



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

**May 3, 2018 – 7:00 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 April 19, 2018 Regular Meeting

**Item #1      PUBLIC HEARING: (REQUEST TO BE TABLED) TESLA SUPERCHARGING STATION  
                  - 7204 W. 191<sup>ST</sup> STREET**

**SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH EXCEPTIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Marketplace Planned Unit Development from the Petitioner, Christina Suarez of Black and Veach on behalf of Tesla Motors, to construct a Supercharging Station within the parking area of lot 13 in the B-3 Zoning District with the common address of 7204 W. 191st Street.

**Item #2      WORKSHOP/PUBLIC HEARING: P.A.W.S. - 8301 W. 191<sup>ST</sup> STREET  
                  SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH EXCEPTIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Glen Planned Unit Development from the Petitioner, Andrew Venamore on behalf of P.A.W.S. of Tinley Park, to construct an 864 SF accessory structure with the following exceptions:

1. A 144 SF Exception from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. An Exception from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas in the front yard within the R-5 (Low Density Residential) Zoning District; and
3. A six (6) SF Exception to Section IX .E. (Additional Standards for Permanent Sign in Residential Zoning Districts) where the maximum wall sign for an accessory structure is 18 SF.

**Item #3      WORKSHOP: VERIZON WIRELESS – 8201 W. 163<sup>RD</sup> STREET  
                  SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH VARIATIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit from the Petitioner, Bryan Donley on behalf of Verizon Wireless, to construct a new monopole with antennas and ground equipment located within the ComEd Easement with the common address of 8201 W, 163<sup>rd</sup> Street. Additionally the following Variations are requested:

1. A sixty-one (61) foot height Variation from Section III.W.2.A where the height limitation for monopole is 100' (with 5' for a lightning rod); and
2. A Variation from Section III W 5.c. to allow the installation of a steel platform with operational equipment where the ordinance requires a masonry façade for a shelter for related ground equipment.

**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**

**APRIL 19, 2018**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 19, 2018 at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Tim Stanton  
Lucas Engel  
Eduardo Mani  
Garrett Gray  
John Curran  
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)  
Paula Wallrich, Community Development Director  
Kimberly Clarke, Planning Manager  
Thomas Condon, Village Attorney  
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Leonard McEnery, Cass Wennlund

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for April 19, 2018 at 7:05 p.m.

**COMMUNICATIONS**

None at this time

**APPROVAL OF MINUTES**

Minutes of the April 5, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER STANTON, to approve the Minutes as presented. CHAIRMAN SHAW noted TRUSTEE GLOTZ was in attendance and his name will be added. The Motion was approved by voice call. CHAIRMAN SHAW 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 APRIL 19, 2018 REGULAR MEETING**

**Item #1 PUBLIC HEARING (Remove from Table): LENNY'S FOOD AND FUEL – 19420 HARLEM AVENUE**

Consider a request for a Map Amendment for the subject parcel to B-3 (General Business and Commercial District) with Special Use Permits to allow for the continuation of the existing Automobile Service Station and Automobile Car Wash from the Petitioner, Leonard McEnery.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Tim Stanton  
Lucas Engel  
Eduardo Mani  
Garrett Gray  
John Curran  
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)  
Paula Wallrich, Community Development Director  
Kimberly Clarke, Planning Manager  
Thomas Condon, Village Attorney  
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Leonard McEnery, Cass Wennlund

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN to remove the Public Hearing from the Table for Lenny's Food and Fuel. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted there was already significant testimony, staff presentation and discussion from the Petitioner, public and discourse from the Commission. There will be no further discussion on this point. CHAIRMAN SHAW asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER GRAY to close the Public Hearing for Lenny's Food and Fuel. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW stated that in the first Motion we should consider the Plan Commission's role in this project. He has had discussion with the Village Attorney on how to frame the Motion. It is important

that the Plan Commission express its role based on determining the suitability of unincorporated properties for annexation. This is something outlined in the Village's Municipal Code. This has been discussed with the Village Attorney. With that he requested a Motion be entertained.

PAULA WALLRICH, Community Development Director noted there is additional new information that should be shared and requested the Public Hearing be reopened. CHAIRMAN SHAW noted on advice from the Village Attorney it is not necessary to reopen the Public Hearing and will only hear Staff's comments. MS. WALLRICH noted since the last Public Hearing Staff was contacted by Mr. McEnery to discuss the signs and the concerns of the Commissioners. During that meeting Mr. McEnery agreed to bring some of the signs into conformance with Village Code despite Code allowing the annexing of existing signs as legal non-conforming signs. Based on the previous discussion at the Workshop and Public Hearing Mr. McEnery has agreed to the following:

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign"
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
B.	Car Wash - east	6 SF over limit	No change
C.	Car Wash -north	conforms	No change
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
D.	Gas N Wash Canopy - east	3.31 SF over limit	No change
	Gas N Wash Canopy- N & S	conforms	No change
E.	Car Wash Canopy	conforms	No change
F.	Truck Canopy/Directional signage	2.33 SF over or considered directional	No change
G.	Car Wash-Monument	Size is ok, 10" too tall; changeable copy is prohibited	No change
H.	Gas N Wash Monument	1'10" too tall; size is ok, Changeable EMC is ok	No Change

It was discussed, per the Village Code, with any changeable copy sign that is allowed legally, if a property elects to install an electronic message sign, then no temporary signage (banners and flags) will be allowed. MS. WALLRICH noted that Mr. McEnery agreed to this condition.

MS. WALLRICH also noted there were concerns about parking. Mr. McEnery has agreed to stripe the two truck parking spaces and as part of the negotiations with the Village Board regarding the Annexation Agreement, he has agreed to have the parking situation monitored. If the parking becomes an issue in the future, he would build additional parking on site south of the existing retention area.

The last issue that was discussed was property values. There was a question regarding why the spread sheet was not extended to the rest of the Village. MS. WALLRICH presented a memo from Brad Bettenhausen, Village Treasurer, which defended his original EAV analysis noting there was no negative trend of property value in the area since the construction of the service station in 2015.

CHAIRMAN SHAW asked for question from the Commissioners.

COMMISSIONER KRONER stated that Mr. McEnery should have been reminded that it was the consensus of the Board that it was expected he come into full compliance to the Village's sign ordinance. Mr. McEnery should have also been reminded that he was warned by two former Mayors and a Trustee regarding signs that were going up were not in compliance, based upon the plans that were submitted to Will County. The biggest issue is that these hardships were brought upon by himself. He chose to ignore the previous Village Board and Mayors and this Commission and he still wants to negotiate. He was told at the very first hearing that the consensus of the Board was that he should come into total compliance with the current sign ordinance. At the Public Hearing it was said that the Commission would look the other way, due to the expense, on the monument signs leaving an opening for bringing everything else up to compliance. This is disheartening and disingenuous that he does not want to work with this Village at this time. Although Mr. McEnery does a lot of good for the community, from a business prospective this is not a good position to take trying to get into this Village.

MS. WALLRICH stated that Staff could not state to Mr. McEnery that it was a consensus of the Commission since these were statements made by one Commissioner and there was no formal consensus defined at the meeting.

COMMISSIONER GRAY stated the changeable message sign on the east side, which is prohibited, on the C-store will remain. MS. WALLRICH replied this is a manual changeable copy sign that Mr. McEnery is electing not to change. If this is the decision of the Village Board he will be able to keep it.

CHAIRMAN SHAW asked the Commission if there were any comments or questions regarding the Findings of Fact presented in the Staff Report. He asked the Commission to address the question of suitability of annexation and asked for a Motion. CHAIRMAN SHAW stated he has a draft motion to present.

COMMISSIONER KRONER, seconded by COMMISSIONER MANI made a Motion to read the draft Motion as follows:

Move that, under 32.164 (b) POWERS AND DUTIES of the Village of Tinley Park's Municipal Code, the Plan Commission deem the property located at 19240 Harlem Avenue unsuitable for annexation based on the following:

- a) The existing conditions and improvements do not conform to the Village's ordinances and codes;
- b) The existing conditions and improvements cannot be made to conform without unreasonable investments by the owner or acceptance of significant non-conformities by the Village; and
- c) The existing conditions and improvements are inconsistent with the Vision, Objectives, and Goals stated in the Village's Comprehensive Plan.

COMMISSIONER STANTON asked where the draft Motion came from and why the Commission is seeing it today for the first time. CHAIRMAN SHAW replied he drafted the Motion last week. This was brought to the Village Attorney last week. He stated that any Commissioner can make a motion from the dais. CHAIRMAN SHAW stated there has been a Motion made and seconded and comments are restricted to the Commission. CHAIRMAN SHAW asked for comments on the motion.

COMMISSIONER CURRAN noted we should have it written in front of us so we can clearly understand it. Are we making a motion to deny the annexation? CHAIRMAN SHAW replied the Motion references the Municipal Code and it specifically speaks to whether or not the Plan Commission deems the property suitable for annexation. COMMISSIONER CURRAN replied as read by COMMISSIONER KRONER the motion deems the annexation NOT acceptable. He questioned if the reason in this instance because the Motion has the rationale for deeming it unsuitable, is this why it is written in the negative. Ordinarily the protocol is to write Motions in the positive. CHAIRMAN SHAW stated the question at hand is the suitability of the property fundamentally for annexation. He asked for it to be voted up or down. COMMISSIONER CURRAN questioned if you vote "Yes" you are saying it is suitable for annexation and if you vote "No" you are saying it is not suitable? CHAIRMAN SHAW replied in this instance you are going against our ordinary protocol framing it in the negative and the question is "is it unsuitable". COMMISSIONER STANTON asked why this is being done and why is it being made more confusing when it does not need to be? Why can't it be straight forward? CHAIRMAN SHAW replied the reason for the Motion is to address the fundamental question. COMMISSIONER KRONER asked if he could read it in the positive. CHAIRMAN SHAW replied that there is a motion, it has been seconded and we should just take this to a vote. COMMISSIONER CURRAN stated it should be clear, if you vote "Yes" you are opposing the annexation and if you vote "No" you are supporting the annexation. CHAIRMAN SHAW replied that is correct and we are speaking specifically to the suitability of the property itself for annexation. The Motion recommends that it is unsuitable. COMMISSIONER GRAY noted further clarification is needed. He stated that we cannot vote for something if we do not understand all the parameters. This references the Comprehensive Plan which needs further explanation. COMMISSIONER GRAY questioned what is the Comprehensive Plan, and that clarity is paramount. It is necessary to see this in front of you to make a valid decision.

CHAIRMAN SHAW called for a vote.

AYES: KRONER, MANI, AUGUSTYNIAK, and CHAIRMAN SHAW

NAYS: STANTON, CURRAN, ENGEL, GRAY

CHAIRMAN SHAW declared the Motion fails.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 16420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

COMMISSIONER KRONER noted that although he made the Motion, he does not support the Motion. The Petitioner is overlooking the hardships and has not fulfilled the desire to the fullest. If this Motion is passed it would cause injury to the use and enjoyment of the homeowner's property immediately adjacent to the property. This would be especially true if a 24 hour gambling license is approved by the Board. This will impede the normal improvement of the surrounding properties. Adequate measures have not been provided for ingress and egress. Busses and trucks are parking along the sides and the striping will not help. Trucks are sitting out on 194<sup>th</sup> Street while waiting to pull in. The residential streets are not fortified to handle the trucks. He would urge the Commission to vote against the Motion.

COMMISSIONER CURRAN stated the issues of the trucks being there exists now and not annexing into Tinley Park these issues cannot be addressed by Tinley Park. By annexing into Tinley Park the Police Department can control this issue.

COMMISSIONER MANI echoes COMMISSIONER KRONER.

AYES: STANTON, CURRAN, ENGEL, GRAY, AUGUSTYNIAC and CHAIRMAN SHAW

NAYS: KRONER, MANI

CHAIRMAN SHAW declared the Motion approved.

Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER STANTON to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of the Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special Use for a Service Station and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

**1. Bring the following signs into conformance with Village Sign Regulations:**

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign" )
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash - south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
C.	Temporary Sign	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	Agreed to remove temporary signs.

**2. Stripe the truck parking spaces.**

COMMISSIONER GRAY noted the Manual Changeable Signs are prohibited and this establishment is fairly new and exceptions should not be made.

AYES: STANTON, CURRAN, ENGEL

NAYS: KRONER, MANI, GRAY, AUGUSTYNIAC, and CHAIRMAN SHAW

CHAIRMAN SHAW declared the Motion failed.

Motion was made by COMMISSION STANTON, seconded by COMMISSIONER CURRAN to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of the Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special Use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

**1 Bring the following signs into conformance with Village Sign Regulations:**

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign" )
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash - south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
C.	Temporary Sign	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	Agreed to remove temporary signs.

**3. Stripe the truck parking spaces.**

COMMISSIONER MANI noted if Lenny's would like to come to our Village he should comply with our sign ordinance.

AYES: ENGEL, CURRAN, STANTON

NAYS: AUGSTYNIAK, GRAY, MANI, KRONER and CHAIRMAN SHAW.

CHAIRMAN SHAW declared the Motion failed.

CHAIRMAN SHAW noted this will go before the Village Board on May 1, 2018.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING**

**Item # 2      WORKSHOP: TESLA SUPERCHARGING STATION - 7204 W. 191<sup>ST</sup> STREET**  
**SITE PLAN APPROVAL, SPECIAL USE PERMIT WITH EXCEPTIONS**

Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Marketplace Planned Unit Development from the Petitioner, Christina Suarez of Black and Veach on behalf of Tesla Motors, to construct a Supercharging Station within the parking area of lot 13 in the B-3 Zoning District with the common address of 7204 W. 191st Street.

Present were the following:

Plan Commissioners:      Ken Shaw, Chairman  
Peter Kroner  
Tim Stanton  
Lucas Engel  
Eduardo Mani  
Garrett Gray  
John Curran  
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff:      Michael Glotz, Trustee (left at 8:00)  
Paula Wallrich, Community Development Director  
Kimberly Clarke, Planning Manager  
Thomas Condon, Village Attorney  
Barbara Bennett, Commission Secretary

Guests:      Jordan Rhyne, Andrew Levy

KIMBERLY CLARKE, Planning Manager displayed a PowerPoint presentation and explained the Applicant plans to construct a Tesla Supercharging Station within the parking lot southwest of the Panera and Visionworks retailers and behind or immediately north of the main entrance sign at 191<sup>st</sup> and Market Place Drive. Tesla's proposed Supercharging Station will incorporate ten (10) charging stations, five (5) supercharger cabinets; one (1) utility transformer; five (5) autotransformers; two (2) pedestrian light poles and one (1) switchgear assembly. The installation of this equipment will reduce the green space for the center which therefore classifies this request as a major Substantial Deviation from the original Brookside Marketplace PUD approvals.

MS. CLARKE displayed a plan of the entire Marketplace Shopping Center. The lot on which Tesla is proposing to construct their Supercharging Station is known as Lot 6 of the PUD Plan. Per the Annexation Agreement, the developer had the right to construct up to a maximum of eight (8) stand-alone buildings on Lot 6. There are currently eight (8) buildings existing on Lot 6 therefore no additional

buildings can be constructed unless there is an amendment to the PUD. In addition it should be noted the property was granted a parking exception of 794 parking spaces. The ordinance requires 4,094 spaces for the entire center and 3,300 were built.

The Brookside Market Place Shopping Center is zoned B-3 (General Business and Commercial District) with a Special Use Permit for a PUD. It abuts vacant property zoned ORI (Office and Restricted Industrial District) to the west (formerly the Graystone Golf Course). Directly south is vacant land zoned A-1S (Agricultural) in Will County (Lincoln-Way property) and R-1 (Single family Residential) Zoning District in the Village of Tinley Park. The southwest corner of Harlem and 1491<sup>st</sup> Street is zoned B3 with an approved commercial development, however the project has not moved forward.

The Brookside Marketplace Shopping Center is the only developed parcel at this immediate intersection. Vacant properties on the east side of Harlem Avenue and south of the I-80 interchange are within the Rich Township Entertainment and Tourism Overlay district. This Overlay District is intended to support entertainment, shopping, dining, hotel convention center, and concert venue oriented entertainment and tourism.

MS. CLARKE displayed photos of the Bolingbrook and Country Club Hills Tesla Supercharging Stations.

This site plan proposes utilizing existing parking stalls in the perimeter parking lot of the Panera Bread Restaurant site. The plan calls for nine (9) back-in stalls and one (1) pull-in stall for a total of ten (10) charging stations using ten (10) parking stalls for Tesla Vehicles. The Supercharging parking area is approximately 200 feet away from the back of the Panera Bread Building. There is substantial equipment that is associated with this station. Staff has expressed concern regarding the location of the equipment in close proximity to the main entrance of the shopping center. MS. CLARKE displayed photos of the proposed equipment. The equipment is quite large and Staff is working with the Applicant to address screening. The autotransformer is about 7 feet in height with a proposed 8 foot fence around it. This is placed on a concrete base with an approximate surface area of 266 sq. ft. Revised landscaping plans were submitted to address some of the screening concerns.

Staff has requested the Applicant consider other locations in the center that are less conspicuous, yet still proximate to eating and shopping establishments and easy to locate by the Tesla users. MS. CLARKE displayed three (3) sites offered to the Applicant for consideration.

MS. CLARKE displayed photos of the Tesla Charging station signage. Each one of the ten (10) charging stations has an illuminated Tesla Logo on the top that will only illuminate at night. There is additional signage at each parking stall limiting the stall to only Tesla vehicles. There are other electric charging stations near the Kohl's store and Staff has requested that the Tesla signage be consistent with it. The Applicant also provided a photometric plan proposing two (2) pedestrian light poles with LED fixtures. Staff stated that any new lighting needs to be consistent with existing lighting design. It also should be noted the existing parking in this area is shared per the existing Brookside Marketplace PUD document. Panera Bread has a total of 58 spaces and therefore there would be a loss in parking if the stalls were limited to Tesla use. Staff recommended that there should be no signage limiting the spaces to Tesla. Staff identified the following open items:

<b>Open Item #1</b>	<b><i>The proposed location is at the main entrance of the shopping center; staff recommends an alternative location farther away from the entrance.</i></b>
<b>Open Item #2</b>	<b><i>A revised landscaping plan will need to be submitted that proposes a more diverse plantings of deciduous shrubs, ornamental grass, evergreen trees installed at 8 feet in height. The proposed rock and mulch area behind the charging stations needs to be reduced significantly. A natural appearing stone in texture and color should be utilized.</i></b>
<b>Open Item #3</b>	<b><i>Concerns about parking stall signs and illuminated signage on charging stations.</i></b>
<b>Open Item #4</b>	<b><i>Concerns about adding additional light poles.</i></b>

CHAIRMAN SHAW asked the Applicant to make a presentation.

Jordan Rhyne, Tesla Product Developer explained the Tesla Supercharging Stations and noted they chose this location due to the close proximity to I-80. Tesla cars will stop at these charging stations for approximately 30 minutes. The location of the Marketplace will allow car owners to stop at restaurants and shopping while they are waiting for their cars to charge.

COMMISSIONER STANTON asked if they are proposing security cameras. Mr. Rhyne replied that they would comply if required by the Board. MS. CLARKE replied at this location staff would like to work with Tesla to provide security cameras at the entrance of the Shopping Center to provide additional security.

Mr. Rhyne noted staff has requested the possibility of alternate locations and he stated they are diligent in choosing their locations and try to please as many of the stakeholders as possible. The property owner is not willing to grant use of the other proposed spaces.

COMMISSIONER GRAY requested the Mr. Rhyne to provide a better sketch up model of the vegetation at the entrance of the Shopping Center. He also noted he would like the vegetation to be something that would look good all year long.

COMMISSIONER KRONER asked about keeping the signs consistent throughout the Center. Mr. Rhyne noted the illumination on the Tesla Signs cannot be turned off at night. He stated that it might be interpreted they were out of order if not lit. CHAIRMAN SHAW noted the gasoline pumps are always lit at night.

COMMISSIONER AUGUSTYNIAK asked if the charging stations are available 24/7. Mr. Rhyne replied yes they are.

CHAIRMAN SHAW asked about long term plans for expansion to add additional charging stations. Mr. Rhyne replied as there is need that would be considered.

MS. CLARKE asked if there was a consideration to changing the location. Mr. Rhyne replied the Property Owner would not allow any change. MS. CLARKE asked about the type of fence that would be used around the equipment. It was also noted the transformer color could not be modified due to fact that the paint is the only type/color that would be fire resistant. The signage for each stall should not be specific to Tesla. The signs should be more uniform with the existing sign on the other charging stations in the Center. Mr. Rhyne replied the fence would be a composite material and the color change could be considered.

