel storage drawer. Counter shall be welded in place. Include one electrical cord access hole install in counter above receptacle.
- 2.12 Electrical: Unit shall be delivered complete with all wiring required for including standard fluorescent light with lamps and wall switch, one 110V duplex outlet, heater, a 100A 12-circuit load center with branch circuit breakers and 100A main breaker. All wiring copper No. 12 minimum, enclosed in EMT. All fittings, wiring devices and fixtures U.S. made. Ready for use connection. Three wire 240/120V single-phase service required.
- 2.13 Heater: Electrical wall heater shall be fan-forced type including integral thermostat. Minimum heater size shall be 12000 BTU/Hr. Specify optional 240V only for larger buildings and code criteria.
- 2.14 Optional features: Provide items available from manufacturer's optional equipment list at direction of owner/contractor at best available requirements.



40961 Production Drive, Harrison Twp., Michigan 48045-3443
PHONE (586) 485-2947 FAX (586) 483-8089
1-800-394-6599
website: www.par-kut.com



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

DEMOLITION LEGEND

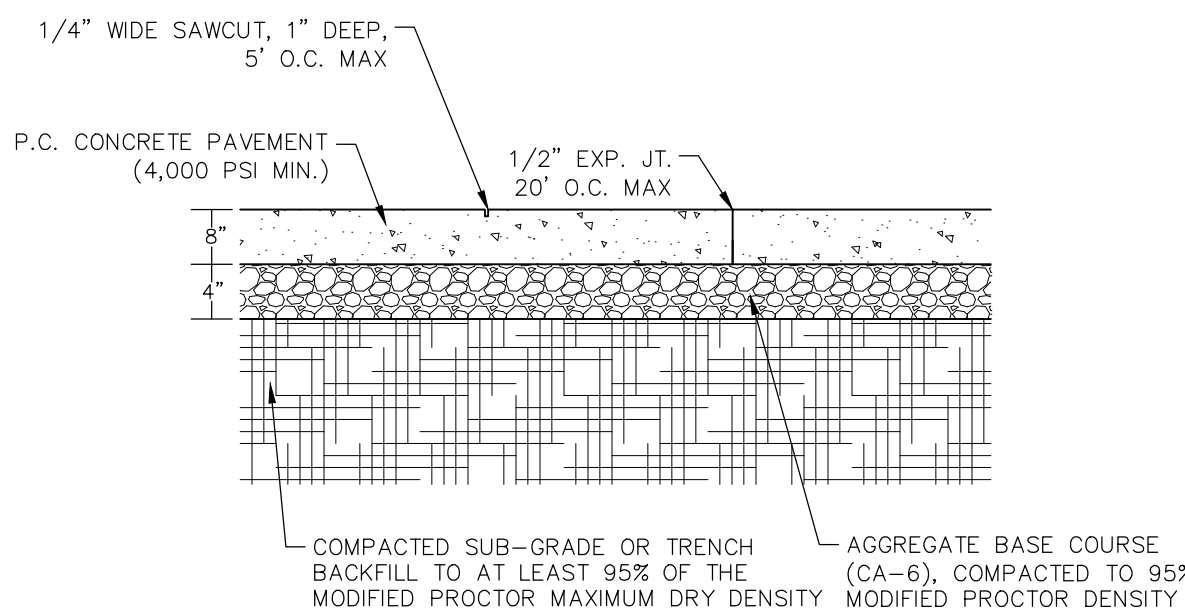
- ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- CURB REMOVAL
- FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- SAWCUT LINE

KEY NOTES

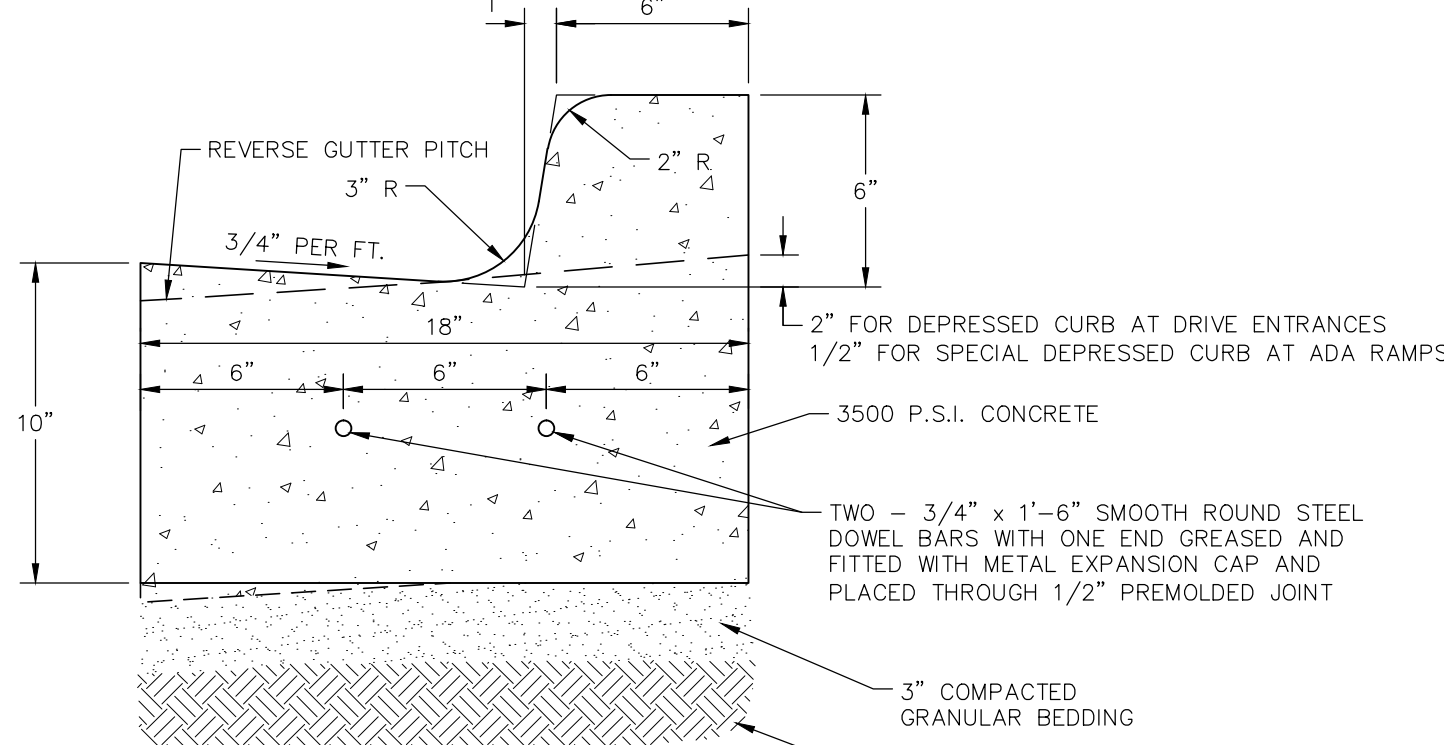
- B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- TWO 2" SCHEDULE 40 PVC CONDUITS FOR CCTV & DATA
- RAISED CONCRETE PAD 6" ABOVE EXISTING PAVEMENT
- CONNECT TO EXISTING PAVEMENT
- BOLLARD, TYP. (SEE DETAILS)
- GUARD RAIL (2'-4" TALL STEEL PLATE BEAM WITH 12.5 GAUGE GALVANIZED STEEL PANELS. POSTS TO BE W6X8.5 BY 5'-9" SPACED 12'-6" O.C.)
- ORNAMENTAL SWING GATE (TWIN TRACK, ORNAMENTAL ALUMINUM SLIDE GATES WITH 32" OPENING BY 6" TALL FLAT TOP PICKET DESIGN WITH BLACK POWDER COATED FINISH)
- ORNAMENTAL FENCE (6' TALL ORNAMENTAL FENCE, STYLE: CLASSIC 3-RAIL; GRADE: MONTAGE PLUS-COMMERCIAL; FINISH: E-COAT POWDER COATED BLACK; MANUF.: AMERISTAR)
- GUARD HOUSE
- BARRIER GATE
- EDEN OUTCROPPING STONE (3 TOTAL) (36" MIN. HEIGHT, 60" MIN LENGTH)
- ACCESSIBLE RAMP (SEE DETAILS)

PAVING AND CURB LEGEND

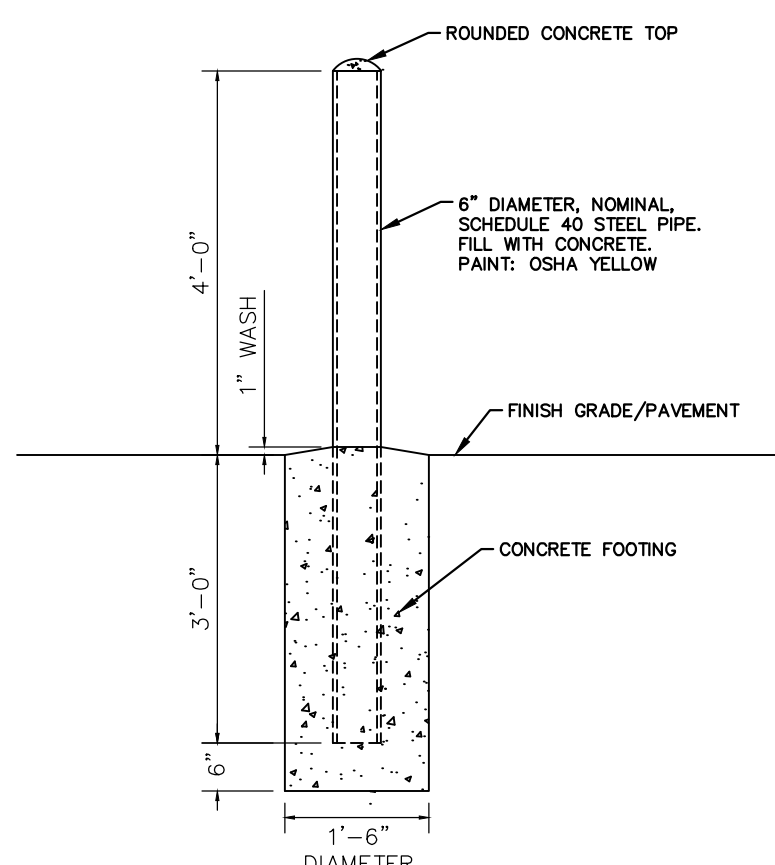
- HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER



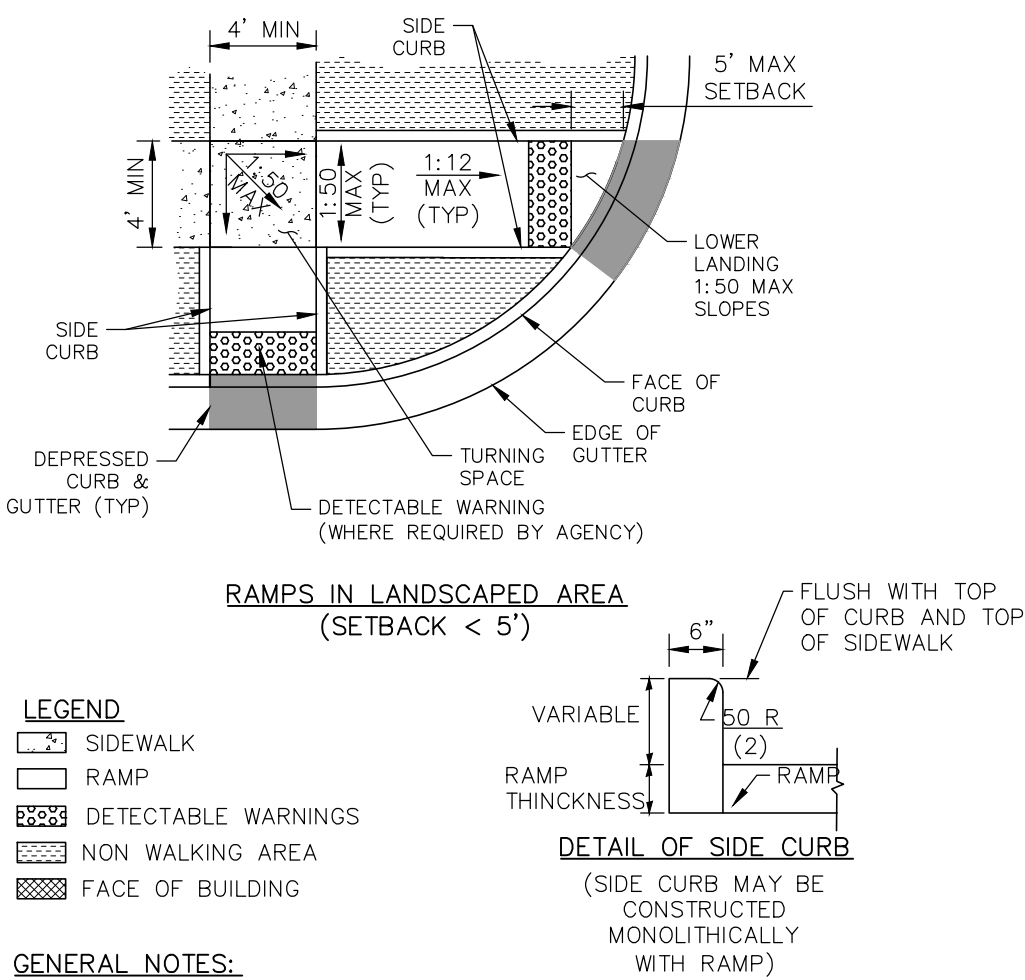
HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



B6.12 CURB & GUTTER
N.T.S.