PAULA WALLRICH, Community Development Director asked about the other sites in Bolingbrook and Country Club Hills and if they are close to the entrance of those Shopping Centers. A photometric study of the existing conditions should be requested for this location. The other locations as presented in the Staff Report should be considered so as not to take away from parking at the Center. She expressed concern regarding where any expansion would occur and questioned the aesthetics of allowing this use at the main entrance for the center. She noted that there may be requests from other charging companies and recommended not setting a precedent to allow them in such a visible location. COMMISSIONER KRONER noted he agrees and there would be no opportunity to expand on the proposed site. An alternative site should be considered. Mr. Rhyne replied that another location could be a disadvantage in bringing power to it. It could disrupt the entrance while installing the utilities. It would be a long utility run. It would also be more expensive and people would be unhappy with the disruption while bringing in the power from 191<sup>st</sup> Street. The other disadvantage would be the walking distance during inclement weather to shopping or restaurants. A location close to amenities is preferable. COMMISSIONER STANTON asked about the timing of keeping the car plugged in to the charging station and how long a car could stay there. Mr. Rhyne replied that a smart phone will keep the owner updated on the charging status of the car. When the car is fully charged it will start pinging to move the car from the charging stall. The person could be charged an idling fee. MS. WALLRICH asked the Petitioner to provide a plan to the Commission regarding future expansion sites. She also noted that there is not a significant economic return if it only takes 30 minutes to charge the car.

CHAIRMAN SHAW noted the current location is the most logical as long as it can be screened properly. The Public Hearing will be May 3, 2018.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING**

**Item #3 WORKSHOP/RECOMMENDATION: PLAT OF RE-SUBDIVISION - VILLAGE AND OWNERS' SUBDIVISION**

Consider a request for approval of a Plat of Re-subdivision for the VILLAGE AND OWNERS' RESUBDIVISION from the Petitioner, Village of Tinley Park, on behalf of owners' of properties on Oak Park Avenue commonly known as 17424-17500 Oak Park Avenue.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Peter Kroner  
Tim Stanton  
Lucas Engel  
Eduardo Mani  
Garrett Gray  
John Curran  
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)  
Paula Wallrich, Community Development Director  
Kimberly Clarke, Planning Manager  
Thomas Condon, Village Attorney  
Barbara Bennett, Commission Secretary

PAULA WALLRICH, Community Development Director displayed a diagram of the four (4) properties that are the subject of the re-subdivision along the west side of Oak Park Avenue. She stated that it became apparent last year that there were discrepancies with the legal description for The Attic Door located at 17424 Oak Park Avenue. There were surveying errors in the location of the south line of Lot B in Hickory Square Subdivision which impacted the Attic Door property as well as the three (3) properties to the south. Village staff met with all impacted parties and have proposed a re-subdivision of the properties. The Attic Door had a sale pending and approached the Village regarding assistance with their boundary survey. The Village hired Robinson Engineering to verify the survey monuments and researched the title documents of all impacted parties. Staff coordinated meetings with the property owners to recommend an equitable re-subdivision of the properties that located all improvements on the appropriate properties. Some of the properties gained frontage on Oak Park Avenue; some lost frontage. At this time all properties have agreed to the proposed plat and in certain cases some owners have been compensated for loss of frontage along Oak Park Avenue.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER AUGUSTYNIK to recommend that the Village Board grant approval for a Plat of Re-Subdivision for the Village and Owners' Re-Subdivision for properties commonly known as 17424-17500 Oak Park Avenue (PIN Numbers 28-30-314-003-000 through 28-30-314-012-000) as depicted I Exhibit A.

AYES: KRONER, STANTON, CURRAN, ENGEL MANI, GRAY, AUGUSTYNIAK and CHAIRMAN SHAW.

NAYS: None

CHAIRMAN SHAW declared the motion approved.

CHAIRMAN SHAW advised this will go the Village Board on May 1, 2018

**GOOD OF THE ORDER**

1. Lankford - Painting Special Use Permit approved by the Village Board.
2. Senior Planner Dan Ritter will be starting on Wednesday April 25<sup>th</sup>.
3. Ethics filing needs to be completed by May 1.
4. Demolition on the Clark Gas Station on Oak Park Avenue will be done next week.
5. Incentive programs for businesses downtown being brought to the Economic Development Committee on 5/24 and then on to the Village Board.
6. Staff developing Architectural Guidelines to assist in review of the facades and signs.
7. Plaza plans – Meeting to look at the latest plans.
8. Software final interview on April 26.
9. New Planner will be attending a Bike Summit on 5/7 in Chicago. Commissioners are also invited.

**PUBLIC COMMENT:**

None at this time.

**ADJOURNMENT**

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER GRAY, to adjourn the Regular Meeting of the Plan Commission of April 19, 2018 at 9:06 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

**Petitioner**

Andrew Venamore, on  
behalf of PAWS

**Property Location**

8301 191<sup>st</sup> Street

**PIN**

PIN #

**Zoning**

R-5 (Low Density  
Residential District) PUD  
– Brookside Glen

**Approvals**

Site Plan Approval  
Special Use Permit for a  
Substantial Deviation  
with Exceptions

**Project Planner**

Paula J. Wallrich, AICP  
Director of Community  
Development

# PLAN COMMISSION STAFF REPORT

May 3, 2018

## P.A.W.S. - Site Plan, Special Use Permit for a Substantial Deviation with Exceptions from the Brookside Glen P.U.D. for an Accessory Structure



### EXECUTIVE SUMMARY

The Petitioner, Andrew Venamore, on behalf of People's Animal Welfare Society of Tinley Park (P.A.W.S.), seeks Site Plan Approval and recommendation of approval for a Special Use for a Substantial Deviation with Exceptions to allow for the construction of an 864 SF accessory structure at 8301 191<sup>st</sup> Street. The property is located in the Brookside Glen PUD, therefore any variance from Village Code is considered an exception rather than a Variation. The following exceptions to the Zoning Ordinance are required in order to construct the accessory structure:

1. A 144 SF Exception from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. An Exception from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas in the front yard within the R-5 (Low Density Residential) Zoning District; and
3. A 6 SF Exception to Section IX .E. (Additional Standards for Permanent Sign in Residential Zoning Districts) where the maximum wall sign for the accessory structure is 18 SF.

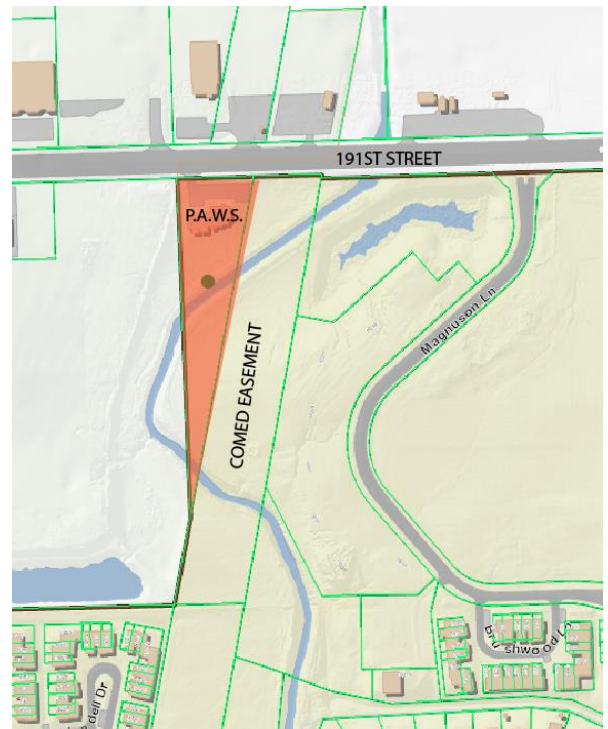
The Special Use and Exceptions will allow the Petitioner to construct an accessory structure adjacent to the existing P.A.W.S building for purposes of a 864 SF Storage Building, serviced with water, electric and natural gas. It will also allow the Petitioner to erect a wall sign measuring 24 SF in area.

## EXISTING SITE & HISTORY

The People's Animal Welfare Society of Tinley Park (P.A.W.S.) is a no-kill animal shelter dedicated to the protection of domestic animals and the prevention of animal cruelty; there are many pets that live out their lives on-site. P.A.W.S. has provided animal shelter for Tinley Park and the region for over twenty-five (25) years. The current facility (6,500 SF) has become inadequate to provide sufficient space for donations they receive to assist in the care of their rescued animals. As a not-for-Profit agency P.A.W.S. depends on volunteer hours and donations to survive. They provide shelter to abandoned, lost and relinquished pets; provide humane education in animal care to Tinley Park and surrounding communities; and strive to prevent the overpopulation by offering spay/neuter programs, rather than through the use of euthanasia. To promote these goals, P.A.W.S. is dedicated to finding safe and permanent new homes for their domestic animals as well as helping the public choose the right companions for their families.

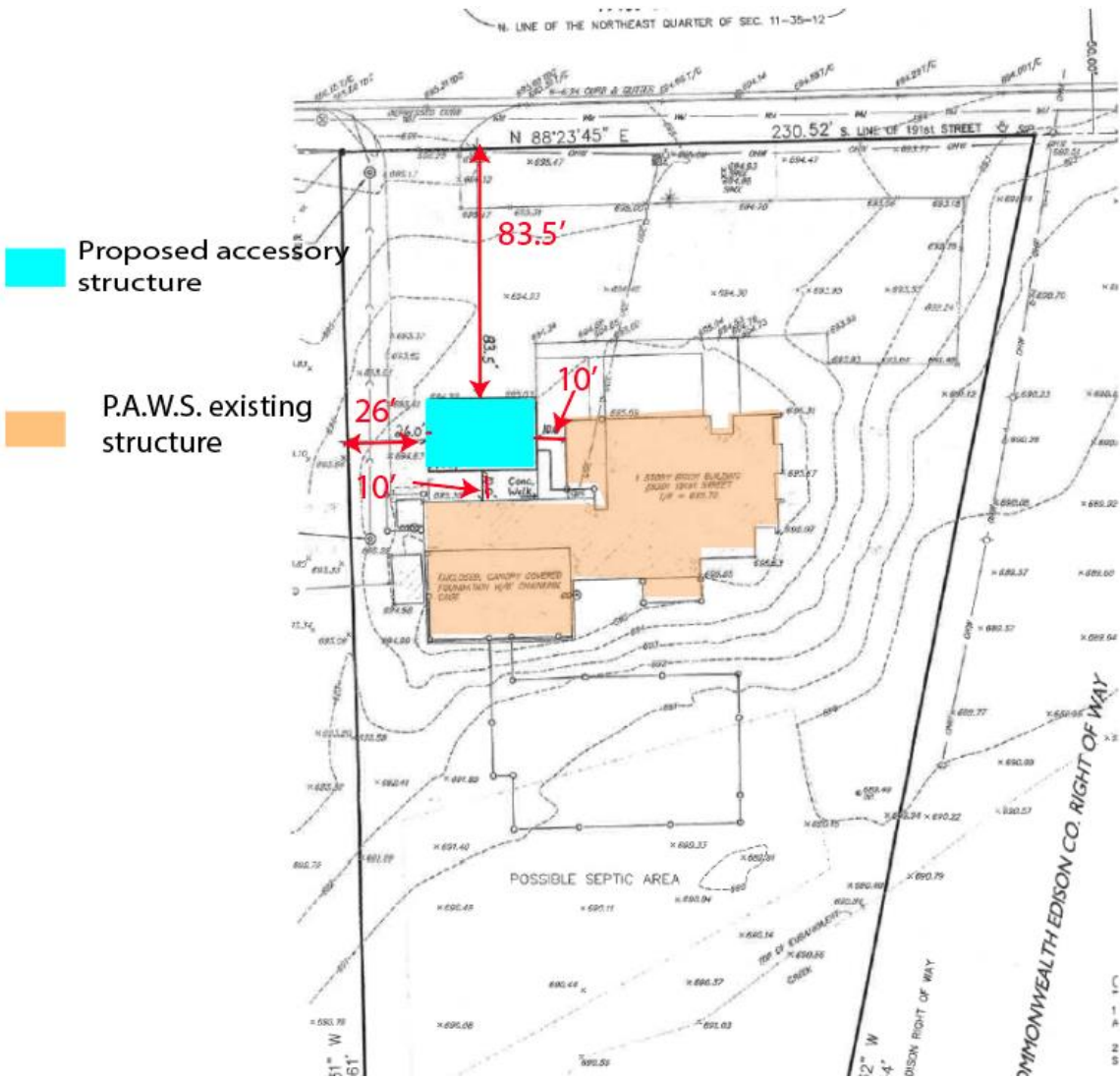


In 1997 the Village of Tinley Park deeded a 2.71 acre parcel located 8301 191<sup>st</sup> Street to PAWS (Peoples Animal Welfare Society). The land transaction was part of a land donation the Village received from the developer of Brookside Glen for a new fire station. The parcel is heavily encumbered with floodplain and high tension wires and when it was deemed unsuitable for a fire station the developer deeded an additional parcel for the fire station and allowed the Village to retain the 'PAWS' parcel. The Village in turn deeded the parcel to PAWS for a nominal fee (\$1.00) with a deed restriction that placed restrictions on the resale of the property. In 2016 the Village released the organization from this deed restriction thus allowing them to recoup the cost of the construction of the building upon future sale of the property. Representatives from P.A.W.S. have stated they have exceeded capacity at the current location. Their Board has decided that the topography of the property, existence of floodplain and overall condition of the existing building renders expansion at this location financially infeasible. Their long term plan is to relocate and they have been working with Tinley Park and Mokena staff to find them a new home.



A local Eagle Scout Nolan Rahm, is a volunteer at the shelter. As part of his Eagle Scout project he worked with the Executive Director, Paul Egan, to try and resolve one of the shelter's biggest problem—storage. Nolan has successfully acquired donations from Danley's garages and Ozinga concrete (amongst others) to construct an 864 SF accessory structure to handle the storage needs of the shelter (donated products for the animals, cleaning supplies, office products). No animals will be stored in the facility.

SITE PLAN REVIEW



The 2.71 acre parcel is heavily encumbered with floodplain to the east and south and a ComEd easement with high tension wires traverses the site on the eastern side of the property. There is one full access on 191<sup>st</sup> Street. On-site parking is limited (approximately 25 spaces); overflow parking is handled across the street at an adjacent business (Adler).

The proposed location for the accessory structure is northwest of the current structure. The Petitioner investigated alternate sites and either due to the topography or floodplain, this location was considered most cost effective. There is a concern for drainage in the area where the garage is proposed to be located; a grading plan will be required as part of the building permit application.

The trash enclosure will remain where it is currently located; it is enclosed with a wood fence with a metal gate with privacy slates.



## LANDSCAPE

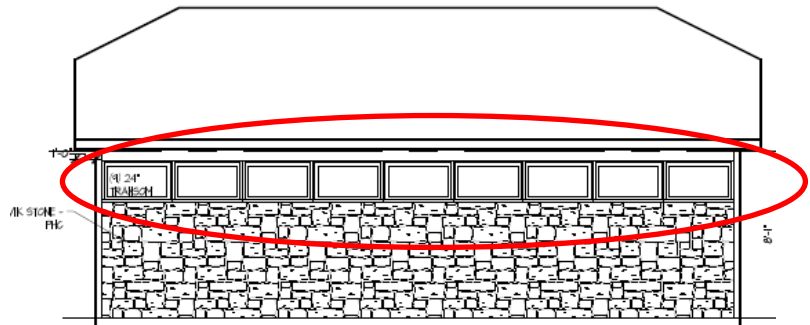
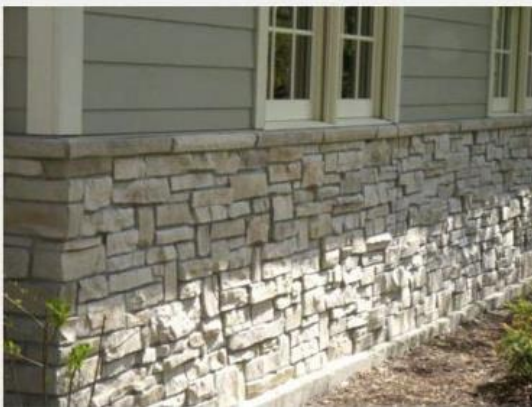
The Petitioner has been working with Staff to provide a foundation landscape around the proposed accessory structure. The attached plan has been reviewed and meets the intent of the ordinance. There is existing vegetation that supplements the proposed new plantings. (Landscape Plan is attached)

## ARCHITECTURE

The proposed accessory structure has been designed to reflect the current architecture of the shelter in design and in material. Transom windows have been incorporated along the top of the façade consistent with the primary structure. The masonry veneer will be painted to match the existing white façade and the roof will be green shingles consistent with the existing shelter. The Petitioner is proposing the masonry veneer only on the north façade; the Building Code requires "all non-residential building are to be built with masonry material and alternate material are to be used only as architecture treatment- buildings measuring up to 3,000 SF must be contracted with a 100% of exterior material being face brick."



Staff has recommended the Petitioner to carry the masonry veneer around the east façade as a knee wall and then similarly on the west façade to at least a 10' return since there is very little visibility from the west.



**Open Item # 1:** Staff has recommended the south façade reflect the same painted masonry as the existing structure and allow for a knee wall along the east façade and a knee wall for a 10' return on the west façade.

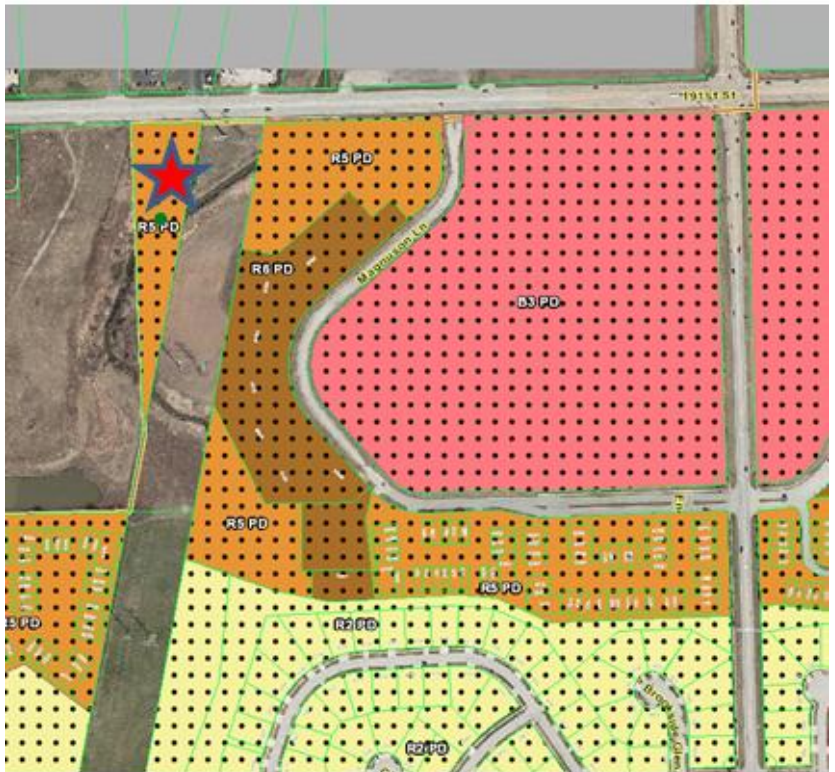
## ZONING & NEARBY LAND USES

The Subject Property is zoned R-5 (Low Density Residential District) in the Brookside Glen Planned Unit Development. It is bounded by the ComEd easement to the east and south; undeveloped I-1 (Limited Industrial) Mokena to the west and Industrial uses zoned I-1 in Mokena to the north. To the east on the other side of the ComEd Easement is the newly approved multi-family project – The Residences.

The construction of the accessory structure constitutes a Substantial Deviation to the approved Planned Unit Development and therefore requires the approval of a Special Use. Any deviations to the Village Code will be noted as Exceptions and require review and recommendation for approval by the Commission.

### Exceptions

There are several exceptions to the Code to allow for the construction of the proposed accessory structure:



**Size:** Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance limits the maximum floor area of an accessory structure to 720 SF. The proposed accessory structure measures 864 SF, therefore a Variation of 144 SF is required.

**Open Item # 2: An Exception of 144 SF is required to allow for the construction of a 864 SF accessory structure.**

**Utility services:** Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas. The Petitioner is requesting the building be serviced by utilities. All utilities will need to be extended underground.

**Open Item #3: An Exception of Section III.I.2.g is required to allow the accessory structure to be serviced with utilities.**

**Sign:** Section IX .E. (Additional Standards for Permanent Sign in Residential Zoning Districts) limits wall signage to one half (½) SF per one (1) LF of tenant frontage with a maximum letter height and maximum sign height of 84". The Petitioner is requesting a sign measuring 4' (ht) x 6' (length) for a total of 24 SF. The frontage of the accessory structures measures 36' therefore the overall size is limited to 18 SF. An Exception of 6 SF is therefore required.