6\"/>



LEGEND

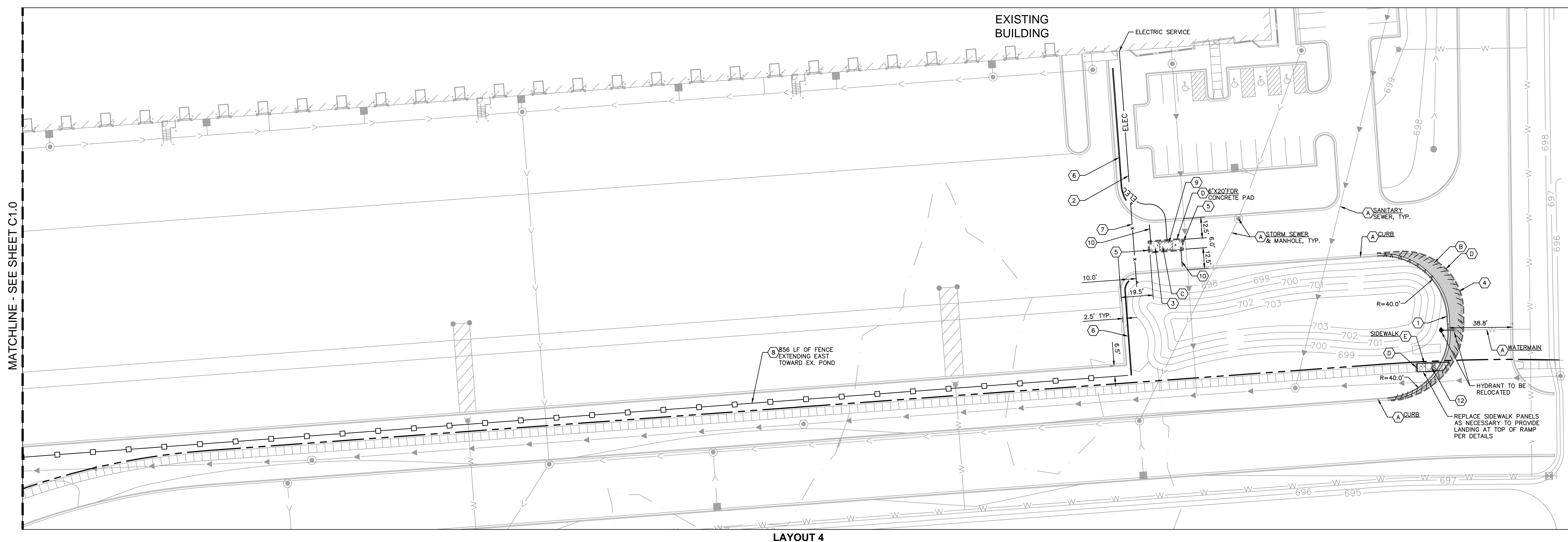
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING

GENERAL NOTES:

- THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 1.2m (4'-0\") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
- ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H).
- ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
- RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
- DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

SIDEWALK AND SIDEWALK RAMPS

N.T.S.



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SCALE: AS NOTED
DESIGNED BY: TJS
DRAWN BY: TJS
CHECKED BY: SWH



SITE PLAN

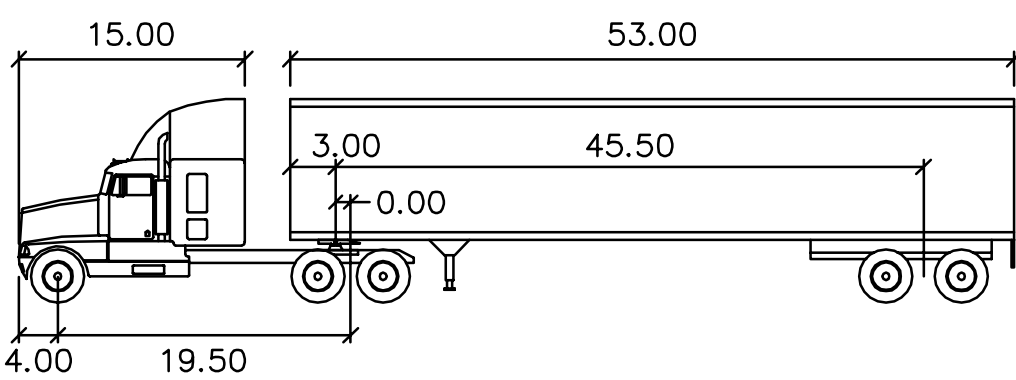
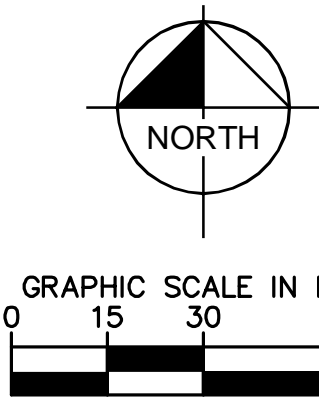
M BLOCK & SONS INC.
SITE IMPROVEMENTS
18801 OAK PARK AVENUE
TINLEY PARK, IL 60477

ORIGINAL ISSUE:
05/31/2017
KHA PROJECT NO.
168140002
SHEET NUMBER

C1.1


Drawing name: K:\CHS_LDEV\168140002_MBLOCK_TinleyPark_IL\2 Design\Exhibits\Truck Route Exhibit.dwg

This document together with the concepts and designs presented herein as an instrument of service is intended only for the specific nurses and clients for whom it was developed.