**Open Item #4: A Exception of Section IX .E to allow the construction of a 24 SF sign.**

## SUMMARY OF OPEN ITEMS

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Following is a summary of open items:

<b>Open Item #1</b>	<b><i>Staff has recommended the south façade reflect the same painted masonry as the existing structure and allow for a knee wall along the east façade and a knee wall for a 10' return on the west façade.</i></b>
<b>Open Item #2</b>	<b><i>An Exception of 144 SF is required to allow for the construction of a 864 SF accessory structure.</i></b>
<b>Open Item #3</b>	<b><i>An Exception of Section III.I.2.g is required to allow the accessory structure to be serviced with utilities</i></b>
<b>Open Item #4</b>	<b><i>A Exception of Section IX .E to allow the construction of a 24 SF sign.</i></b>

## STANDARDS FOR SITE PLAN APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.  
*This use was approved as part of the original PUD*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.  
*This is an accessory use to the existing facility; Staff has recommended the building materials be consistent with the existing facility.*
- 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 access will still serve the site.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.  
*There is a sidewalk to the front door.*
- 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.  
*Additional landscaping is proposed along the foundation of the property.*
- f. That all outdoor trash storage areas are adequately screened.  
*There is an existing trash enclosure that meets the intent of the code.*

## STANDARDS FOR A SPECIAL USE

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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.

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;  
*The proposed accessory structure will serve as storage for the existing facility and will alleviate storage issues within the Shelter.*
- 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 proposed structure is accessory to an existing use.*
- 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 structure is accessory to an existing use. Landscaping will be provided and the building materials will be consistent with the existing facility.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;  
*The accessory structure will use existing access; drainage will be addressed as part of the building permit.*
- 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 accessory structure will use existing access.*
- 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.  
*Certain exceptions are required to allow for the construction of the accessory structure included an exception to allow 144 additional square feet, allow utility service and 6 additional SF to the sign.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.  
*P.A.W.S. is not-for-profit facility that provides animal shelter and education for Tinley Park.*

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 Petitioner. 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.

## MOTION TO CONSIDER

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

**Motion #1:** “Motion to grant the Petitioner, Andrew Venamore, on behalf of People’s Animal Welfare Society of Tinley Park (P.A.W.S.), Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:

- A masonry knee wall of at least 4’ in height be constructed on the east façade; and
- A masonry knee wall of at least 4’ in height be constructed for a length of 10’ on the west façade.

**Motion #2:** “Motion to recommend to the Village Board the granting of Special Use Permit for a Substantial Deviation to the Brookside Glen Planned Unit Development to allow for the construction of an 864 SF accessory structure at 8301 191st Street consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting with the following Exceptions:

1. A 144 SF Exception from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. An Exception from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas in the front yard within the R-5 (Low Density Residential) Zoning District; and
3. A 6 SF Exception to Section IX .E. (Additional Standards for Permanent Sign in Residential Zoning Districts) where the maximum wall sign for the accessory structure is 18 SF.

The Special Use and Exceptions will allow the Petitioner to construct an accessory structure adjacent to the existing P.A.W.S building for purposes of a 864 SF Storage Building, serviced with water, electric and natural gas. It will also allow the Petitioner to erect a wall sign measuring 24 SF in area.

## LIST OF REVIEWED PLANS

PAWS – 8301 191 <sup>ST</sup> STREET		Prepared By	Date On Sheet
	Topographic & Plat of Survey	DTS	11/18/2007
	Existing Site Plan		
	Proposed Site Plan		
1 of 2	Floor Plan & Building Section	Dan	
2 of 2	Elevations	Dan	
	Landscaping Plan	Fasel	

DTS – DesignTex Surveying, LLC

Dan – Danley’s Garage World

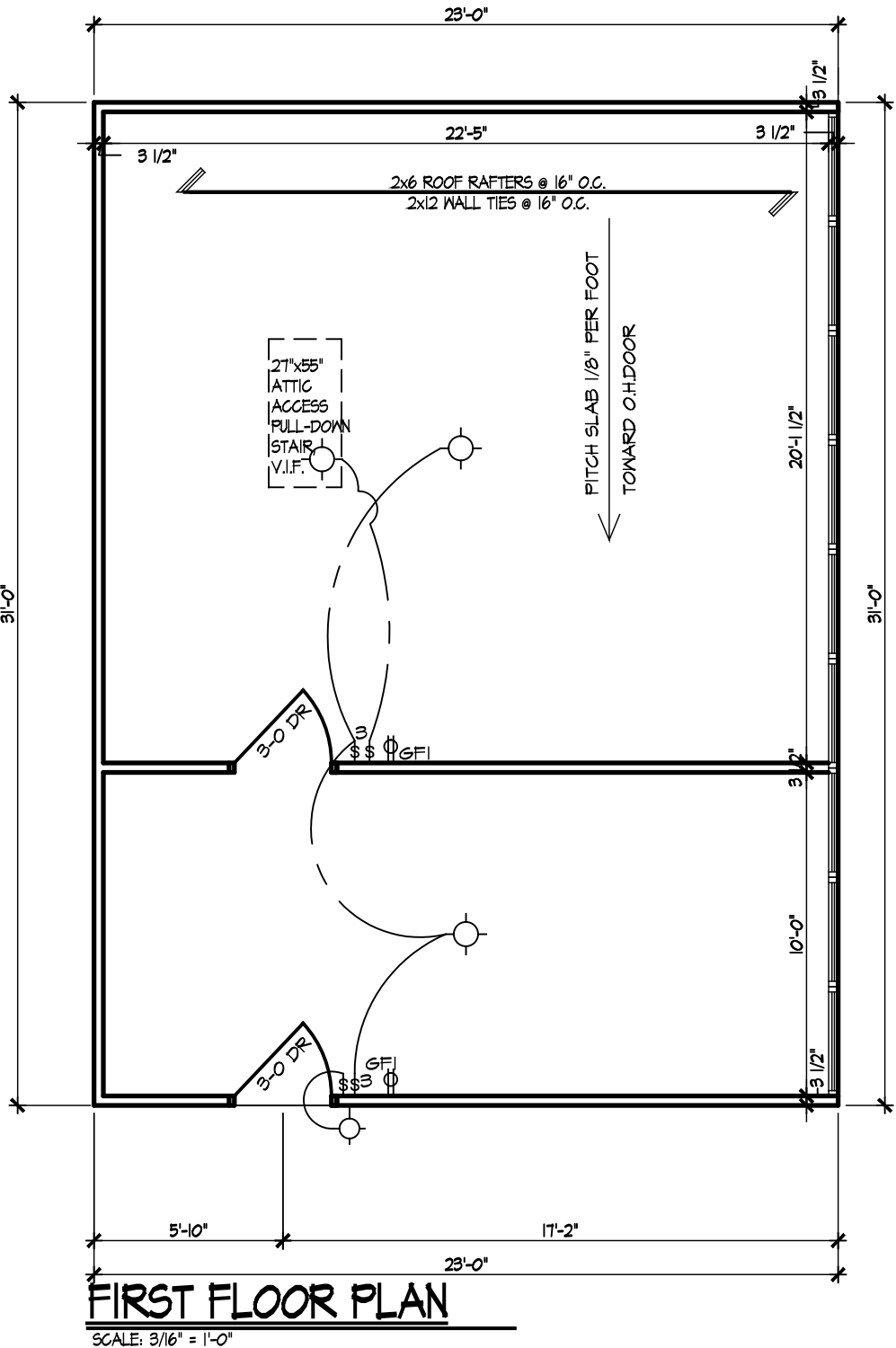
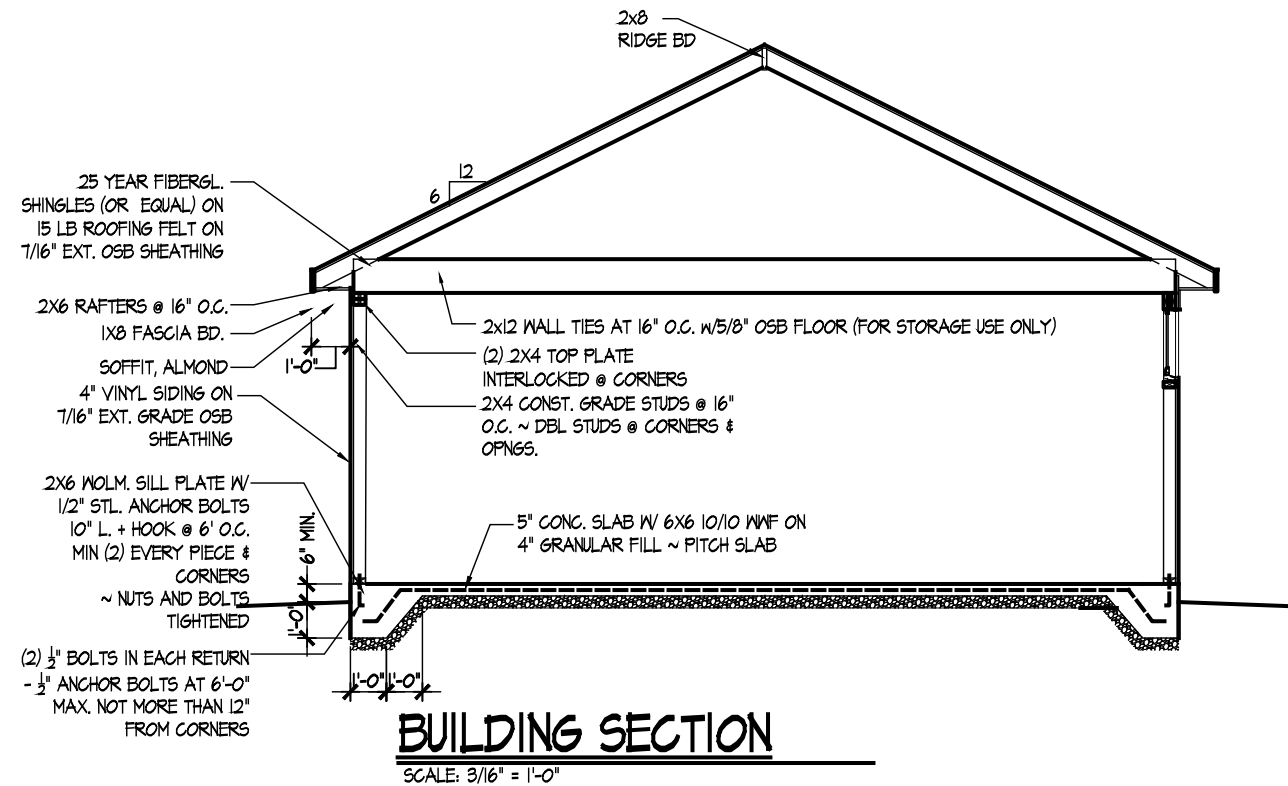
Fasel – Nate Fasel Landscaping

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:  
~ INTERNATIONAL BLDG. CODE ~ 2012  
~ INTERNATIONAL RESIDENTIAL CODE ~ 2012  
(FOR ONE AND TWO FAMILY DWELLINGS)  
~ INTERNATIONAL ENERGY CONSERVATION CODE ~ 2015  
~ NATIONAL ELECTRIC CODE ~ 2011  
~ ILLINOIS PLUMBING CODE ~ 2014  
~ INTERNATIONAL MECH. CODES AND FIRE CODES ~ 2012  
~ N.F.P.A. ~ LIFE SAFETY CODES ~ 2009

~ AMENDMENTS TO THE INTERNATIONAL CODES 2012 EDITION.

GENERAL NOTES:

1. DO NOT SCALE THE PLANS.
2. VERIFY ALL DIM'S, MATERIALS & EXISTING CONDITIONS AT JOB SITE PRIOR TO STARTING CONSTRUCTION.
3. ALL HEADERS TO BE (2) 2x6's U.N.O.

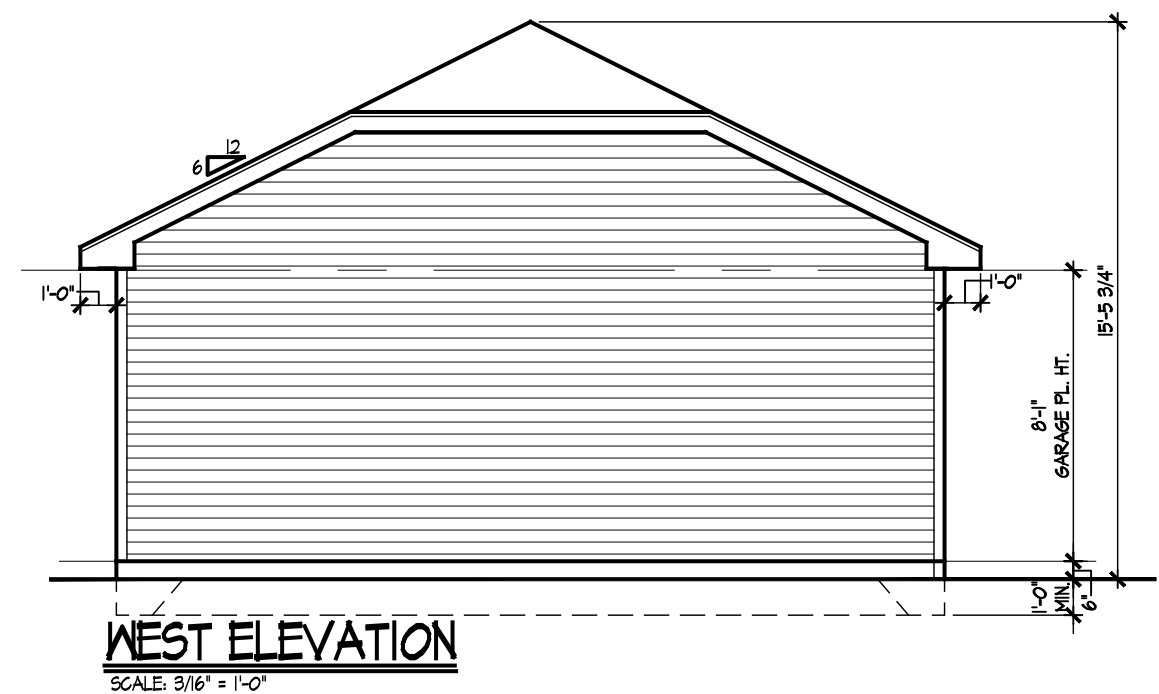
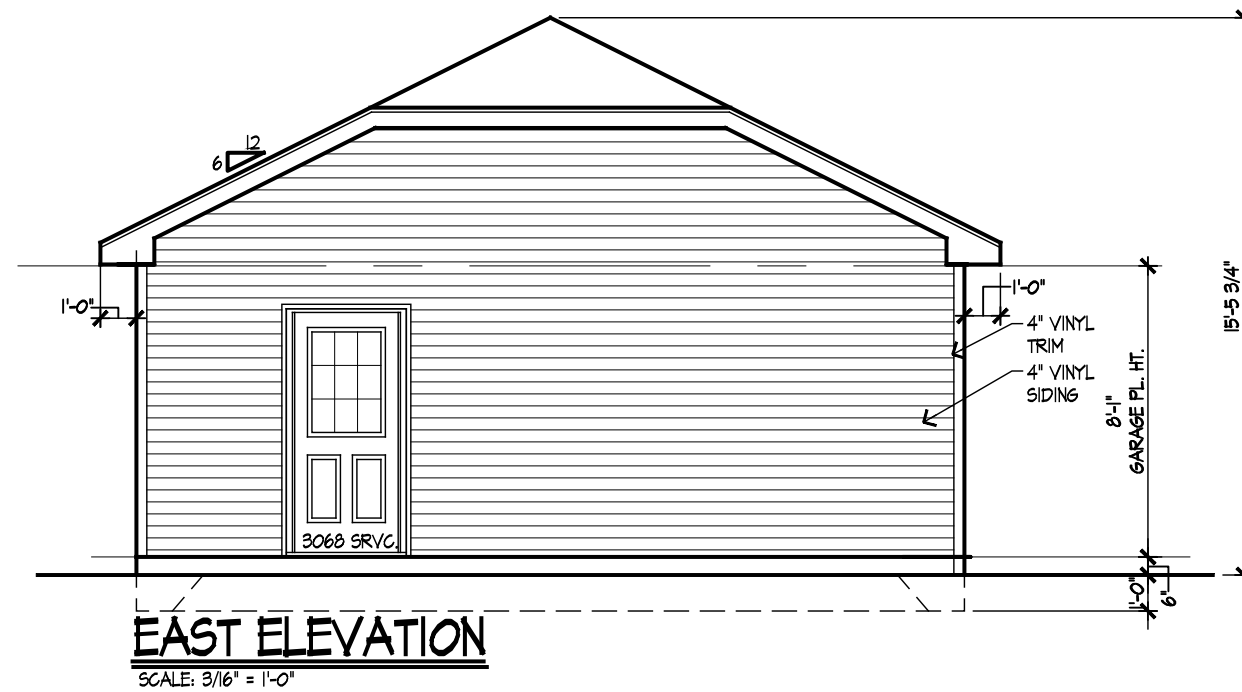
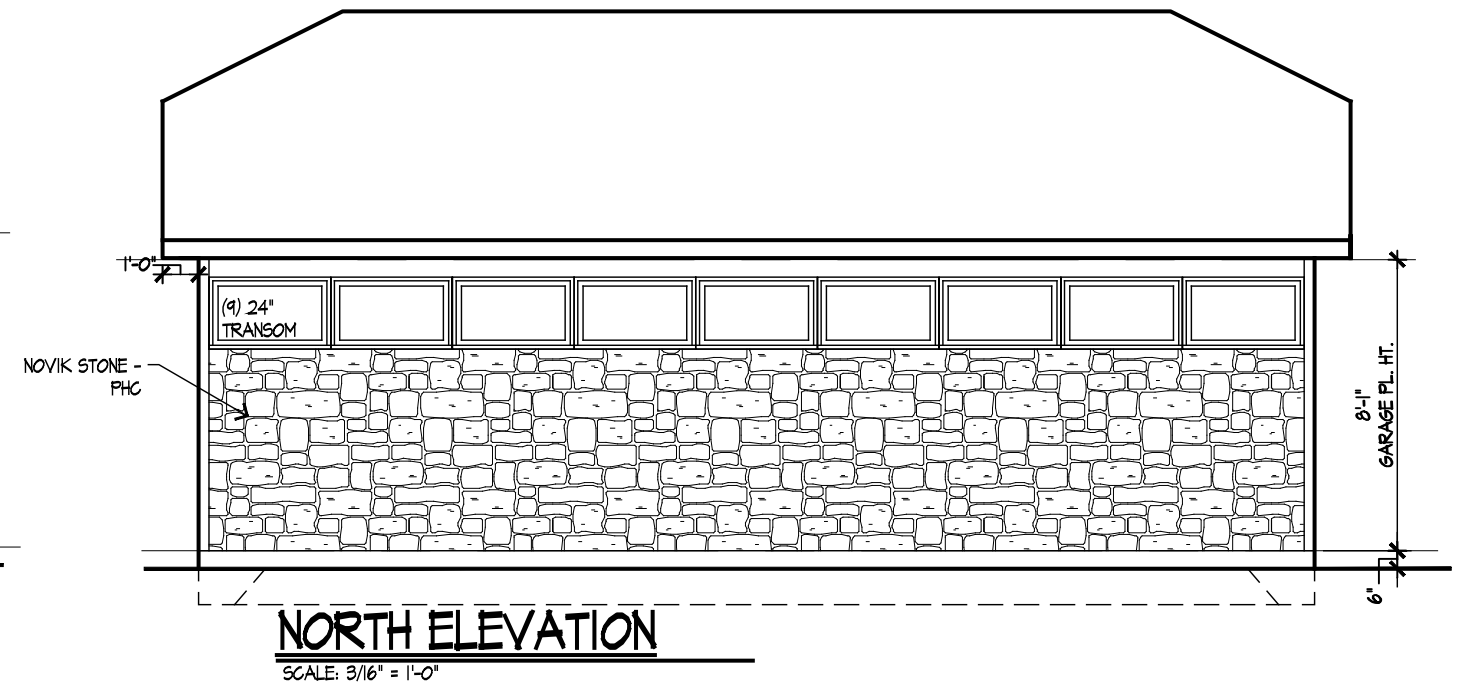
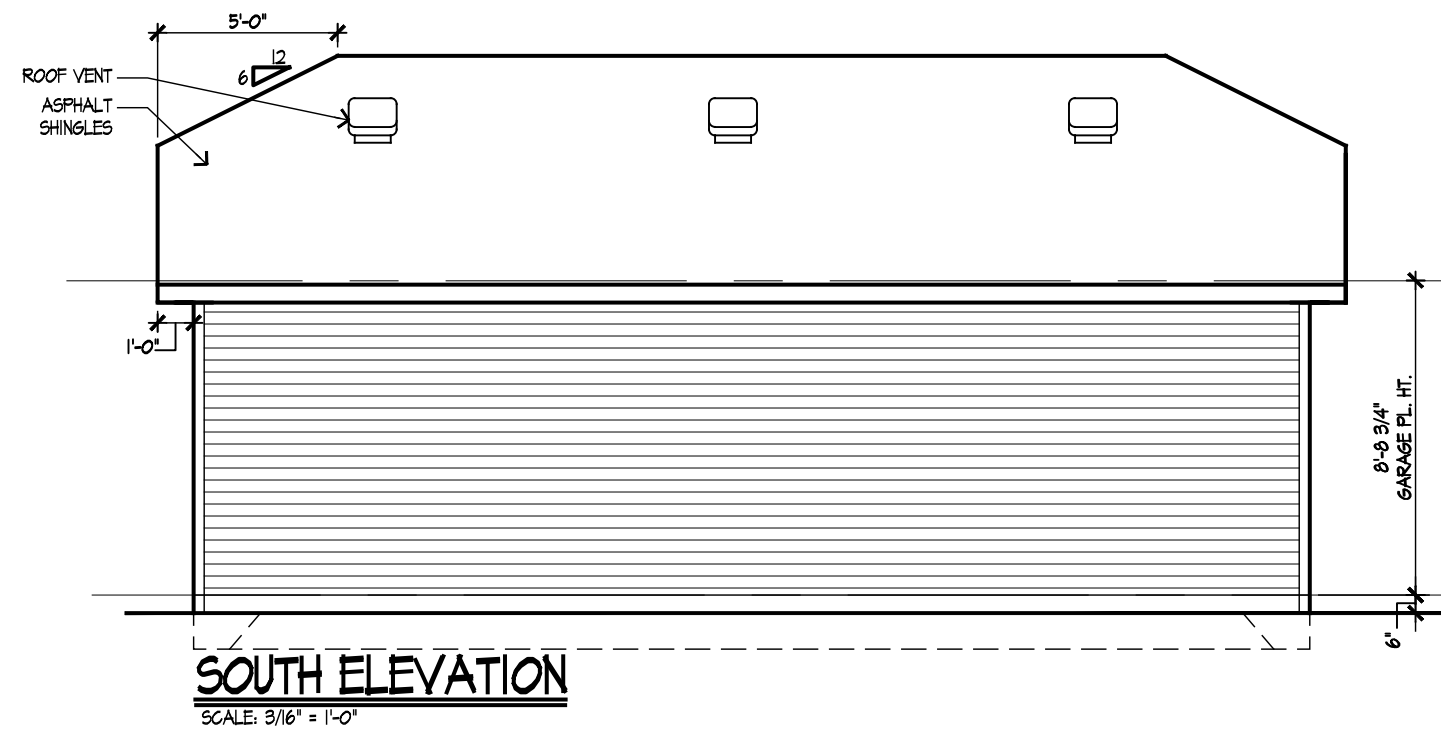


**ACCESSORY STRUCTURE -REVERSE GABLE ROOF**  
8301 W. 191st St. ~ Tinley Park, IL. ~ P.A.W.S. Animal Shelter

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR:  
**DANLEY'S GARAGE WORLD**  
612 ACADEMY DRIVE  
NORTHBROOK, IL 60062  
PHONE: 847 562 9390  
FAX: 847 562 1939

SHEET NAME:  
**1st FLOOR PLAN**  
DATE: 4-18-18  
SHEET NUMBER:  
**1 OF 2**



**ACCESSORY STRUCTURE - REVERSE GABLE ROOF**  
8301 W. 191st ST, ~ Tinley Park, IL. ~ P.A.W.S. Animal Shelter

CONTRACTOR:  
**DANLEY'S GARAGE WORLD**  
612 ACADEMY DRIVE  
NORTHBROOK, IL 60062  
PHONE: 847 562 9390  
FAX: 847 562 1939

SHEET NAME:  
**ELEVATIONS**  
DATE: 4-18-18  
SHEET NUMBER:  
**2 OF 2**

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

## VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL

**PROJECT NAME:** P.A.W.S. of TINLEY PARK

**LOCATION:** 8301 W. 191st Street

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: ANDREW VENAMORE  
Company: MACH 1, INC.  
Mailing Address: 602 ACADEMY DRIVE, NORTHBROOK, IL 60062  
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:

PETITIONER IS MUNICIPAL LIASION FOR DANLEYS GARAGE WORLD - THE GC FOR THIS PROJECT.  
DANLEYS HAS A CONTRACT WITH P.A.W.S. OF TINELY PARK TO CONSTRUCT AN ACCESSORY STRUCTURE

#### PROPERTY INFORMATION

Property Address: 8301 W. 191st Street  
PIN(s): 09-11-200-008  
Existing Land Use: ANIMAL RESCUE FACILITY - P.A.W.S. of Tinley Park  
Zoning District: R5 PD, Urban Design Overlay District  
Lot Dimensions: 230.52' x 1,027.61'; AREA: 118,442.32 SF or 2.72 ACRES  
Property Owner(s): P.A.W.S. of Tinley Park  
Mailing Address: 8301 W. 191st Street

#### APPLICATION INFORMATION

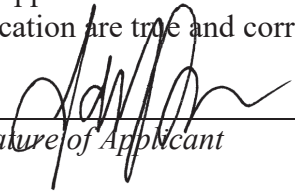
Description of proposed project (use additional attachments as necessary):

NO CHANGE TO SITE USE; PROJECT SEEKS TO ADD AN ACCESSORY STRUCTURE TO THE LOT.

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

☒ No ☐ Yes: \_\_\_\_\_

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

  
Signature of Applicant

3/19/18

\_\_\_\_\_  
Date

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL CONTACT INFORMATION

**PROJECT NAME:** P.A.W.S. of TINLEY PARK

**LOCATION:** 8301 W. 191st Street

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: P.A.W.S. of TINLEY PARK  
Company: P.A.W.S. of TINLEY PARK  
Address: 8301 W. 191st Street, Tinley Park, IL 60487  
Phone: [REDACTED]  
Fax: N/A  
Email: N/A

#### PROJECT ARCHITECT

Name: N/A  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ENGINEER

Name: N/A  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT LANDSCAPE ARCHITECT

Name: N/A  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### ATTORNEY

Name: N/A  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### END USER

Name: P.A.W.S. of TINLEY PARK  
Company: SEE PREVIOUS INFORMATION  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL RESPONSIBLE PARTIES

**PROJECT NAME:** P.A.W.S. of TINLEY PARK

**LOCATION:** 8301 W. 191st Street

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: ANDREW VENAMORE  
Company: MACH 1, INC.  
Address: 602 ACADEMY DR., NORTHBROOK, 60062  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR PLAN REVIEW FEES

Name: SEE "GENERAL BILLING"  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR BUILDING PERMIT FEES

Name: SEE "GENERAL BILLING"  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR ATTORNEY FEES

Name: SEE "GENERAL BILLING"  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: SEE "GENERAL BILLING"  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: SEE "GENERAL BILLING"  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
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. Petitioner Information:**

Name: ANDREW VENAMORE, MACH 1, INC.  
Mailing Address: 602 ACADEMY DRIVE  
City, State, Zip: NORTHBROOK, IL 60062  
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]  
(Evening)  
(Cell)  
Email Address [REDACTED]

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):  
PETITIONER IS MUNICIPAL LIASION FOR DANLEYS GARAGE WORLD - THE GC FOR THIS PROJECT. DANLEYS HAS A CONTRACT WITH P.A.W.S. OF TINLEY PARK TO CONSTRUCT AN ACCESSORY STRUCTURE

**B. Property Information:**

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

Property Owner(s): P.A.W.S. of Tinley Park  
Mailing Address: 8301 W. 191st Street  
City, State, Zip: TINLEY PARK, IL 60487

Property Address: 8301 W. 191st Street  
Permanent Index No. (PINs) 09-11-200-008  
Existing land use: ANIMAL RESCUE FACILITY - P.A.W.S. of Tinley Park  
Lot dimensions and area: 230.52' x 1,027.61'; AREA: 118,442.32 SF or 2.72

**C. Petition Information:**

Present Zoning District : R5 PD, Urban Design Overlay District  
Requested Zoning District: R5 PD, Urban Design Overlay District

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

Yes ☒ No ☐

If yes, identify the proposed use: NO CHANGE TO SITE USE; PROJECT SEEKS TO ADD AN ACCESSORY STRUCTURE TO THE LOT.

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

Yes ☐ No ☒

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

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

[Signature]  
Signature of Applicant

3/19/18

Date

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

### **APPLICATION REQUIREMENTS**

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

**An application will not be accepted or processed until all of the items above have been submitted.**

Questions regarding this process or application requirements may be directed  
to the Planning Department at 708-444-5100.

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

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

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

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

THE PROPOSED ACCESSORY BUILDING WILL BE UTILIZED FOR A NEW PROGRAM WITH ANIMAL CONTROL WHERE THEY WILL BE ABLE TO DROP OFF ANIMALS CAPTURED OUTSIDE OF BUSINESS HOURS, WITHOUT WAITING FOR A PAWS REPRESENTATIVE TO ARRIVE. IN ADDITION, THERE WILL BE ADDITIONAL STORAGE PROVIDED IN THE STRUCTURE FOR USE BY P.A.W.S.

- 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.**

BEING ADJACENT TO 191st STREET, THE EXISTING FACILITY HAS BEEN LOCATED IN AN AREA OF THE VILLAGE THAT IS LESS POPULATED AND THEREFORE THIS ADDITIONAL BUILDING WILL HAVE NO FURTHER NEGATIVE IMPACTS ON THE USE AND ENJOYMENT OF THE NEIGHBORING PROPERTY OWNERS.

- 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 CONTINUATION OF THE SPECIAL USE, AND ITS EXPANSION THROUGH THE CONSTRUCTION OF THE NEW ACCESSORY BUILDING WILL NOT CHANGE THE NATURE OF THIS SITE, AND WILL THEREFORE NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT OF THE SURROUNDING USES IN THE (R5 PD, Urban Design Overlay District) AREA.

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

THE NEW ACCESSORY BUILDING THAT WILL BE UTILIZED FOR (temporary) NEW ARRIVAL ANIMAL STORAGE, WILL BE LOCATED IN FRONT OF THE EXISTING P.A.W.S. FACILITY. ACCESS TO THE STRUCTURE WILL BE FROM THE SAME PARKING LOT THAT EXISTS; UTILITIES WILL NOT BE IMPACTED BY THE DESIGN; AND DRAINAGE PATTERNS WILL NOT CHANGED ONCE THE CONSTRUCTION IS COMPLETED.

- 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 ONLY ADDITIONAL TRAFFIC THAT WILL BE GENERATED BY THE NEW ACCESSORY BUILDING WILL BE POLICE/ANIMAL CONTROL RELATED, AND AS THE BUILDING IS INTENDED FOR AFTER-HOURS USAGE ONLY, THERE WILL NOT BE ANY DRAMATIC INCREASE IN THE TRAFFIC INTO THE SITE.

- 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.**

SINCE THIS APPLICATION FOR THIS S.U. PERMIT IS AN EXTENSION OF AN EXISTING APPROVAL, THE BUILDING PROPOSED WILL CONFORM TO ALL OTHER ASPECTS OF THE ZONING DISTRICT'S APPLICABLE REGULATIONS.

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

THIS EXPANSION OF THE EXISTING SPECIAL USE WILL ASSIST "P.A.W.S. of TINLEY PARK" IN CONTINUING TO PROVIDE EXCELLENT SERVICE TO THE RESIDENTS OF TINLEY PARK, AS WELL AS THOSE IN SURROUNDING MUNICIPALITIES. WHILE THEIR DIRECT IMPACT MAY NOT BE SIGNIFICANT FROM AN ECONOMIC PRESPECTIVE, THEIR SERVICE TO THE COMMUNITY IS INVALUABLE AND THIS NEW BUILDING WILL ENSURE THEY CONTINUE TO THRIVE IN THIS LOCATION, ENSURING THAT THE PEOPLE'S ANIMAL WELFARE SOCIETY OF TINLEY PARK REMAINS A NO-KILL SHELTER DEDICATED TO THE PROTECTION OF DOMESTIC ANIMALS AND THE ATTEMPT TO PREVENT ANIMAL CRUELTY IN THE SURROUNDING COMMUNITIES.

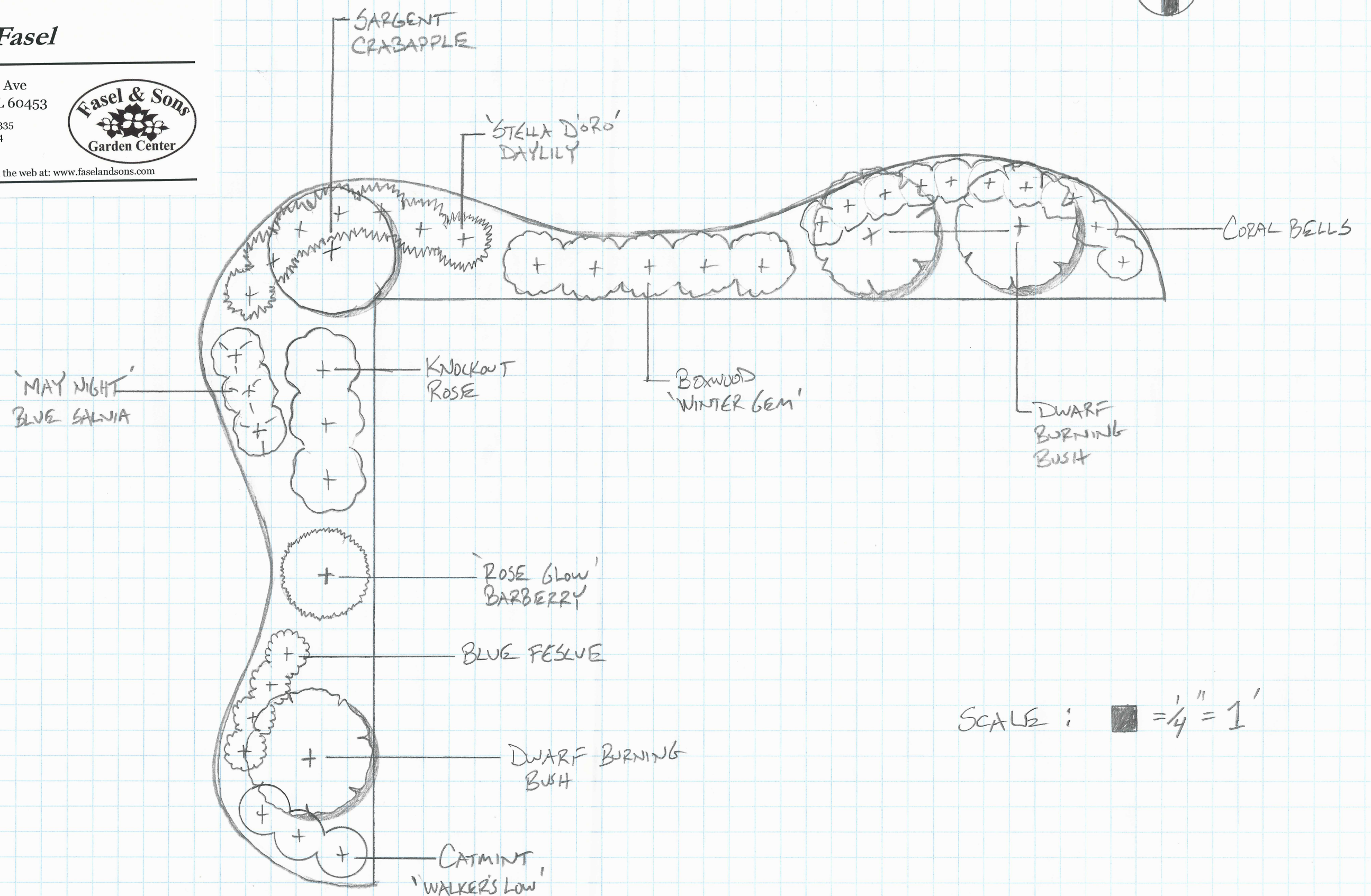
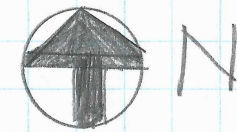
**Nate Fasel**

10841 Cicero Ave  
Oak Lawn, IL 60453

Phone: 708-422-5335  
Fax: 708-422-1524



Visit us on the web at: [www.faselandsons.com](http://www.faselandsons.com)

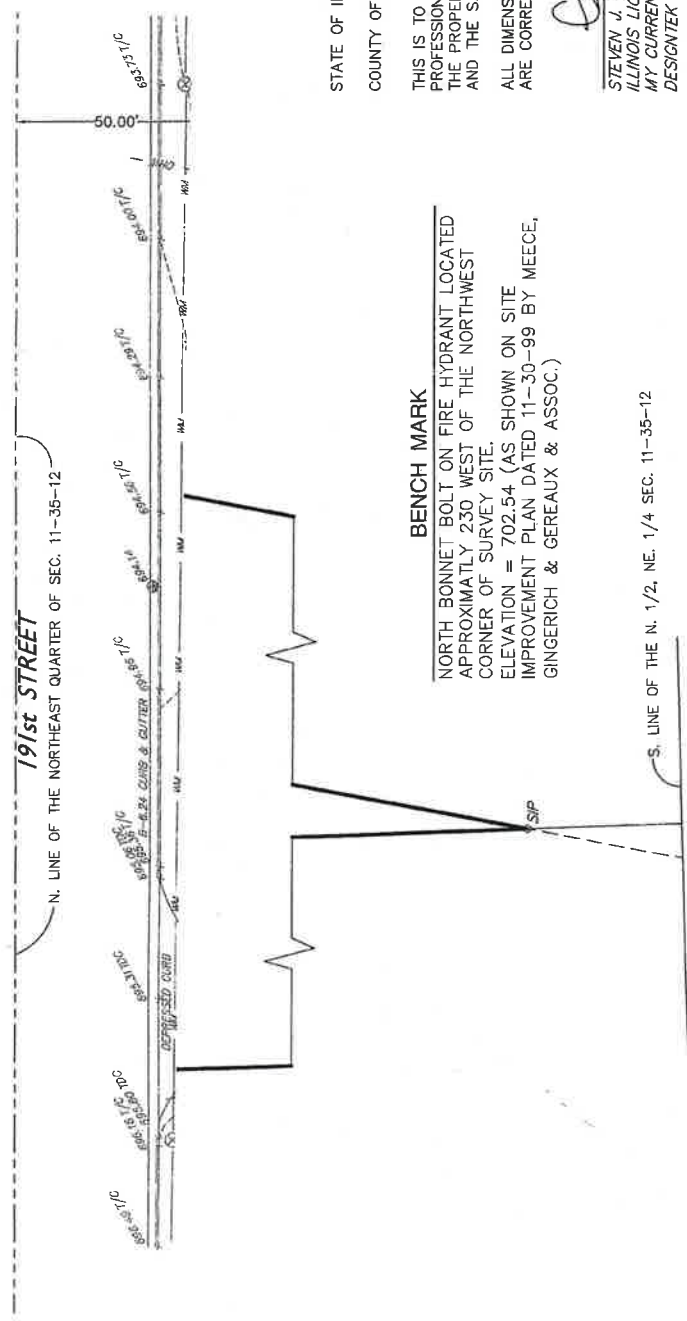


SCALE :  $\blacksquare = \frac{1}{4}'' = 1'$

# TOPOGRAPHIC & PLAT OF SURVEY OF

P.I.N.  
09-11-200-008

THAT PART OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY CONVEYED BY DOCUMENT NO. R66-10298 AND SOUTH OF THE SOUTH LINE OF 191st STREET, IN WILL COUNTY, ILLINOIS.