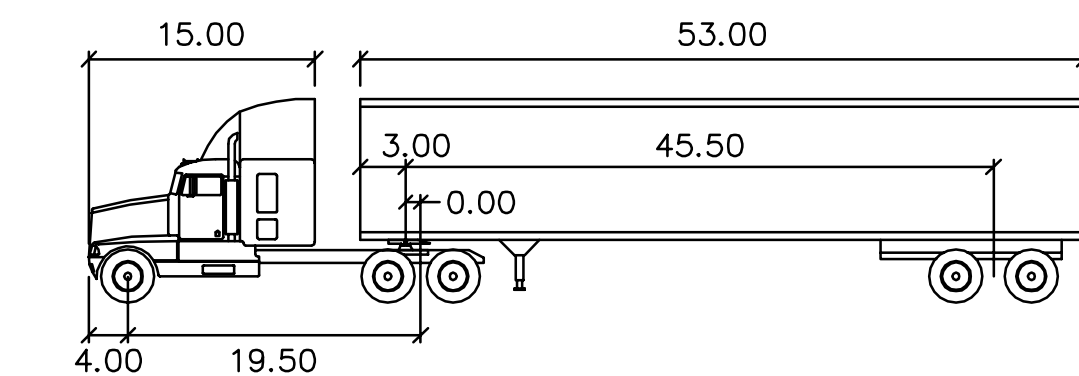
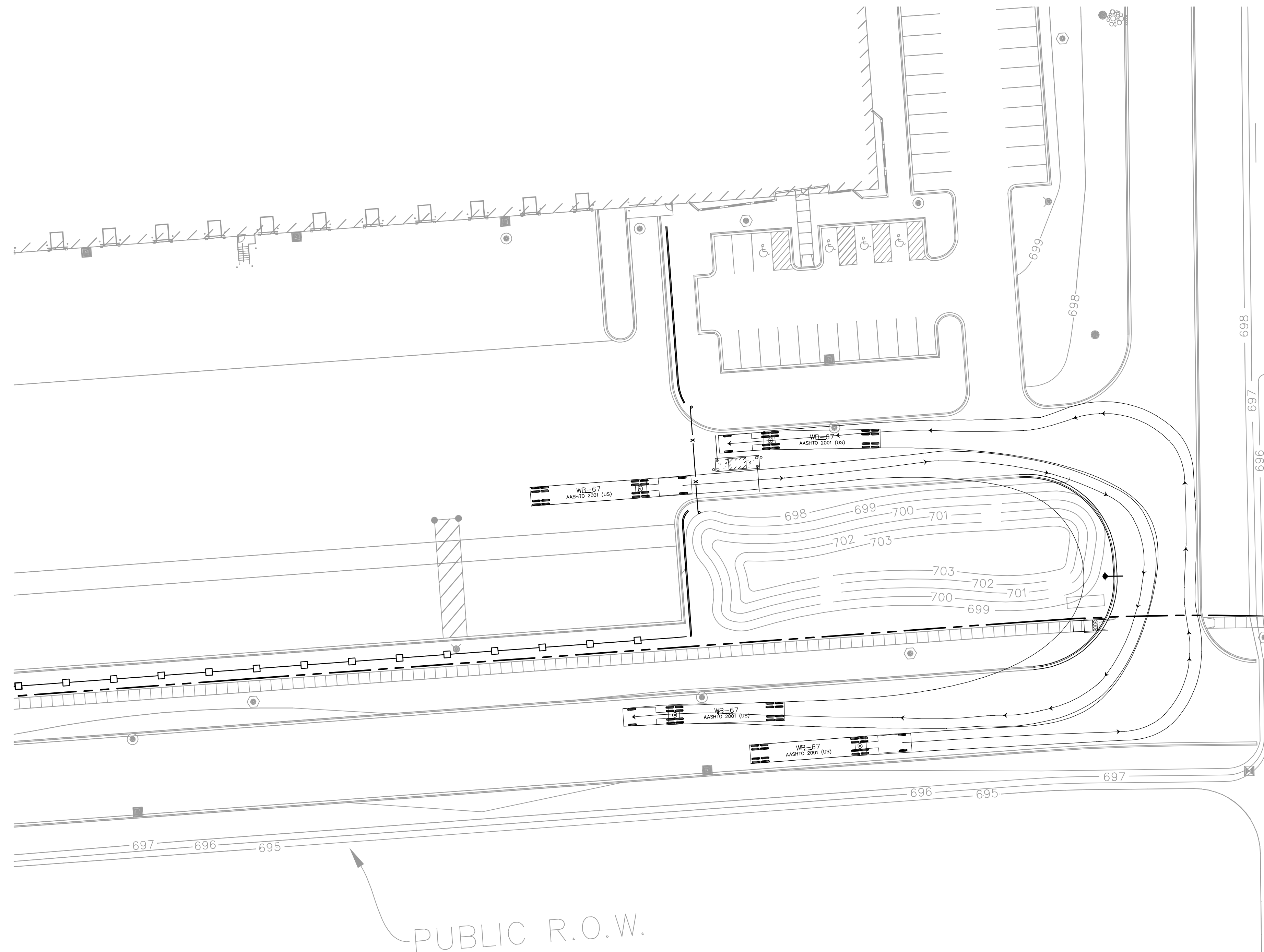


WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

WB-67 DETAIL
N.T.S.

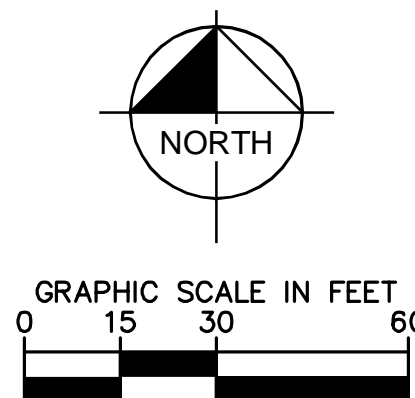
<p>EX-1</p> <p>SHEET NUMBER</p> <p>KHA PROJECT NO. 16B140002</p> <p>ORIGINAL ISSUE: 05/31/2017</p>	<p>M BLOCK & SONS INC.</p> <p>SITE IMPROVEMENTS</p> <p>18801 OAK PARK AVENUE</p> <p>TINLEY PARK, IL 60477</p>	<p>TRUCK ROUTING</p> <p>EXHIBIT</p>		<p>SCALE:</p> <p>DESIGNED BY: TJS</p> <p>DRAWN BY: TJS</p> <p>CHECKED BY: SMW</p>	<p>Kimley»Horn</p> <p>62517 ARNOLD-HORN AND ASSOCIATES, INC.</p> <p>1000 N. WILSON AVENUE, SUITE 350,</p> <p>U.S.E., IL 60542</p> <p>TEL: 708-757-5550</p> <p>WWW.KIMLEY-HORN.COM</p>	No.	DATE	BY


Drawing name: K:\CHS_DRAW\168140002-TherapyV2 Design\VehicleTruck Route Exhibit.dwg
 Layout (1) 8:17am by tom.szrafinski
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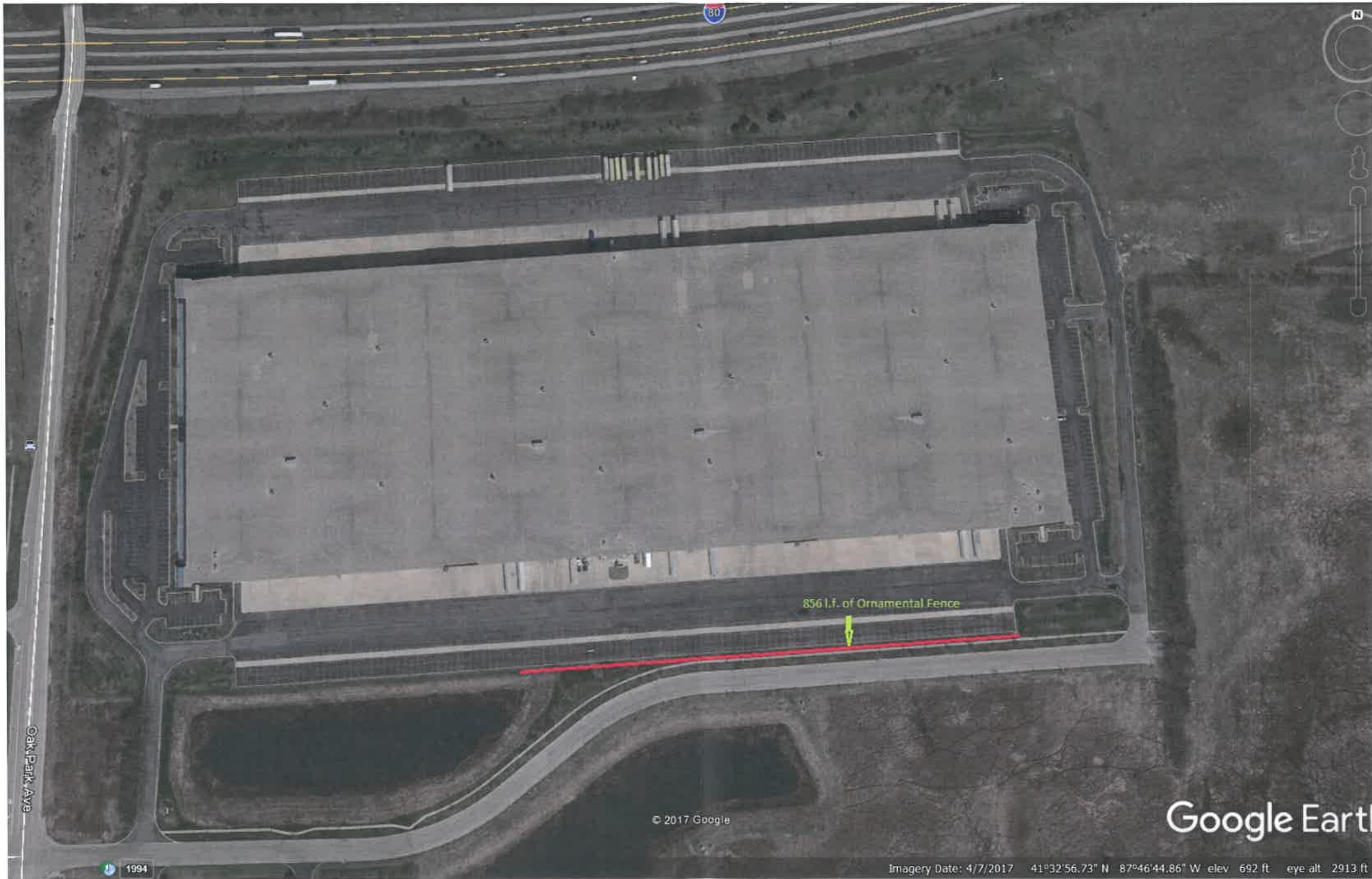


WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

WB-67 DETAIL
N.T.S.



EX-2	SHEET NUMBER	ORIGINAL ISSUE: 05/31/2017 KHA PROJECT NO. 168140002	M BLOCK & SONS INC. SITE IMPROVEMENTS 18801 OAK PARK AVENUE TINLEY PARK, IL 60477	TRUCK ROUTING EXHIBIT (OPTION 2)		<p>Kimley»Horn</p> <p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED. USILE, IL 60532 TEL: 630.286.7600 WWW.KIMLEY-HORN.COM</p>	SCALE: _____ AS NOTED DESIGNED BY: TJS DRAWN BY: TJS CHECKED BY: SAW	No. _____ REVISIONS _____ DATE _____ BY _____
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80

N

Oak Park Ave

856 l.f. of Ornamental Fence

© 2017 Google

Google Earth

1994

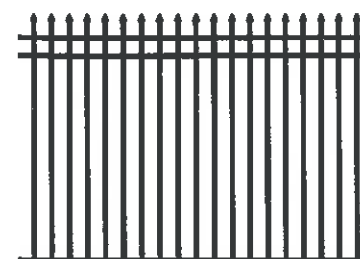
Imagery Date: 4/7/2017 41°32'56.73" N 87°46'44.86" W elev 692 ft eye alt 2913 ft

MONTAGE PLUS® | Welded Ornamental Steel Fence



CLASSIC™

- *3', 3½', 4', 5' or 6' Heights*
- *2-Rail or 3-Rail Panels*
- *Extended Picket or Flush Bottom Panels*
- *4" Standard or 3" Pet, Pool & Play Picket Air-Space*