**BASIS OF BEARINGS**  
ASSUMED BEARING: N 88°23'45" ALONG  
THE NORTH LINE OF SECTION 11-35-12



STATE OF ILLINOIS }  
COUNTY OF BOONE }

**BENCH MARK**  
NORTH BONNET BOLT ON FIRE HYDRANT LOCATED  
APPROXIMATELY 230 WEST OF THE NORTHWEST  
CORNER OF SURVEY SITE.  
ELEVATION = 702.54 (AS SHOWN ON SITE  
IMPROVEMENT PLAN DATED 11-30-99 BY MEECE,  
GINGERICH & GEREUX & ASSOC.)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.  
ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATE : OCTOBER 18, 2007  
STEVEN J. LAUB  
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160  
MY CURRENT LICENSE RENEWS NOV. 30, 2008  
DESIGNTEK SURVEYING, LLC # 184-004929

## TOPOGRAPHIC & PLAT OF SURVEY

PREPARED FOR:  
**P.A.W.S.**  
8301 W. 191st STREET  
TINLEY PARK, ILLINOIS 60487  
815-464-7298

DESIGNTEK SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
9500 BORMET DRIVE SUITE 304 • MOKENA, ILLINOIS 60448  
PHONE: (708) 326-4961 • FAX: (708) 326-4962

## 8301 W. 191st STREET

REVISIONS		DRAFTING COMPLETED:	
NO.	DATE	FIELD WORK COMPLETED:	10/18/07
		DRAWN BY:	10/16/07
		PROJECT MANAGER:	SJL CHECKED BY: TM
		PROJECT NO:	SJL SCALE: 1" = 30'
		GROUP NO:	07-10002 SHEET NO.
			02 1 OF 1

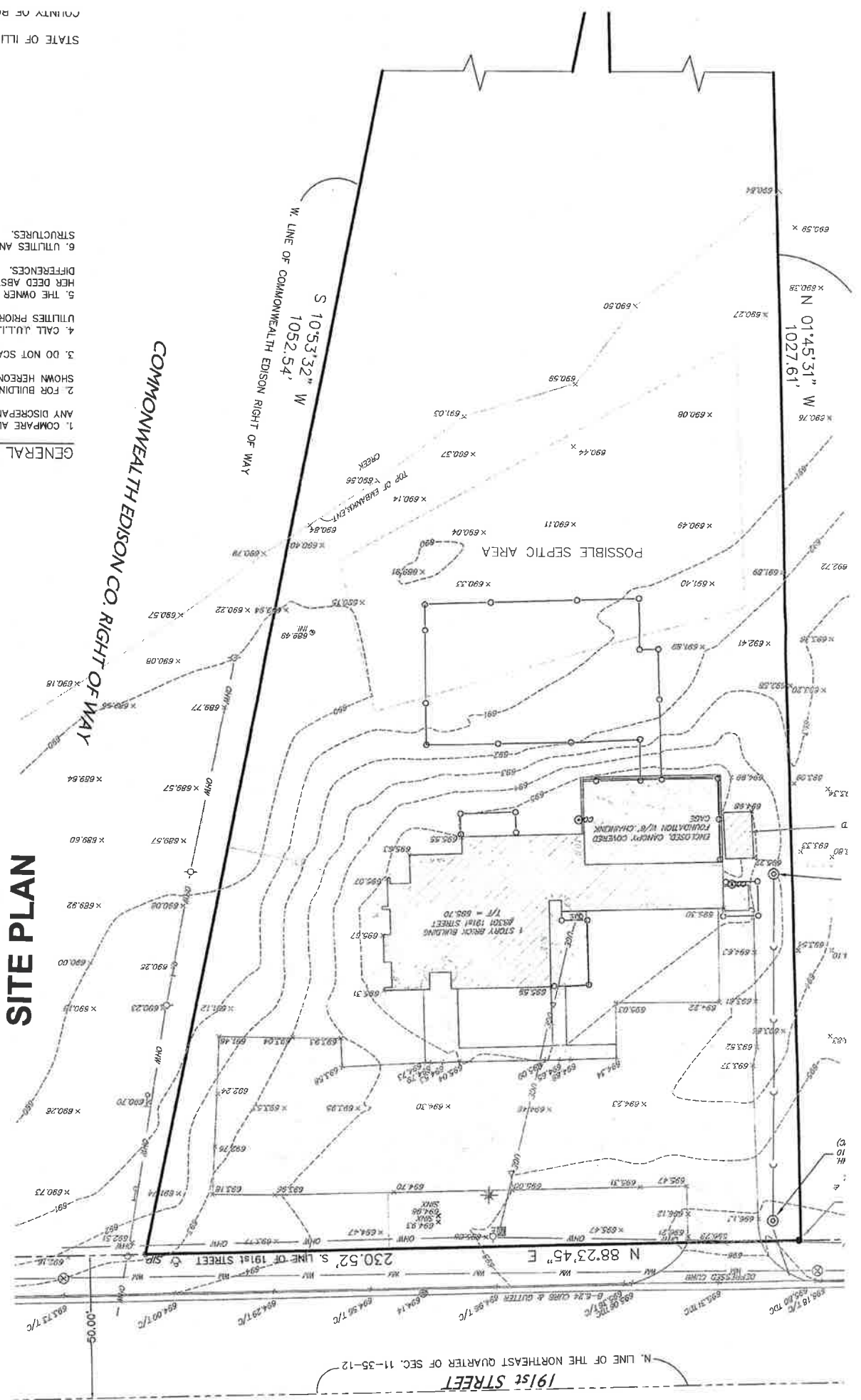
GENERAL NOTES

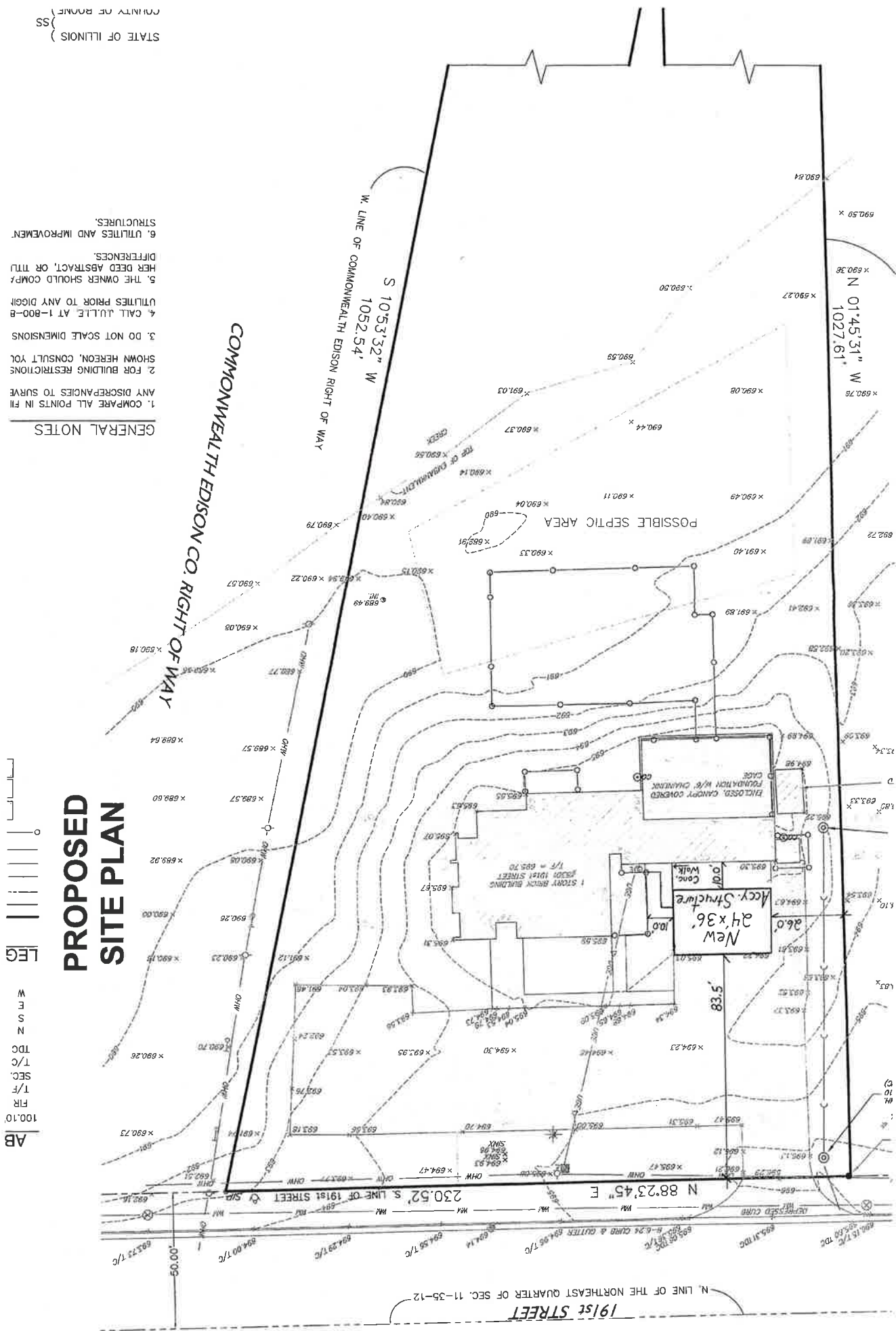
1. COMPARE ALL POINTS IN FILE ANY DISCREPANCIES TO SURVEY SHOWN HEREON. CONSULT YOL
2. FOR BUILDING RESTRICTIONS UTILITIES PRIOR TO ANY DIGIT
3. THE OWNER SHOULD COMPARE HER DEED ABSTRACT, OR TITLE DIFFERENCES.
4. UTILITIES AND IMPROVEMENT STRUCTURES.

**EXISTING  
SITE PLAN**

LEG

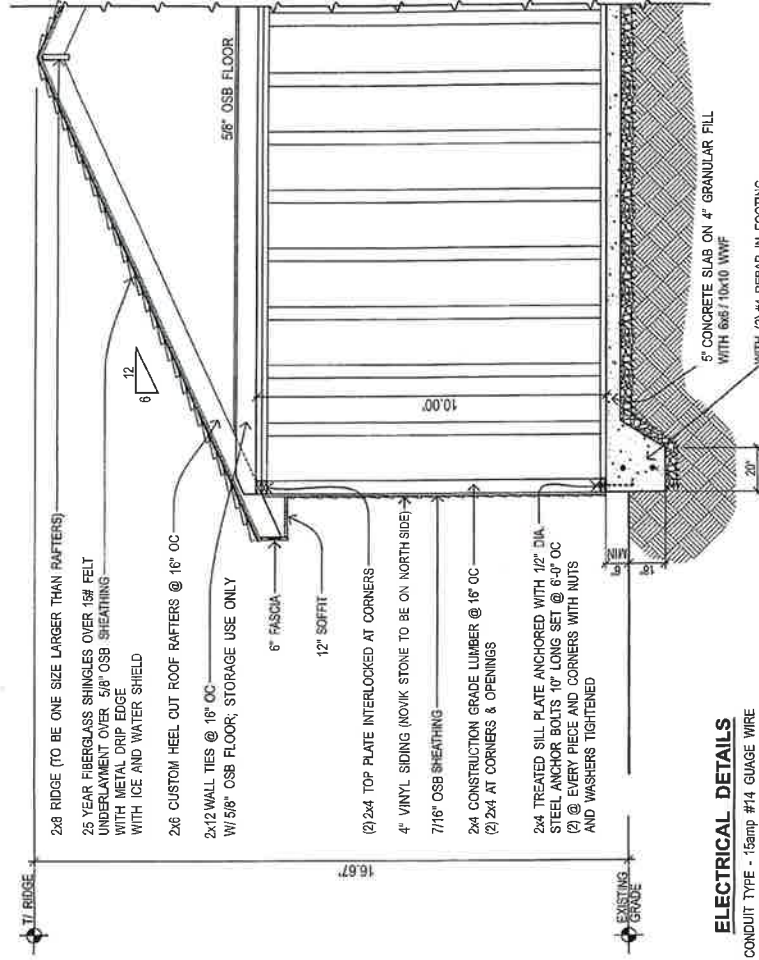
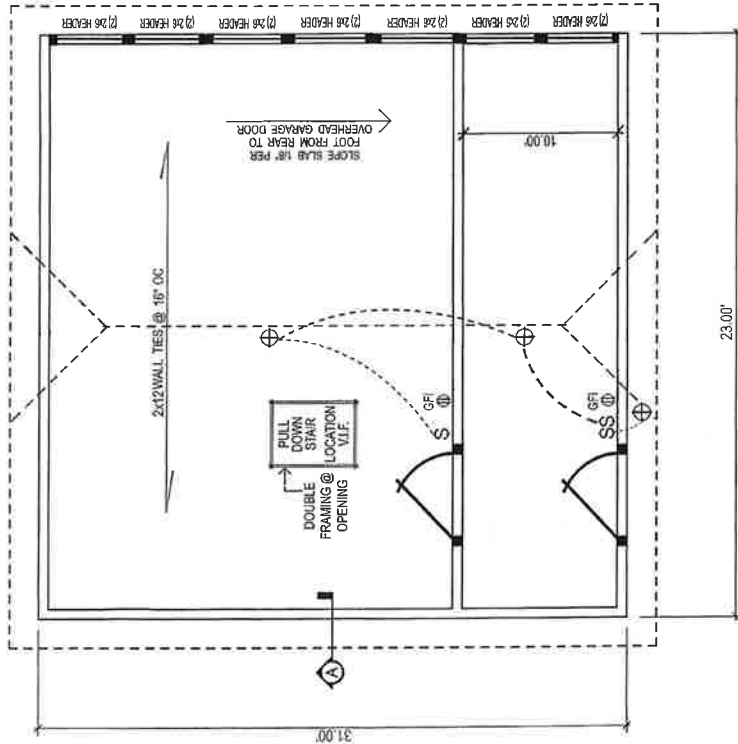
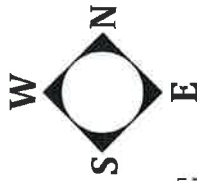
AB  
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W  
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N





STATE OF ILLINOIS  
COUNTY OF BOONE

N. LINE OF THE NORTHEAST QUARTER OF SEC. 11-35-12



### ELECTRICAL DETAILS

- CONDUIT TYPE - 1/2" RIGID METAL
- CONDUIT DEPTH - 1/2" STEEL RIGID METAL
- CONDUIT, 18" DEEP
- WIRING - SEPARATE CIRCUIT TO SERVICE PANEL

### FLOOR PLAN

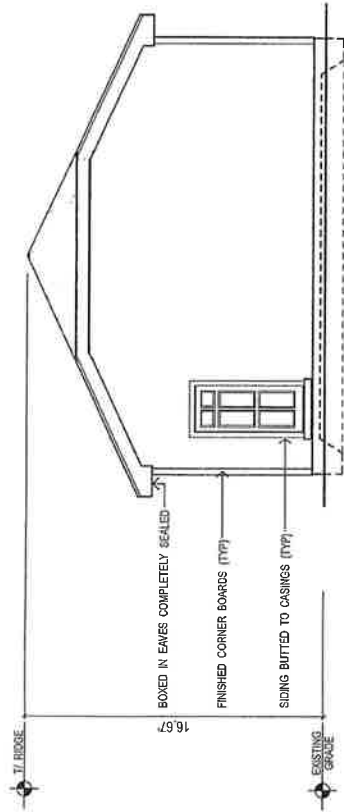
### BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE

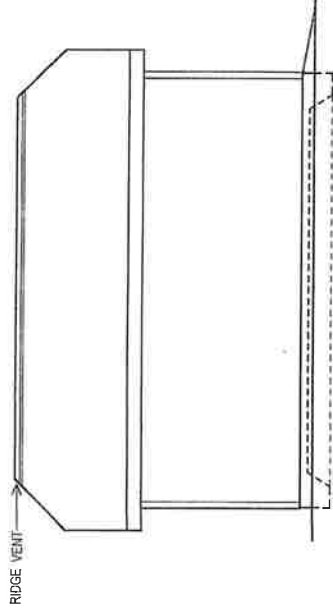
	<b>ACCESSORY STRUCTURE - REVERSE GABLE ROOF</b> 8301 W. 191st STREET, TINLEY PARK - P.A.W.S. ANIMAL SHELTER	<b>CONTRACTOR</b> DANLEY'S GARAGE WORLD 613 ACADEMY DRIVE NORTH BROS. IL 60062 PHONE: 647/562-9390 FAX: 647/562-1399	<b>SHEET NAME:</b> FLOOR PLAN & BUILDING SECTION
			<b>SHEET NUMBER:</b> 1 OF 2

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN

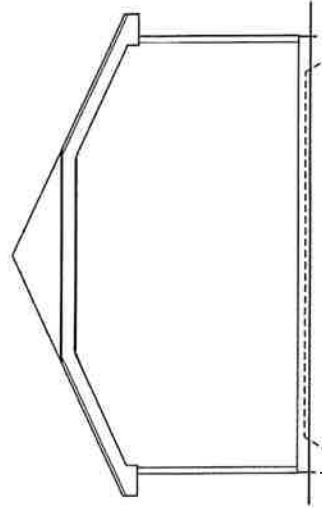
SPECIFIC WINDOW AND DOOR STYLES SHOWN  
ON PLANS ARE REPRESENTATIVE ONLY



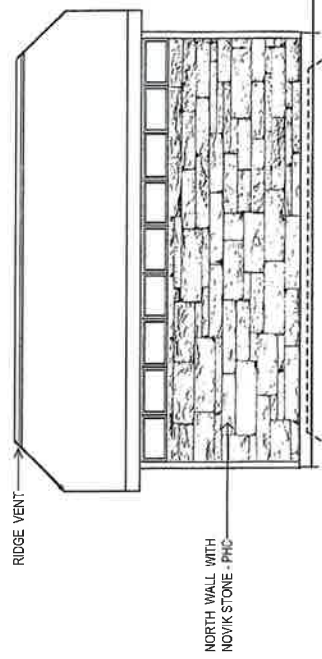
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

NOTE: DRAWINGS ARE NOT TO SCALE

	<b>ACCESSORY STRUCTURE - REVERSE GABLE ROOF</b> 8301 W. 191st STREET, TINLEY PARK - P.A.W.S. ANIMAL SHELTER	<b>CONTRACTOR:</b> <b>DANLEY'S GARAGE WORLD</b> 620 ACADEMY DRIVE NORTHBROOK, IL 60062 PHONE: 847/562-9390 FAX: 847/562-1939	<b>SHEET NAME:</b> <b>ELEVATIONS</b>
			<b>SHEET NUMBER:</b> <b>2 OF 2</b>

THESE PLANS REMAIN THE PROPERTY OF MACH 3, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN





# PLAN COMMISSION STAFF REPORT

May 03, 2018

## Petitioner

Bryan Donley, Verizon Wireless

## Property Location

8201 W. 163<sup>rd</sup> Street

## PIN

28-19-401-025-0000

## Zoning

N/A

## Approvals Sought

Special Use Permit  
Variances  
Site Plan Approval

## Project Planner

Kimberly Clarke  
Planning Manager

## Verizon Wireless

8201 W. 163<sup>rd</sup> Street

## EXECUTIVE SUMMARY

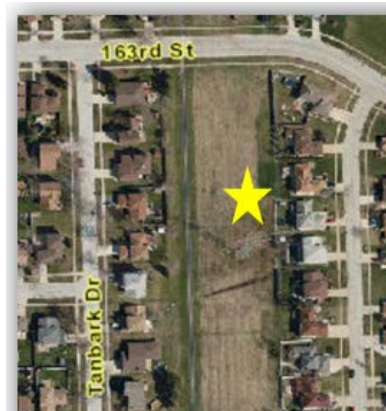
The Petitioner, Bryan Donley on behalf of Verizon, seeks Site Plan approval and requests a Special Use Permit to construct a wireless facility service which includes the construction of a new riser pole tower with antennas and ground equipment located within the ComEd Easement at the commonly known address of 8201 W. 163<sup>rd</sup> Street.

Additionally, the following Variations are requested:

1. A sixty-one (61) foot height Variation from Section III.W.2.A where the height limitation for a free standing tower is 100'; and

2. A Variation from Section III W 5.c. to allow the installation of a steel platform with operational equipment where the ordinance requires a masonry façade for a shelter for related ground equipment.