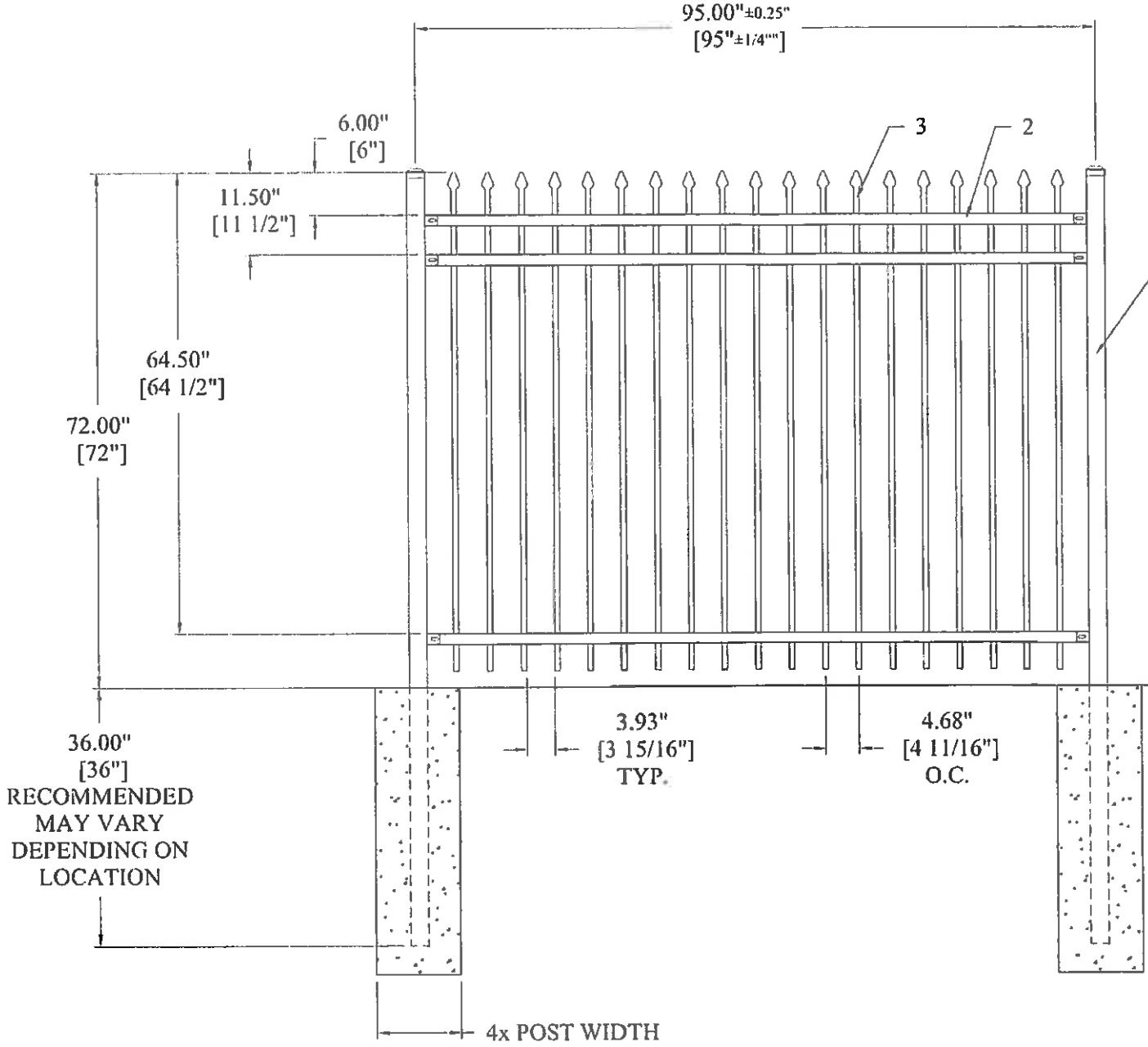


M. BLOCK 1 SDRS - TINLEY PARK, IL

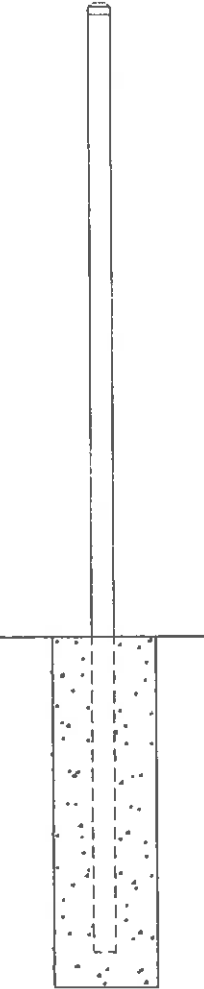


TOP VIEW

#	DESCRIPTION
1	2 1/2" Sq. X 12 GA POST
2	1 1/2" x 1 1/2" x 14 Ga. CHANNEL RAIL
3	1/2" Sq. x 18 Ga. PICKET
DX111	



ELEVATION VIEW



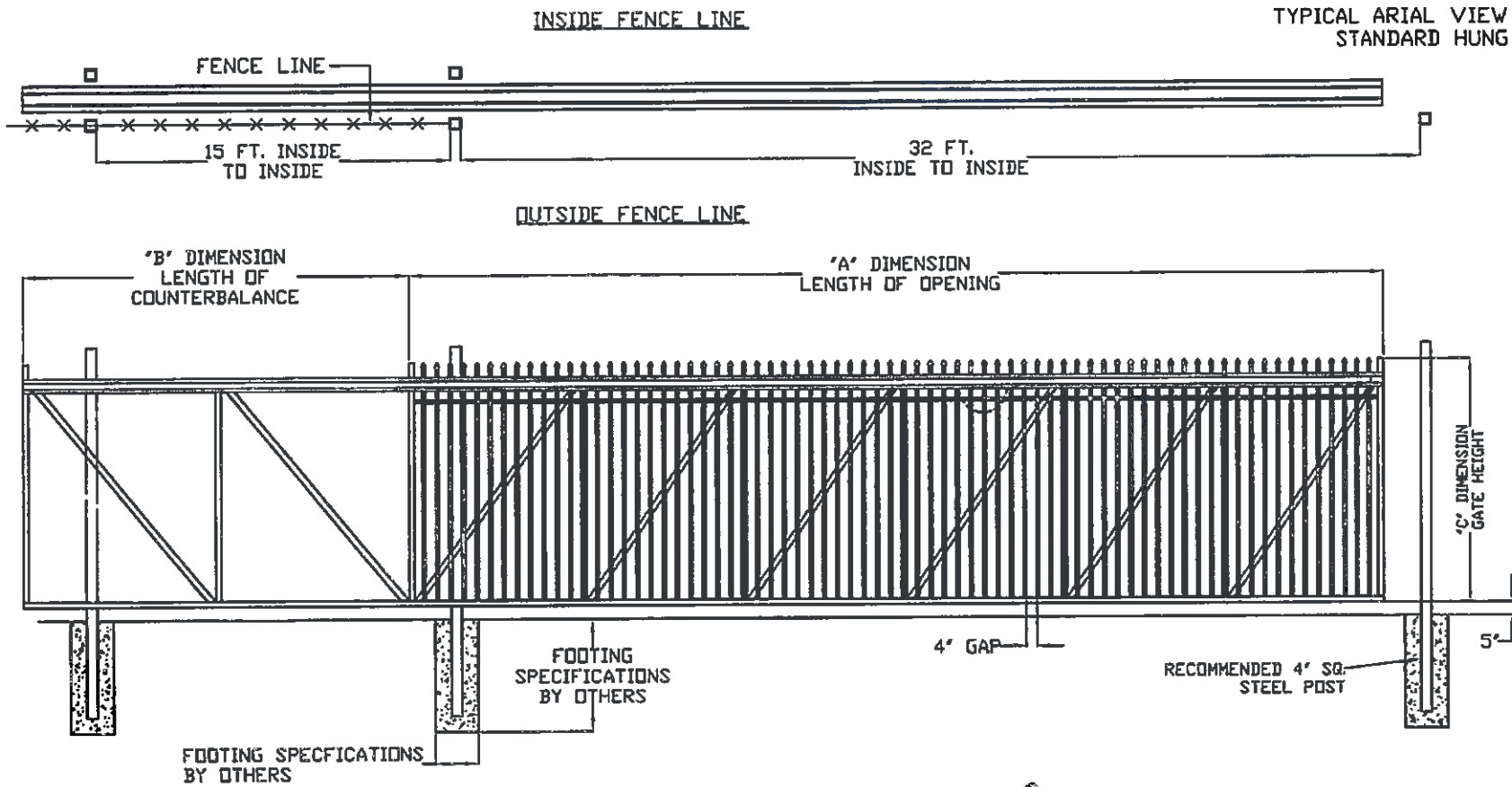
SIDE VIEW

COLOR: BLACK

Unless Noted Otherwise				PROPRIETARY INFORMATION			
AS	Decimal	1/16"	DO NOT SCALE	This drawing is the property of AMERISTAR, Inc. and is not to be			
CS	Decimal	1/16"	OFF DRAWING	distributed or used in whole or in part for the making of drawings, prints or copies to the			
MS	Decimal	1/16"		extent of or for to do, the owner, in accepting this drawing, the recipient agrees to keep			
SS	Decimal	1/16"	Angle	the information contained herein confidential.			
REVISION HISTORY				TITLE: MONTAGE PLUS STEEL PANEL			
REV	ECN	AUTHOR	DATE	DATE: 2/23/15 SHEET: 1 of 1			
				DRN BY: BLM REV: A			
				DRAWING NO: 1RCX370			



DRAWING NAME			
CUSTOMER NAME: ACTION FENCE COMPANY			
JOB NAME:			
DIM 'A'	DIM 'B'	DIM 'C'	DIM 'D'
32 FT.	16 FT	5' -7"	2" X 4"