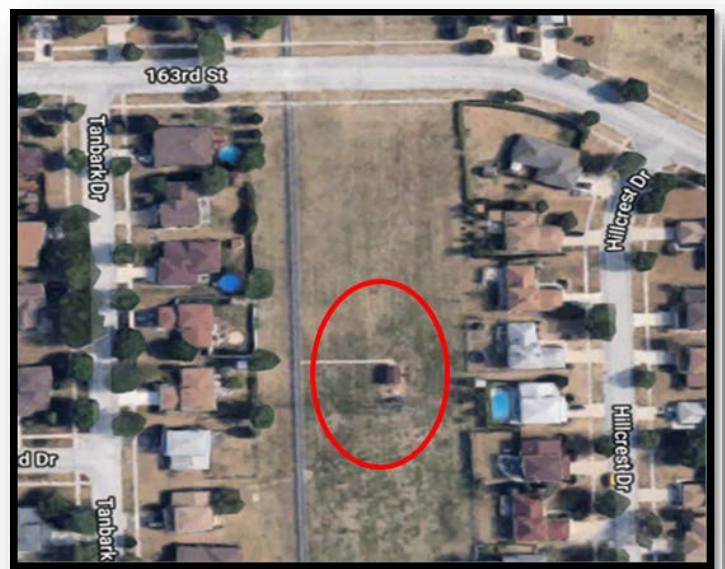
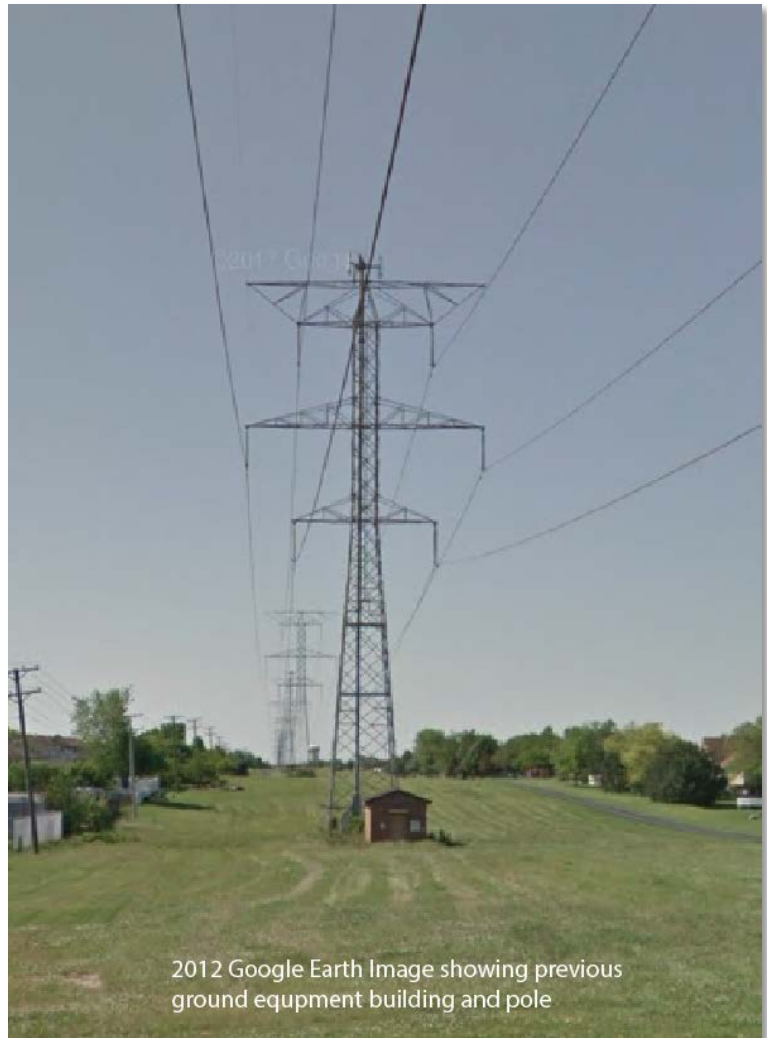
This will allow for the installation of a 161-foot riser pole tower within an existing ComEd transmission tower and the construction of a steel platform to house related equipment enclosed by a six (6) foot wood fence.



## EXISTING SITE & HISTORY

The subject property is located adjacent to the first transmission tower located south of 167<sup>th</sup> Street in between Richards Drive and 82<sup>nd</sup> Avenue within a 215-foot wide easement owned by Commonwealth Edison (ComEd). The easement is occupied with 142-foot tall electric transmission towers located within the entire length of the easement which extends north and south beyond Tinley Park's jurisdiction. The facility is accessed by an eight (8) foot wide asphalt bike path from 167th Avenue. In 1985, a perpetual easement was recorded with ComEd giving the Village permission to maintain the bike path starting from the north side of 179<sup>th</sup> Street and terminating approximately 350-feet north of 163<sup>rd</sup> Street.

These images were taken from Google Earth which shows in 2012 there was once a ground structure and pole at this location. Within the Petitioner's application, they stated the design and location of this installation was largely chosen to mirror the previous facility that was at this location between 2006 and 2015. Staff was unable to find any records of a permit being issued.



## ZONING & NEARBY LAND USES

The subject property does not have a zoning classification because it is a utility easement that may have existed prior to the development in the area. Single family detached residential property surrounds this area. Specifically to the west is the subdivision Tanbark Villa which is zoned R-1 (Single Family Residential). To the east is Tinley Meadows Subdivision zoned R-4 (Single Family Residential). To the north is Eagle Ridge Estates Subdivision zoned R-3 (Single-Family Residential) and Meadow Park Estates zoned R-4 (Single-Family Residential).

Per Section III.W.1 of the Village Zoning Ordinance, the preferred location for personal wireless service facilities is “on an existing free standing tower on Village-owned property. Provided no such Village-owned property meets the needs of the Petitioner, location on an existing free standing tower on non-Village owned property would be preferred; therefore the proposed improvements meet the location preferences established in the Ordinance.



**Open Item #1: Applicant has not provided evidence that no such Village-owned property meets the needs of the Petitioner.**

## SPECIAL USE AND VARIATIONS

Section III.W outlines the regulations for Personal Wireless Service Facilities. Since this will be a new riser pole attached to an existing electric transmission tower, a Special Use Permit is required.

**Open Item #2: A Special Use Permit is required to be granted to permit the construction of a new personal wireless tower.**

Section III W.2.a. limits the maximum height of a freestanding tower to one hundred (100) feet; however, an applicant requesting a free standing tower shall demonstrate that the tower is the minimum height required to function satisfactorily. The applicant is looking to exceed the maximum height by sixty-one (61) feet.

**Open Item #3: A Variation of 61 FT is required to allow for the construction of a 161 FT Riser Pole Tower with antennas mounted on top.**

Section III. W.5.b. requires landscaping to be installed around the foundation of any ground level buildings, structures and fences. At this time, the applicant is not proposing any landscaping.

**Open Item #4: Applicant has stated they will be providing a landscape plan for Staff to review.**

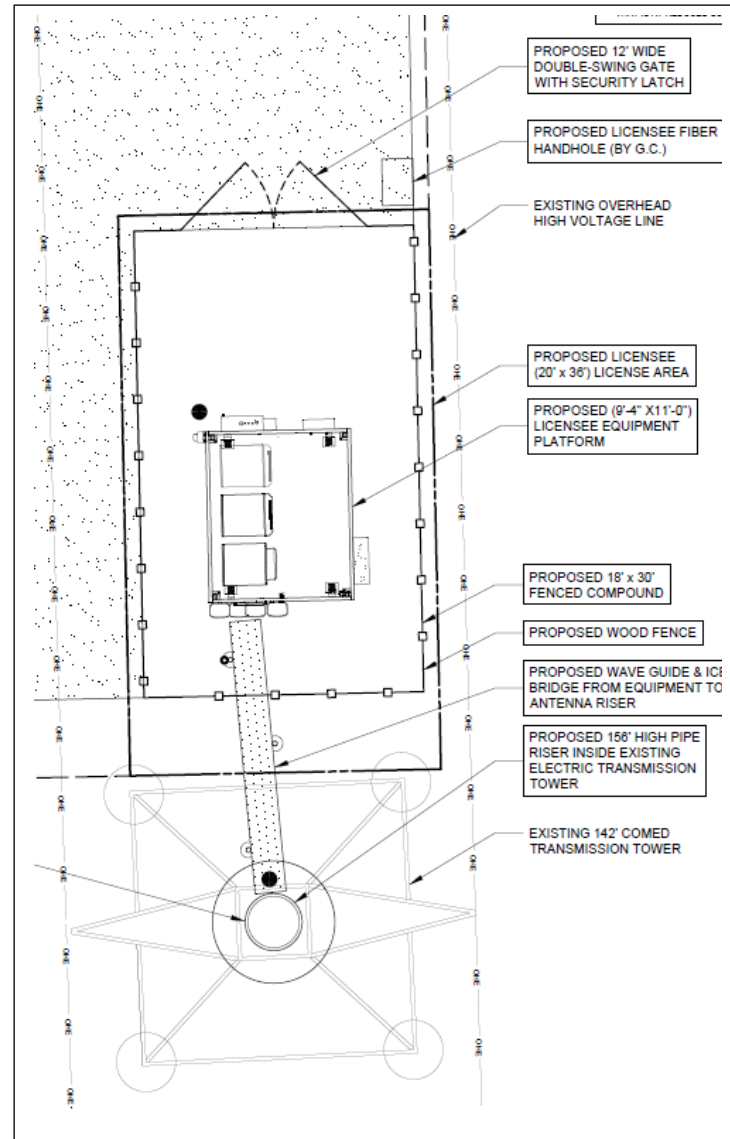
Section III W.5.C. requires ground level buildings and structures be constructed with masonry facades. The applicant is proposing to screen the steel platform equipment with six (6) foot wood privacy fence.

**Open Item #5: A Variation to not require the Steel Platform to be enclosed within a masonry façade building.**

## SITE PLAN

The proposed plans indicate the construction of a 9'4" X 11' equipment platform to be located north of the existing transmission tower. The equipment platform will be completely enclosed by a six (6) foot wood fence. A 12-foot wide double-swing gate with security latch is provided on the north side of the fence. A concrete foundation will be poured for the new equipment platform but it is unclear what the ground surface is for the remaining lease area. There are no plans to incorporate any lighting at this location.

Access to the ground equipment is by a proposed 12-foot wide aggregate access drive that connects westerly to the existing asphalt bike path. Staff is recommending the surface be asphalt to prevent surface erosion. In addition, staff raised concerns about an additional gate to be provided to discourage the public from accessing the drive from the bike path.



## **Riser Pole Tower**

The applicant is proposing to attach antennas to a new 156' riser pole tower that ComEd will construct for Verizon. The antennas are required to be mounted a minimum of five (5) feet above the top of the existing transmission tower. A lightning rod will be erected at the top of the riser pole tower for a total elevation of 161'.

The closest residential structure is 172' to the west and 118' to the east. To the north and south is open grass area.

***Open Item #6: Staff recommends the access drive be asphalt.***

***Open Item #7: Staff recommends an additional gate be installed to discourage the public from accessing the drive from the bike path.***

## **LANDSCAPE**

The existing 215-foot wide ComEd Easement is void of any significant landscaping. Section III.W.5.b requires landscaping to be provided around the foundation of any ground building or fences.

The Village's Consulting Landscape Architect provided a list of concerns to the Applicant due to the lack of a landscaping plan being submitted. The Applicant has stated they will provide a landscape plan.

***Open Item #8: Applicant needs to provide staff with a landscape plan that meets the intent of the code. The plan should also incorporate comments provided by the Village's consulting landscape architect.***

## **ARCHITECTURE**

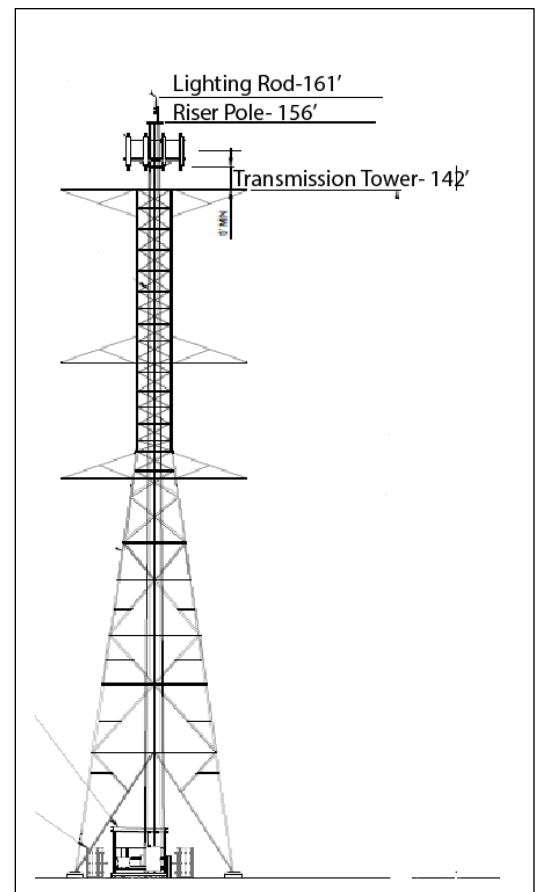
The applicant has proposed an 11' X 10'-5 steel equipment platform. It is proposed with a flat metal roof canopy. The shelter is 10' in height; therefore a portion may be visible above the fence. If landscaping is installed it may exceed the height of the shelter eventually. Staff has requested photographs of existing shelters which have not yet been received.

***Open Item #9: Staff requests photographs of existing shelters.***

## **STAFF REVIEW: ENGINEERING**

The Village Engineer and Public Works Department provided a list of concerns to the Applicant. Concerns were raised regarding security and construction of the access drive. Final engineering approval will be required prior to issuance of a Building Permit. The Applicant has not addressed the comments at this time.

***Open Item #10: Outstanding Public Works and Engineering items must be addressed prior to issuance of a building permit. This can be placed as a condition of approval.***



## **SUMMARY OF OPEN ITEMS**

---

Staff identified the following open items for discussion at the workshop: add in the new ones

- 1. Applicant has not provided evidence that no such existing Village-owned property meets the needs of the Petitioner.**
- 2. A Special Use Permit is required to be granted to permit the construction of a new personal wireless tower.**
- 3. A Variation of 61 FT is required to allow for the construction of a 161 FT Riser Pole Tower with antennas mounted on top.**
- 4. Applicant has stated they will be providing a landscape plan for Staff to review.**
- 5. A Variation to not require the Steel Platform to be enclosed within a masonry façade building.**
- 6. Staff recommends the access drive be asphalt.**
- 7. Staff recommends an additional gate be installed to discourage the public from accessing the drive from the bike path.**
- 8. Applicant needs to provide information on any proposed lighting that will be installed.**
- 9. Staff requests photographs of existing shelters.**
- 10. Outstanding Public Works and Engineering items must be addressed prior to issuance of a building permit.**

## **STANDARDS FOR SITE PLAN APPROVAL**

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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 Petitioner. 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.

## **VARIATION STANDARDS**

---

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 will prepare draft responses for the Findings of Fact within the next Staff Report.

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 Petitioner 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.

## LIST OF REVIEWED PLANS

[illegible]

Cedar Lake Board of Zoning Appeals  
7408 Constitution Avenue  
Cedar Lake, IN 46303

### **Project Narrative**

**General Nature:**

Installation of a telecommunication facility including a new 161-foot structure within and existing Commonwealth Edison Transmission tower. The new structure will be supported by the transmission tower and will be used for the installation of new Verizon Wireless Telecommunications equipment. Supporting equipment will be installed on the ground adjacent to the transmission tower in accordance with the Tinley Park zoning ordinance. A full set of detailed construction drawings has been submitted to the Tinley Park Planning Department for review.

The design and location of this installation was largely chosen to mirror an existing facility that was in place at this exact location between 2006 and 2015. This project is similar to other installations on the same parcel and for the same purpose as this proposal.

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:

Name: Commonwealth Edison c/o Insite inc. Insite Inc - Bryan Dakey

Mailing Address: 2 Lincoln Centre 15660 Midwest Road

City, State, Zip: Oakbrook Terrace, IL 60181 Oakbrook Terrace, IL 60181

Phone Numbers: [REDACTED] (Day) Fax Number: \_\_\_\_\_

[REDACTED] (Evening)

[REDACTED] (Cell)

Email Address [REDACTED]

S:\BLDG\ PLANNING DEPARTMENT\Long Range Plan Commission\LRPC Application Forms\AP\_SU 5-2007.doc Page 1 of 2

Village of Tinley Park  
16250 Oak Park Avenue  
Tinley Park, IL 60477

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

**Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will 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.*
- Wireless technology provides convenient, reliable, every day communications to its users in your community and does not interfere with any other form of communication, whether public or private. Importantly, wireless technology affords vital communications in emergency situations and will commonly be used by residents and emergency personnel to protect the general public's health, safety and welfare.
  - Wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:
    - 911 program allowing motorists to summon aid and report dangerous situations.
      - The FCC website currently estimates that about 70 percent of America's 240 million 911 calls are placed from wireless phones, and that percentage is growing. For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone (FCC Website)
      - The E-911 technology used with wireless technology ensures that the 9-1-1 call is routed to the appropriate emergency dispatch and provides emergency dispatch a call back number and a location of the distressed call.
    - Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.
    - The ability to transmit data allowing for immediate access to vital information.

- A backup system to the landline system in the event of a natural or man-made disaster.
- Immediate wireless communication capabilities inside and outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.
- Seamless wireless coverage for the busy lives of people in the area reducing stress and increasing productivity.

*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.*

- Wireless technology does not have an adverse effect on matters affecting the public health, safety and general welfare. To the contrary, wireless technology affords vital communications to emergency personnel to protect the general public's health safety and welfare. These emergency services, previously mentioned, include 911 service, the ability to transmit vital data, and a backup system to landline phone communication, to name a few.
- The establishment, maintenance and operation of the proposed facility will be wholly contained within lease area. Wireless communication technology does not interfere with any other form of communication or utility, whether public or private.
- Verizon Wireless has been sensitive in selecting a site that will minimize the impact on the surrounding property. The facility will be compatible with the existing environment and will not be injurious to the use and enjoyment of surrounding properties in the community. The wireless facility is unstaffed, and accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. Maintenance personnel will visit this site on the average of once or twice a month, and thus, the safety and efficiency of public streets will be maintained.
- The improved telecommunication coverage that this site would provide can be considered a benefit to the residents of Tinley Park and the surrounding community

*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.*

- Normal use and development of the surrounding property will not be limited due to this facility because there is no noise, light, or sound generated by this facility that would significantly impede the adjacent property uses.
- This facility is completely contained on its parent parcel with its own utilities and private access
- Similar installations can be seen on the same parcel and have not caused any issues with the development and improvement of the surround area.
- An almost identical installation was present at this exact location between 2006 and 2015 with no effect on the development of the surrounding area

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

- Current drainage will be maintained per the submitted site plan
- Access roads and utilities will be improved because of this facility

*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*

- Once constructed, this facility will have no impact on traffic in this area
- This facility is remotely monitored and operated within the exception of rare routine maintenance

*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*

- Improved telecommunication is a benefit to the community of Tinley Park at large. The demand for wireless communication has never been higher and continues to rise. Improved quality of coverage is demanded by residents and visitors of this community.
- Similar installations can be seen on the same parcel and must therefor fit into the regulations of the district
- An almost identical installation was present at this exact location between 2006 and 2015. This installation must have also conformed to the applicable regulations of the district

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

- More and more Americans are choosing wireless communications devices as their only source of telecommunications.
  - 95% of American adults (ages 18 and up) have a cellular phone
  - In 2006, the number of minutes used on wireless phones surpassed those used on land lines
  - As of 2016, the number of American homes with only wireless telephones as their only source of telecommunication is over 50%
- As this trend continues to grow, more facilities are needed to service these demands. The tower inventory in and around the Village of Tinley Park does not meet the wireless demands of its residents
- Approval of this facility will help to meet those needs

April 6, 2018

Kimberly Clarke  
Planning Manager  
Village of Tinley Park  
16250 S. Oak Park Ave.  
Tinley Park, Illinois 60447

Re: Verizon/ComEd Collocation – 8201 W. 163<sup>rd</sup>. Ave.

Dear Kimberly:

As a follow up to our recent e mail correspondence, please be advised that Commonwealth Edison and Verizon Wireless are parties to a Master Antenna License Agreement which allows Verizon Wireless to collocate its antenna facilities upon ComEd transmission infrastructure and fee owned raw land sites.

Please accept this letter as notification that Verizon Wireless has the permission of the underlying land owner, Commonwealth Edison Company, to pursue zoning relief, as well as any necessary building permits, for their proposed installation at this location.

The safe and efficient delivery of electrical power is ComEd's fundamental mission and the most critical component of ComEd's energy business. ComEd assumes full responsibility for the structural integrity and safety of their transmission infrastructure, and takes extraordinary measures to ensure the same. Please know that, all installations and maintenance of ComEd transmission towers, including attachments to said towers, is performed by ComEd personnel or ComEd's approved transmission contractor.

As ComEd's electrical transmission infrastructure is not subject to the jurisdiction of local zoning laws or ordinances, Verizon's petition does not constitute a waiver or forfeiture of any exemption from municipal zoning regulations currently enjoyed by ComEd, and is solely for the benefit of Verizon Wireless in connection with Verizon's proposed use of or attachment to ComEd property.

Should you have any additional questions or concerns, I can be reached at 630-576-6306 or by e mail at: Karen.Halstead@aComEd.com.

Sincerely,



Karen Halstead  
Contractor  
Commonwealth Edison  
Real Estate and Facilities Department

## VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL

**PROJECT NAME:** NW Tinley **LOCATION:** \_\_\_\_\_

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: Bryan Donley  
Company: Verizon Wireless  
Mailing Address: 1515 East Woodfield Road, Schaumburg, IL 60173  
Phone (Office): \_\_\_\_\_  
Phone (Cell): [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:

Lessor of tower and ground space on the Applicant's property

#### PROPERTY INFORMATION

Property Address: \_\_\_\_\_  
PIN(s): 27234000080000  
Existing Land Use: Utility Easement  
Zoning District: Single Family Residential  
Lot Dimensions: 190' x 2600'  
Property Owner(s): Commonwealth Edison  
Mailing Address: 2 Lincoln Centre, Oakbrook Terrace, IL 60181

#### APPLICATION INFORMATION

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

Installation of telecommunications facilities

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.