CLASSIC STYLE PRESS POINT PICKETS



SAFEGLIDE TROLLEY
3100 LBS LOAD RATING
(4 REQUIRED)



SAFEGLIDE HANGER
ASSEMBLY WITH 4" SQUARE
U-BOLTS. (4 REQUIRED)



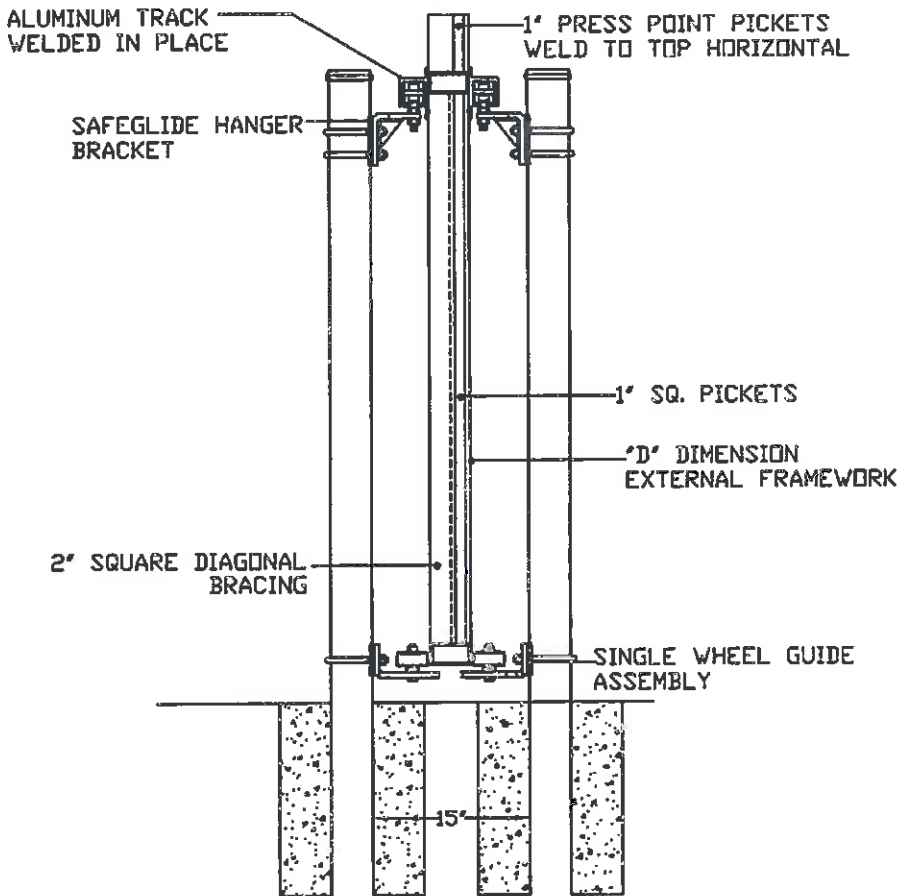
SAFEGLIDE TRACK
4.71 LBS PER FOOT



SAFEGLIDE SINGLE WHEEL
GUIDE WITH 4" SQUARE
U-BOLTS (4 REQUIRED)



SAFEGLIDE ADJUSTABLE
CATCH ASSEMBLY.



STANDARD

Basic, Long Lasting Quality



The Standard Par-Kut steel building represents both a versatile and economical solution to any application in any industry.



STANDARD

With versatility in mind, the Standard Par-Kut steel building was developed to meet a wide range of applications. Plus the Standard is economical - to fit any budget criteria. Par-Kut Standards are available in all sizes and seen in industry applications everywhere.

With the basic model, Par-Kut maintains the high quality construction present in all Par-Kut buildings. The use of durable, low maintenance materials enable the Standard to last indefinitely. An extensive list of options available is included on the enclosed insert.