Digitally signed by Bryan Donley  
Date: 2018.03.05 16:11:02 -06'00'

*Signature of Applicant*

*Date*

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL CONTACT INFORMATION

**PROJECT NAME:** NW Tinley

**LOCATION:** \_\_\_\_\_


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: \_\_\_\_\_

Company: Commonwealth Edison

Address: 2 Lincoln Centre, Oakbrook Terrace, IL 60181

Phone:  \_\_\_\_\_

 \_\_\_\_\_

  \_\_\_\_\_

#### PROJECT ARCHITECT

Name: Joel Mathai

Company: Terra Consulting Group LTD

Address: 600 Busse Highway, Park Ridge, IL 6006 8

  \_\_\_\_\_

 \_\_\_\_\_

Email:  \_\_\_\_\_

#### PROJECT ENGINEER

Name: Joel Mathai

Company: Terra Consulting Group LTD

Address: 600 Busse Highway, Park Ridge, IL 60068

Phone:  \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

#### PROJECT LANDSCAPE ARCHITECT

Name: Joel Mathai

Company: Terra Consulting Group LTD

Address: 600 Busse Highway, Park Ridge, IL 60068

Phone:  \_\_\_\_\_

 \_\_\_\_\_

  \_\_\_\_\_


#### ATTORNEY


Name: Lauren Ortega

Company: Ginsberg Jacobs LLC

Address: 300 South Wacker Drive, Suite 2750, Chicago, IL 60606

Phone:  \_\_\_\_\_

 \_\_\_\_\_

 \_\_\_\_\_

#### END USER

Name: \_\_\_\_\_

Company: Verizon Wireless

Address: 1515 East Woodfield Road, Schaumburg, IL 60173

Phone:  \_\_\_\_\_

 \_\_\_\_\_

  \_\_\_\_\_

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL RESPONSIBLE PARTIES

**PROJECT NAME:** NW Tinley

**LOCATION:** \_\_\_\_\_

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: Bryan Donley

Company: Insite RE, Inc.

Address: 1S660 Midwest Road, Oakbrook Terrace, IL 60181

Phone: [REDACTED]

[REDACTED]

[REDACTED]

#### RESPONSIBLE FOR PLAN REVIEW FEES

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

[REDACTED]

[REDACTED]

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: \_\_\_\_\_

CONSULTANT TEAM	
PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
SURVEYOR:	WILLIAMS AND WORKS 549 OTTAWA AVE NW GRAND RAPIDS, MI 49503 (616) 224-1500
STRUCTURAL:	PAUL J FORD AND COMPANY 250 E. BROAD STREET SUITE 1500 COLUMBUS, OH 43215 (614) 221-6679 (614) 448-4105 (FAX)

REAL ESTATE: \_\_\_\_\_

RF: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

EQUIPMENT ENGINEERING: \_\_\_\_\_

OPERATIONS: \_\_\_\_\_

# PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED TO PIPE RISER  
SUPPORTED BY ELECTRIC TRANSMISSION TOWER WITH  
PROPOSED 11'-0" x 9'-4" EQUIPMENT PLATFORM AT BASE.


SITE COORDINATES:

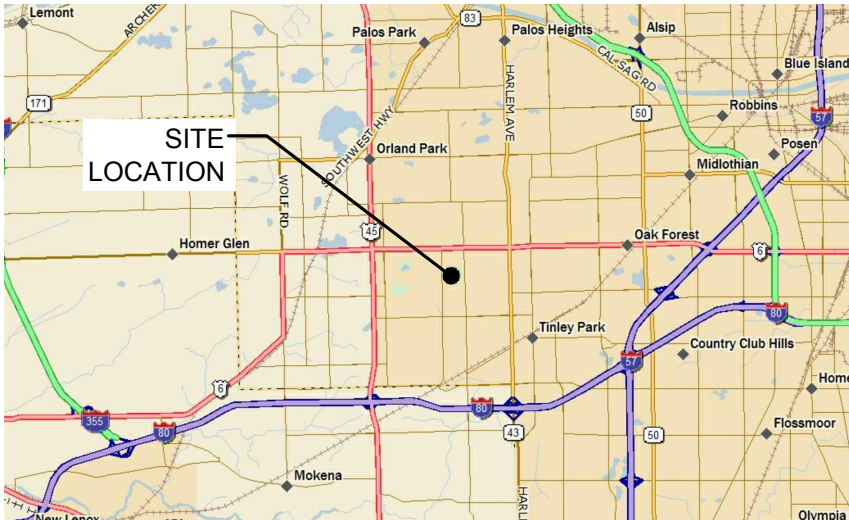
LATITUDE: 41° 35' 34.96" N (1A CERTIFICATION)  
LONGITUDE: 87° 49' 06.66" W (1A CERTIFICATION)  
ELEVATION: ±699' (1A)

DRIVING DIRECTIONS:

FROM LESSEE OFFICE: 1515 Woodfield Road Schaumburg, IL 60173  
Get on I-290 E from Woodfield Rd and W Frontage Rd. Head north  
Turn right onto Woodfield Rd. Turn right onto W Frontage Rd. Use the  
left 2 lanes to take the Interstate 290 E ramp to Chicago. Take I-355 S to  
IL-7 N/W 159th St in Homer Township. Take the 159th St/IL-7 exit from  
I-355 S. Merge onto I-290 E Keep left at the fork to continue on I-355 S,  
follow signs for Interstate 355 S/Joliet. Partial toll road. Keep left at the  
fork to stay on I-355 S. Toll road. Take the 159th St/IL-7 exit. Toll road  
Drive to US-6/W 159th St in Orland Township. Turn left onto IL-7 N/W  
159th St. Partial toll road. Continue straight onto W 159th St. Continue  
straight onto US-6/W 159th St. Arrive at destination, 8201 159th Street  
Tinley Park, IL 60477.

# REGIONAL MAP

N.T.S. 



**SITE LOCATION**

Map showing the regional location of the site, marked by a black dot and line. The map includes major highways (I-5, I-80, I-880, SR-50, SR-45, SR-171, SR-83, SR-43, SR-30, SR-174) and surrounding areas (Lemont, Palos Park, Palos Heights, Alisp, Blue Island, Robbins, Posen, Midlothian, Oak Forest, Tinley Park, Country Club Hills, Home, Flossmoor, Olympia, Matteson, Mokena, New Lenox).



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

# APPROVALS

REAL ESTATE:	_____
RF:	_____
CONSTRUCTION:	_____
EQUIPMENT ENGINEERING:	_____
OPERATIONS:	_____

PROJECT INFORMATION		
P.I.N. #:	27-23-400-008-0000	
ADDRESS:	8201 163RD STREET TINLEY PARK, IL 60477	
UTILITIES:	POWER: COMED KATHRYN SUGRUE 708-235-2337	FIBER: ONE FIBER MARK ZOLTEK 312-989-2025
JURISDICTION:	N/A	
OCCUPANCY:	UNINHABITED	
ZONING:	N/A	
CONSTRUCTION TYPE:	CO LO	
GENERATOR TYPE:	N/A	
PROPERTY OWNER:	COMMONWEALTH EDISON 2 LINCOLN CENTRE OAKBROOK TERRACE, IL 60181	
TOWER OWNER:	COMMONWEALTH EDISON (630) 437-2826	
CONTACT PERSON:	NEIL F. KAUP (630) 437-2826	
APPLICANT:	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS 1515 WOODFIELD ROAD, SUITE 1400 SCHAUMBURG, IL 60173 (920) 841-1263	
CONSTRUCTION MANAGER:	DOUG OHLSON (847) 706-7668	
REAL ESTATE MANAGER:	OCTAVIO HERRERA (847) 619-4142	

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,6
LP	LOCATION PLAN	6
C-1	ENGINEERING SITE PLAN	3,6
C-2	SITE GRADING PLAN (SHEET 1 OF 1)	-
C-3	FENCE DETAILS	-
C-4	SITE DETAILS	-
C-5	PLATFORM FOUNDATION PLAN	1
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	1,2
ANT-2	ANTENNA INFORMATION	4
ANT-3	SITE DETAILS	-
ANT-3A	ANTENNA MOUNTING DETAILS	-
ANT-4	SITE DETAILS	-
B-1	EQUIPMENT PLATFORM PLAN & NOTES	1
B-2	EQUIPMENT PLATFORM ELEVATIONS	1
E-1	UTILITY ROUTING PLAN	1,6
E-2	SITE GROUNDING PLAN	1
E-3	GROUNDING DETAILS	1
E-4	GROUNDING DETAILS	-
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
	ATTACHMENTS	
PS-1	SITE SURVEY	-

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	04/12/17	DMS
2	UPDATE PER CLIENT COMMENTS	08/20/17	TJS
3.	ISSUED FOR FINALS PENDING FIBER	12/21/17	JTM
4.	UPDATE PER NEW ECR	02/05/18	TJS
5.	ADDITION OF ANTENNA MOUNT MOD DESIGN	02/28/18	JTM
6.	ISSUED FOR FINAL WITH FIBER	03/02/18	RA
7.	UPDATE ADDRESS	04/11/18	JTM

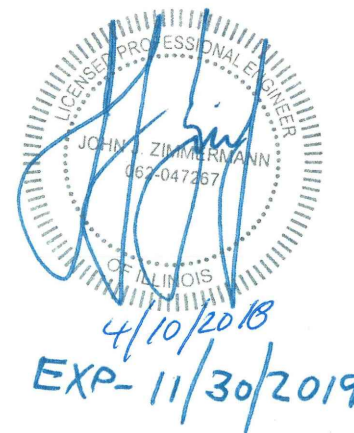
DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

SHEET NUMBER

# T-1

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

**8201 163RD ST.  
TINLEY PARK, IL 60477**

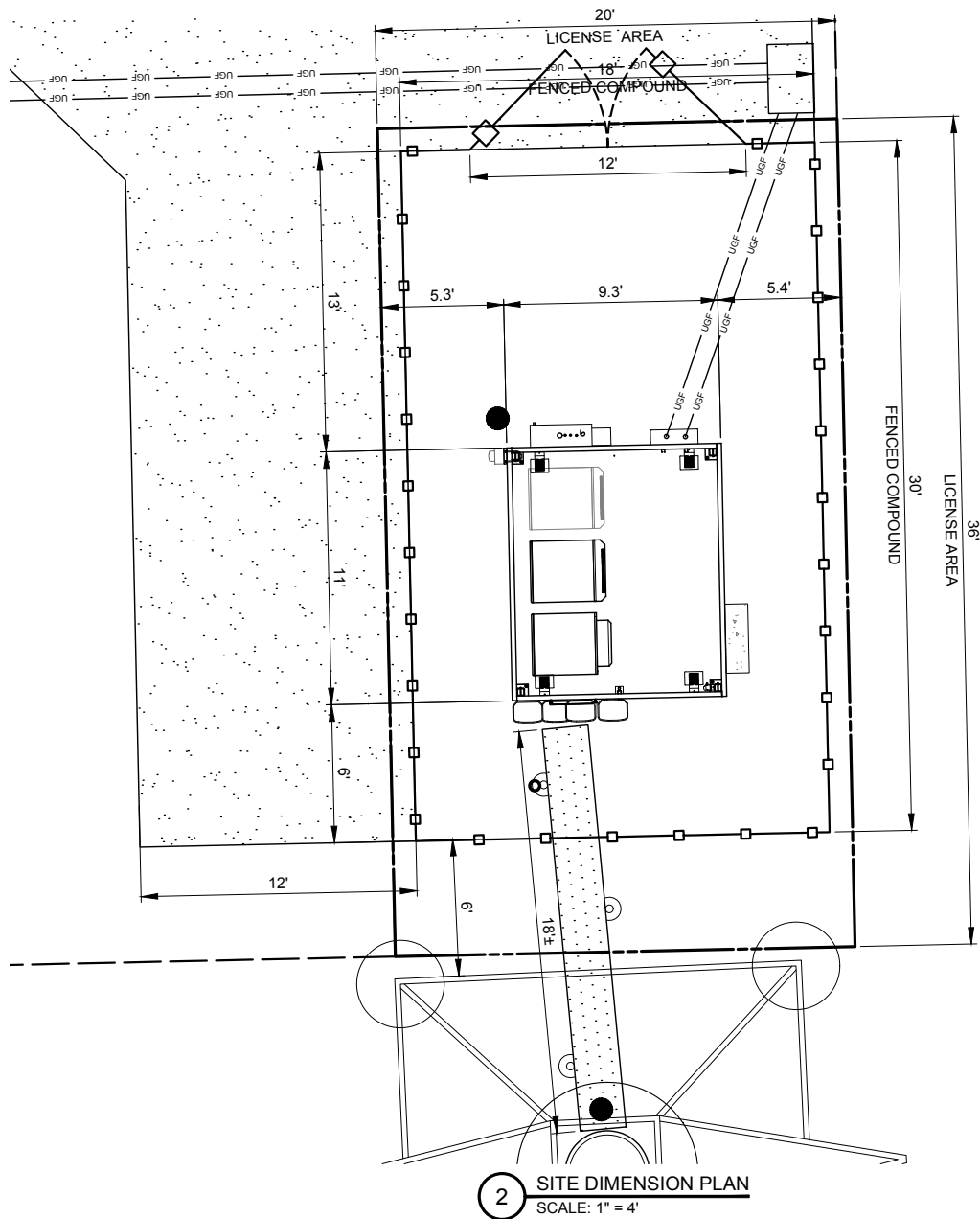


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48 HOURS BEFORE  
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**PAVEMENT MATERIAL**

ACCESS ROAD (HATCHED)

202 S.Y.  
8" COMPACTED AGGREGATE BASE COURSE, CA-6  
MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

LEASE SITE

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

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

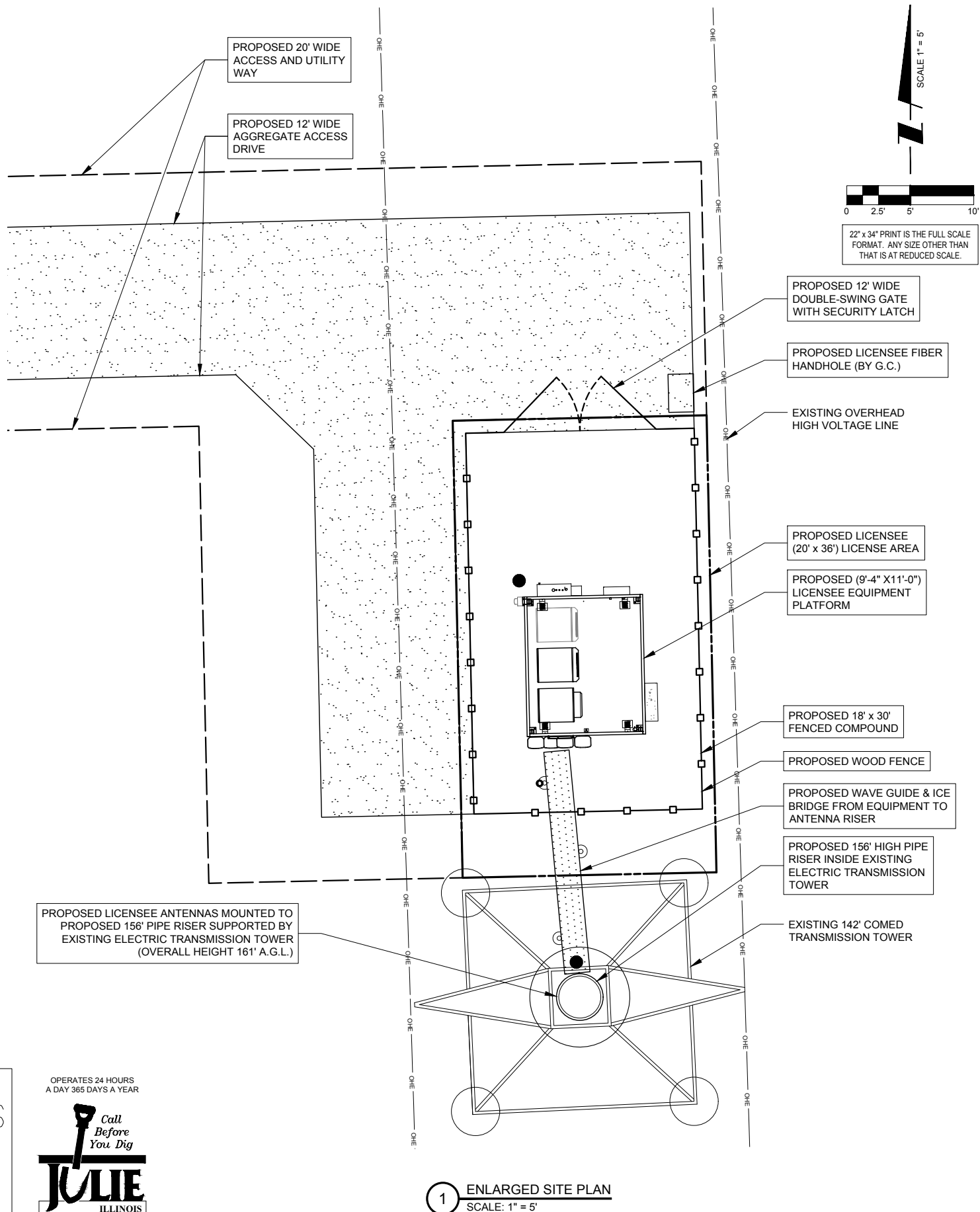
**Williams & Works**  
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616.224.1500 phone . 616.224.1501 facsimile  
549 Ottawa Ave NW . Grand Rapids, MI 49503

SITE BENCHMARK: ELEVATION: 701.89  
RAILROAD SPIKE ON THE NORTHWEST SIDE OF POWER POLE  
470' SOUTH OF SOUTH SIDE OF 163RD ST AND 162' EAST OF EAST SIDE OF BITUMINOUS PATH

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**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
CONSULTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-898-6400  
FAX: 847-898-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	04/12/17	DMS
2	UPDATE PER CLIENT COMMENTS	06/20/17	TJS
3	ISSUED FOR FINAL'S PENDING FIBER	12/21/17	JTM
4	UPDATE PER NEW ECR	02/05/18	TJS
5	ADDITION OF ANTENNA MOUNT MOD DESIGN	02/26/18	JTM
6	ISSUED FOR FINAL WITH FIBER	03/02/18	RA
7	UPDATE ADDRESS	04/11/18	JTM

LOC. # 420005  
NW TINLEY

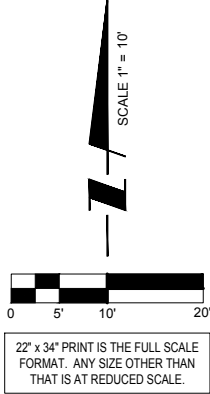
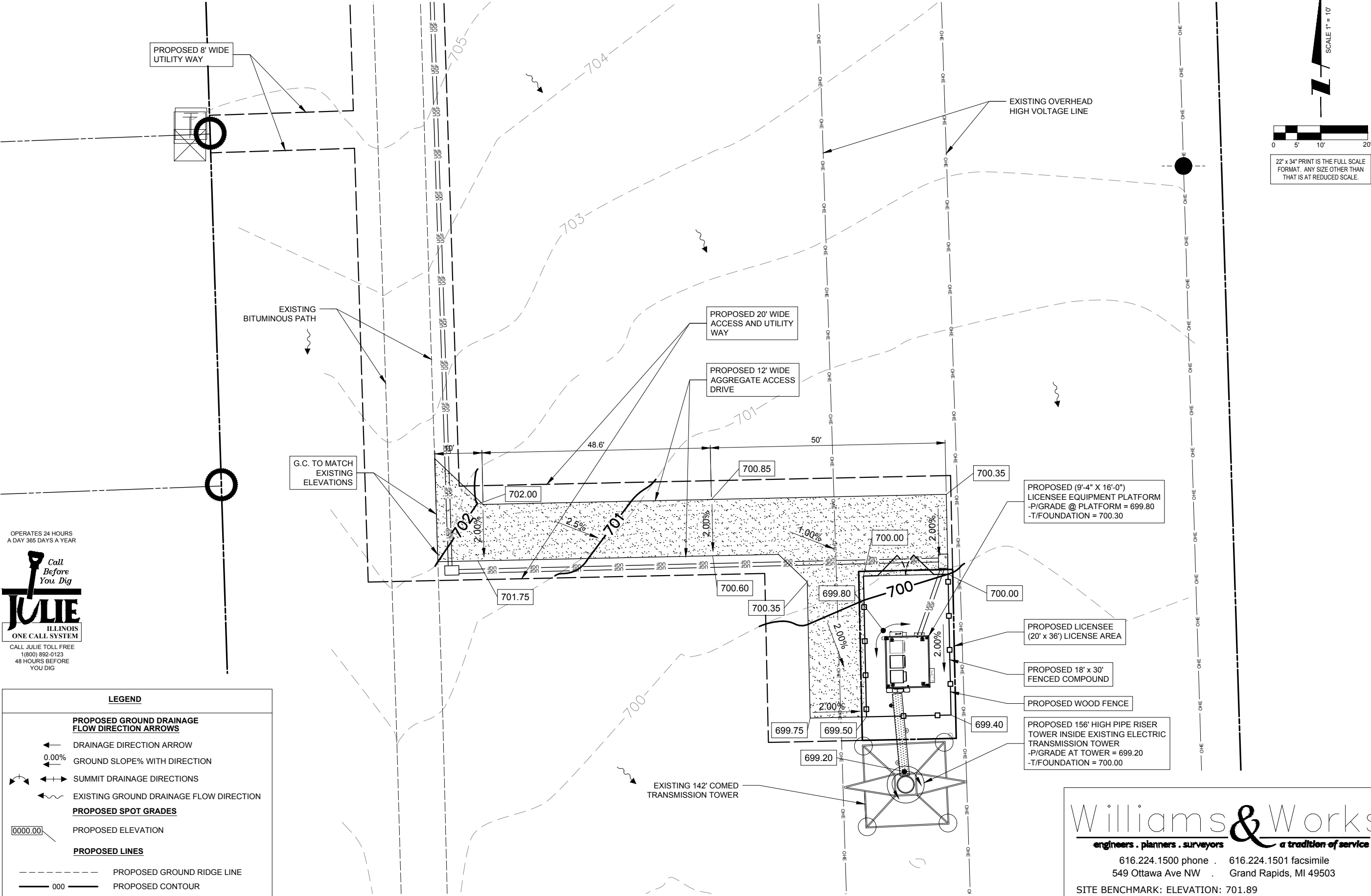
8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY: DMS  
CHECKED BY: TAZ  
DATE: 04/12/17  
PROJECT #: 33-2357