SPECIFICATIONS

- 2.1** Short form specification: Pre-assembled booth unit(s) shall be Model _____ (Model is determined by length first then width. i.e. 6' x 8' booth is model 86) as manufactured by Par-Kut International, Inc.
- 2.2** Structure: Prefabricated steel building shall be single unit welded steel construction with 14-gauge galvanized steel panels and tubing on the exterior and 18-gauge galvanized steel interior panels. Building to be shipped completely assembled. All welded joints ground smooth. Aluminum or fiberglass construction not acceptable.
- 2.3** Base and floor: Base height shall be 4 inches for outside use. Floor shall be 12-gauge galvanized steel, 4-way tread plate. Four 1/4" steel angle iron anchor clips with pre-drilled holes are provided to secure building. Anchors provided by installer shall be galvanized or stainless steel.
- 2.4** Door(s) shall be top suspended sliding aluminum type, fully weather stripped. Include manufacturer's standard lock, glazing and hardware.
- 2.5** Windows: Shall be clear anodized aluminum construction and include glazing and all hardware as required. Provide sliding windows as shown on drawings for ventilation and/or transaction purposes. Include insect screens in ventilation windows.
- 2.6** Glazing: All windows and doors shall contain clear tempered safety glass, 1/8" minimum thickness
- 2.7** Finish: All steel surfaces shall be painted with rust inhibitive epoxy primer. All exposed interior and exterior steel surfaces shall be painted with one finish coat of industrial acrylic epoxy. Choice of single color of paint as selected by owner from manufacturer's standards.
- 2.8** Canopy: Shall be 14-gauge minimum galvanized steel and standard overhang shall extend 3" beyond the walls. Standard fascia height shall be 6".
- 2.9** Roof: Provide lifting ring(s) welded in roof for onsite lifting of unit. Roof surface shall be 14-gauge galvanized steel sheet. Roof seams shall be continuously welded, caulked and weatherproofed. Roof shall drain to downspout(s).
- 2.10** Insulation: Walls shall be insulated with 2" rigid fiberglass board, R=10. Roof structure fully insulated, R=17.4.
- 2.11** Work counter: One 14-gauge painted steel counter across width of booth. Include one 16" wide steel storage drawer. Counter shall be welded in place. Include one electrical cord access hole install in counter above receptacle.
- 2.12** Electrical: Unit shall be delivered complete with all wiring required for two-lamp shielded fluorescent light with lamps and wall switch, one 110V duplex outlet, heater, a 100A 12-circuit load center with branch circuit breakers and 100A main breaker. All wiring copper No. 12 minimum, enclosed in EMT. All fittings, wiring devices and fixtures UL listed. Ready for site connection. Three wire 240/120V single-phase service required.
- 2.13** Heater: Electrical wall heater shall be fan-forced type including integral thermostat. Minimum heater size shall be 120V/1500W. (Specify optional 208/240V units for larger buildings and cold climates.)
- 2.14** Optional features: Provide items available from manufacturer's optional equipment list at direction of owner/architect to best meet site requirements.



I N T E R N A T I O N A L

40961 Production Drive Harrison Twp., Michigan 48045-3443

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website: www.parkut.com



StrongArmParkTM



Parking Barrier Arm Operator

Ultra Reliable/Low maintenance • Millions of cycles • UPS standard • Field configurable

\$ SUPERIOR EXACTING REVENUE CONTROL SUPPORT

■ PRECISION VEHICLE COUNTS

Entry & Exit

- Transient
- Monthly
- Special
- much more, Ask!

■ VEHICLE / INJURY PROTECTION

- Highly visible lighted arm
- Arm breaks away when hit = less damage
- Resilient bumper protects vehicles and pedestrians
- When hit, arm stops, protecting pedestrians, facility, operator/arm*
- Alarm sounds and/or facility notified when arm is hit (with optional HyNetTM Gateway)

*New July/August



Corporate



Multi-Family Residential



Commercial



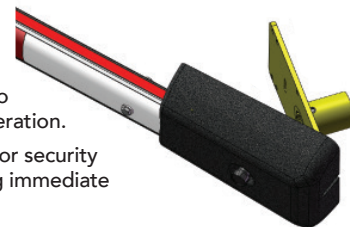
Advanced HyProtectTM breakaway arm mount

Every StrongArmPark DCTM operator includes an advanced HyProtect breakaway arm mount, which reduces the cost of arm replacement due to a vehicle strike*. The HyProtect breakaway arm mount adapts easily to typical aftermarket arms such as 1 x 4 inch wood or 2.5 inch square PVC.

HySecurity barrier arms:

- Unique breakaway arm "kill switch" stops barrier arm operation after arm hit. Reduces possibility of damage to arm or nearby objects from uncontrolled barrier arm operation.
- Arm-hit alert to operator memory or to revenue control or security command & control platform in real time communicating immediate need for arm reset.

* Applicable to standard straight arms



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Simple. Reliable. Secure.[®]

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M. Block & Sons, Inc.

Originated in 1908 as a manufacturer of metal cabinets hampers and pantry ware, M. Block diversified into distribution when steel became rationed during World War II. Since the early 1970's we have focused exclusively on distribution; refining, improving and strengthening our services as the times dictated.

In combining the **traditional warehousing, distribution and fulfillment services** of a 3PL supplier with a fully **integrated suite of retail support services**, M. Block offers a unique "one source" approach to your supply chain needs. Our size and reach bring **savings and benefits** that help our clients establish and grow relationships, enhance sales and reduce costs.

All of our distribution centers are state-of-the-art automated, food compliant and radio frequency (RF) controlled. Our highly configured yet flexible warehouse management (WMS) and RF systems allows us to process the pick, pack, label, and ship in the most efficient and accurate manner possible. Retail shipments can be coordinated across multiple distribution center (DC) locations.

We moved into our Tinley Park location in the spring of 2012 and recently extended our lease for the third time. We are requesting these improvements in conjunction and cooperation with the landlord.

Our interior goal is to improve our operational efficiencies by dividing the building into two operational units. The larger unit is for our larger customer - Keurig and the smaller portion is for the remaining customers, which are numerous customers that sell various houseware goods.

Our exterior goals are to secure the property, as this building was built as a spec building 10 years ago, and remained empty until we moved in. However, it has several points of ingress/egress. Over the years we have had multiple issues with theft from loaded trailers being stolen, attempted theft of trailers, multiple thefts of trailer tires and just a few weeks ago two maintenance sheds were broken into and items were stolen.

With the installation of new lighting, fencing, gates, guardrail and guard houses we will have a secure property as well as improving our operational practices. By accomplishing a secured property, it will allow us to save the significant monies we have and are spending on exterior contract security.

The request for the modification of the existing turning radius for truck entrance/exit is designed to provide a safe flow of traffic between trucks and autos. This is particularly important as the current landlord is to break ground this fall for a new building to the northeast of our building. The traffic from that building will also be sharing the road as well as this entrance.