SHEET TITLE  
ENLARGED  
SITE PLAN

SHEET NUMBER

**C-1**



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A DAY 365 DAYS A YEAR

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Before  
You Dig**

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ILLINOIS  
ONE CALL SYSTEM

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1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG

LEGEND	
PROPOSED GROUND DRAINAGE FLOW DIRECTION ARROWS	
	DRAINAGE DIRECTION ARROW
	0.00% GROUND SLOPE% WITH DIRECTION
	SUMMIT DRAINAGE DIRECTIONS
	EXISTING GROUND DRAINAGE FLOW DIRECTION
PROPOSED SPOT GRADES	
	PROPOSED ELEVATION
PROPOSED LINES	
	PROPOSED GROUND RIDGE LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED CULVERT & END SECTIONS

1 SITE GRADING PLAN  
SCALE: 1" = 10'

Williams & Works  
engineers . planners . surveyors a tradition of service

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

SITE BENCHMARK: ELEVATION: 701.89  
RAILROAD SPIKE ON THE NORTHWEST SIDE OF POWER POLE  
470' SOUTH OF SOUTH SIDE OF 163RD ST AND 162' EAST OF  
EAST SIDE OF BITUMINOUS PATH

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	04/12/17	DMS
2	UPDATE PER CLIENT COMMENTS	06/20/17	TJS
3.	ISSUED FOR FINALS PENDING FIBER	12/21/17	JTM
4.	UPDATE PER NEW ECR	02/05/18	TJS
5.	ADDITION OF ANTENNA MOUNT MOD DESIGN	02/26/18	JTM
6.	ISSUED FOR FINAL WITH FIBER	03/02/18	RA
7.	UPDATE ADDRESS	04/11/18	JTM

LOC. # 420005  
NW TINLEY

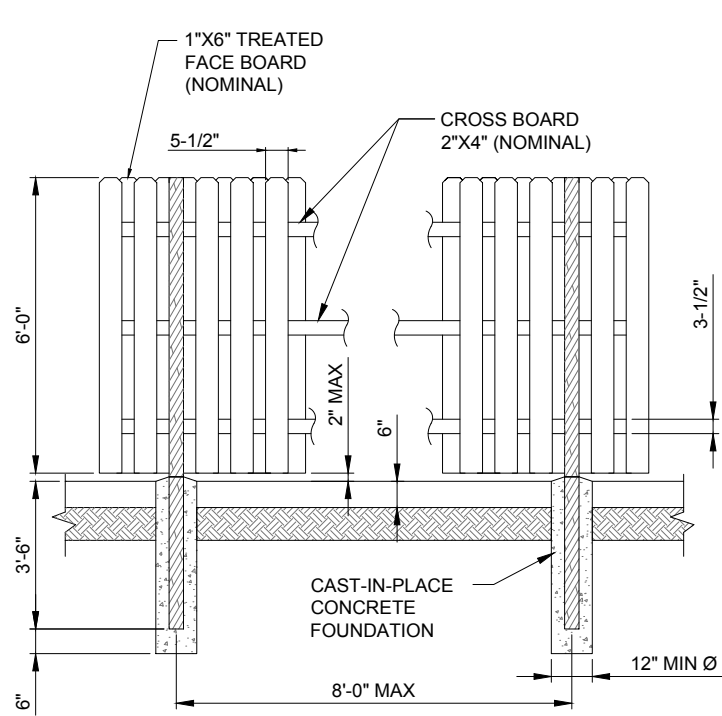
8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

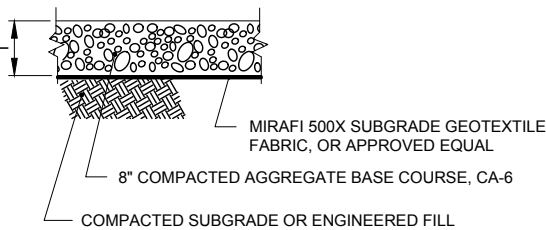
SHEET TITLE  
SITE GRADING PLAN  
(SHEET 1 OF 1)

SHEET NUMBER

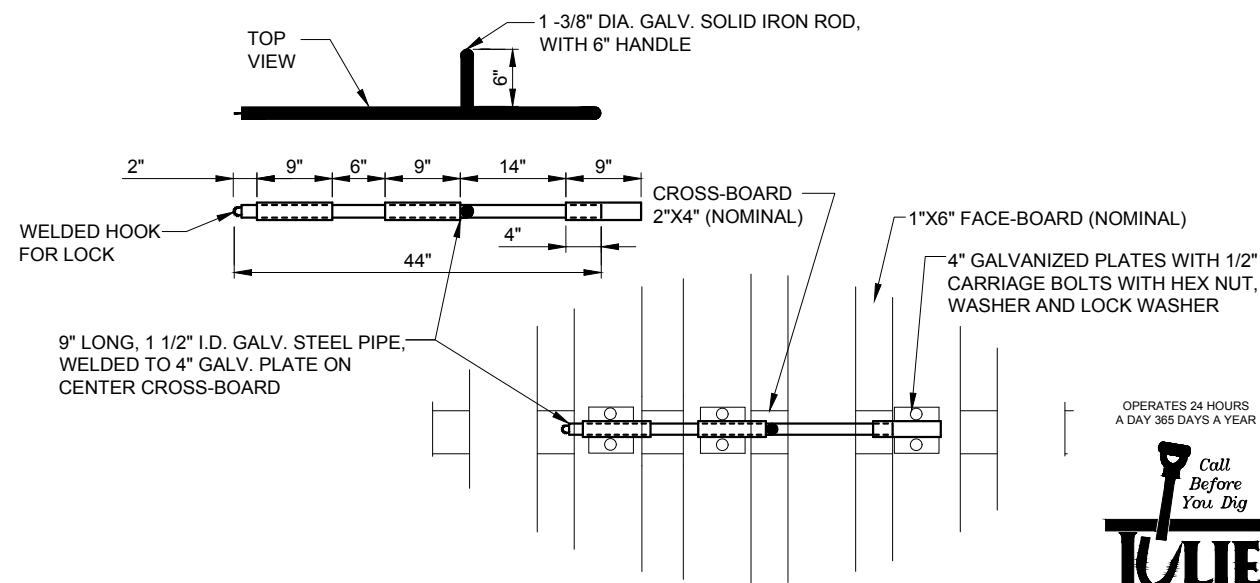
**C-2**



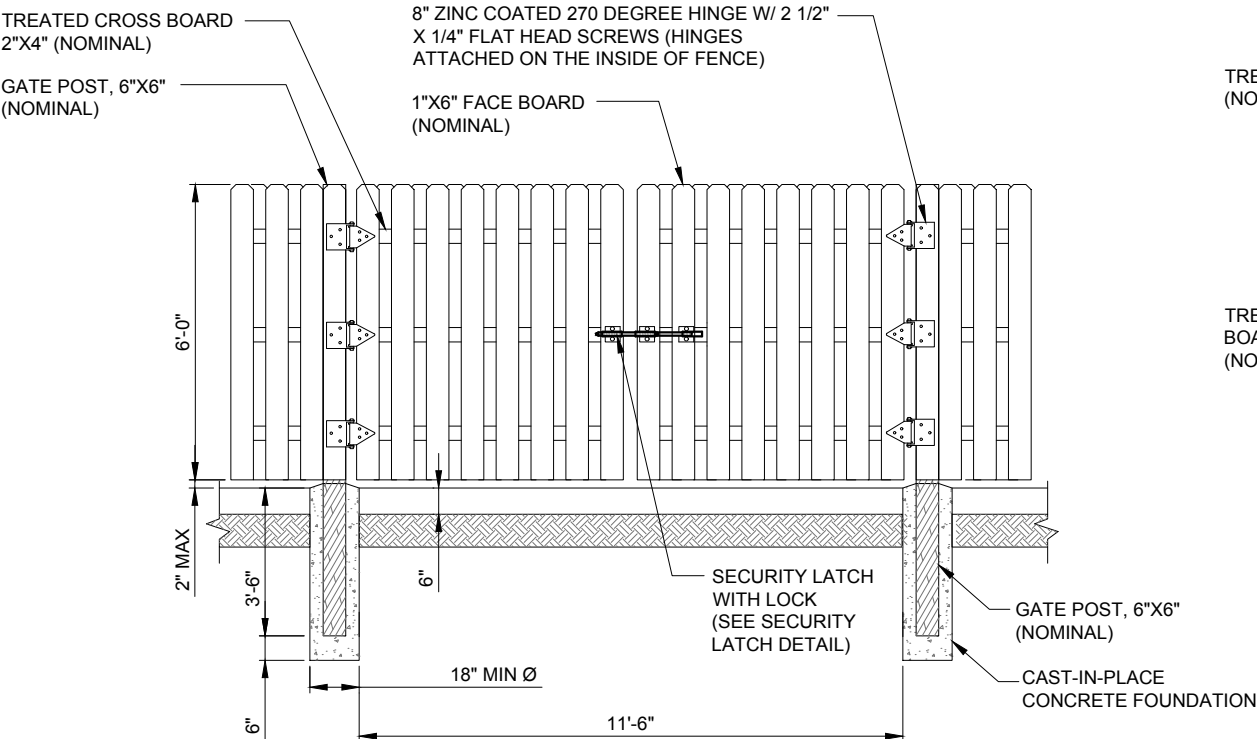
1 WOOD POST  
SCALE: N.T.S.



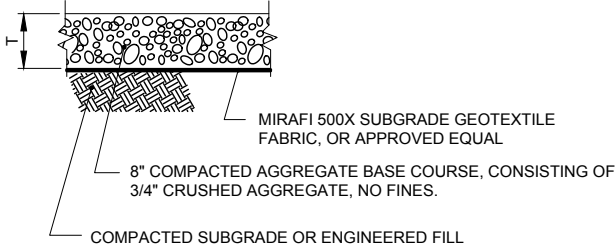
4 AGGREGATE CROSS-SECTION  
N.T.S. ACCESS EASEMENT



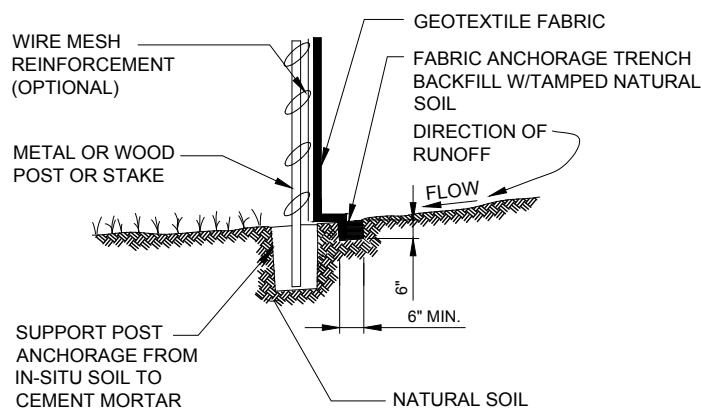
6 SECURITY LATCH  
SCALE: N.T.S.



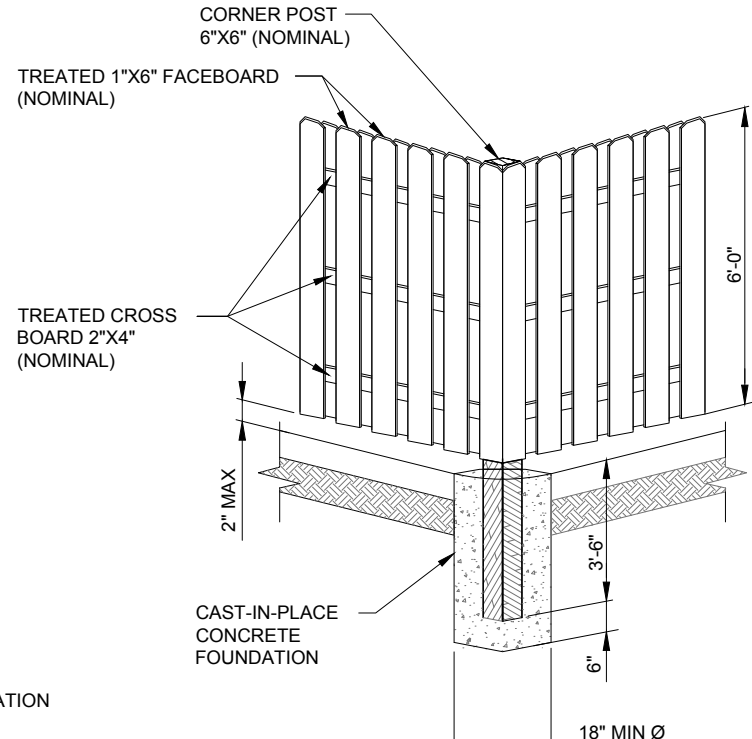
2 12'-0" DOUBLE SWING ACCESS GATE  
SCALE: N.T.S.



5 AGGREGATE CROSS-SECTION  
N.T.S. LEASE SITE



7 EROSION CONTROL SILT FENCE DETAIL  
N.T.S.



3 CORNER POST  
SCALE: N.T.S.

CONTRACTOR TO PROVIDE A 12"x12" CUT-OUT IN THE TREATED FENCING OPPOSITE THE METER LOCATION FOR METER READING. FRAME OUT THE CUT-OUT WITH TREATED 2x4's ON INSIDE OF FENCE PRIOR TO MAKING PENETRATION.

NOTE:  
FACE BOARDS CAN BE NAILED OR SCREWED TO CROSS BOARDS  
ALL CROSS BOARDS WILL BE SCREWED TO POSTS ALL  
CONCRETE FOOTINGS SHALL BE 6.1 BAG MIX 2500 PSI CONCRETE

#### GENERAL NOTES

- 1) REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS RELATED TO CONSTRUCTION.
- 2) THE OWNER HAS CAUSED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE.
- 3) THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.

COPIES OF THE REPORT ARE ISSUED TO THE CONTRACTOR FOR CONVENIENCE ONLY. THE REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER/ARCHITECT GUARANTEE THE ACCURACY OR VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN.

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (a)	TEST METHOD
GRAB STRENGTH	180 LBS.	ASTM D-4632-91
PUNCTURE STRENGTH	75 LBS.	ASTM D-4833-88
BURST STRENGTH	290 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	50 LBS.	ASTM D-4571-87

(a) ALL VALUES REPRESENT MINIMUM ROLL VALUES

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

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		NO.	DESCRIPTION	DATE	BY
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	ISSUED FOR FINAL'S PENDING FIBER	3		12/21/17	JTM
	UPDATE PER NEW ECR	4		02/05/18	TJS
	ADDITION OF ANTENNA MOUNT MOD DESIGN	5		02/26/18	JTM
	ISSUED FOR FINAL WITH FIBER	6		03/02/18	RA
	UPDATE ADDRESS	7		04/11/18	JTM

LOC. # 420005

NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

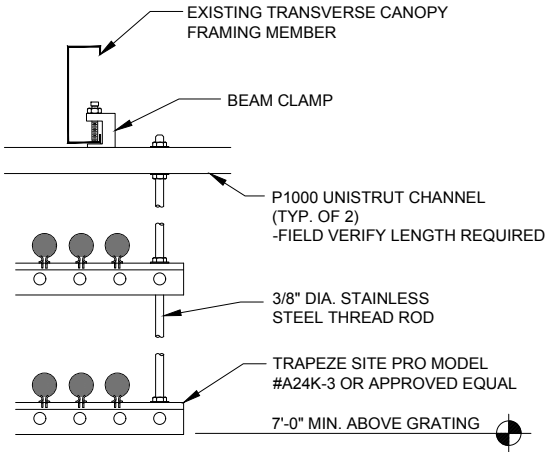
DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

SHEET TITLE  
SITE DETAILS

SHEET NUMBER

**C-3**





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



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	04/12/17	DMS
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LOC. # 420005

NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

SHEET TITLE  
SITE DETAILS

SHEET NUMBER

C-4

NO.		DESCRIPTION	DATE	BY	DMS	TJS	JTM	TJS	JTM	RA	JTM
1		ISSUED FOR REVIEW	04/12/17								
2		UPDATE PER CLIENT COMMENTS	06/20/17								
3		ISSUED FOR FINALS PENDING FIBER	12/21/17								
4		UPDATE PER NEW ECR	02/05/18								
5		ADDITION OF ANTENNA MOUNT MOD DESIGN	02/26/18								
6		ISSUED FOR FINAL WITH FIBER	03/02/18								
7		UPDATE ADDRESS	04/11/18								

LOC. # 420005  
NW TINLEY

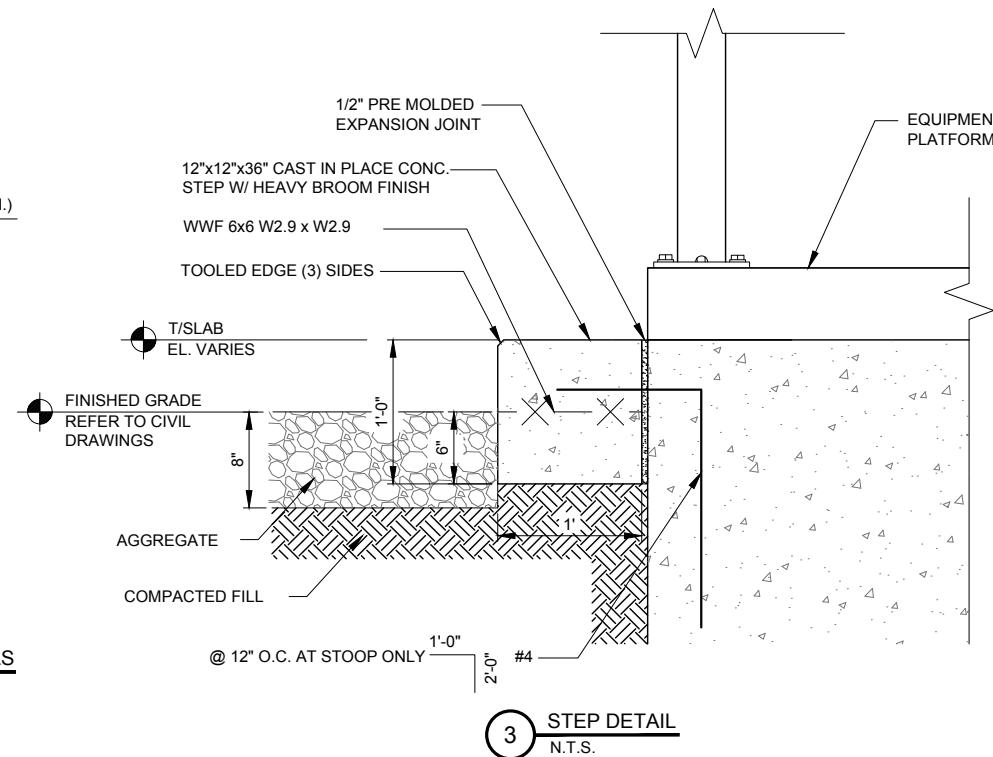
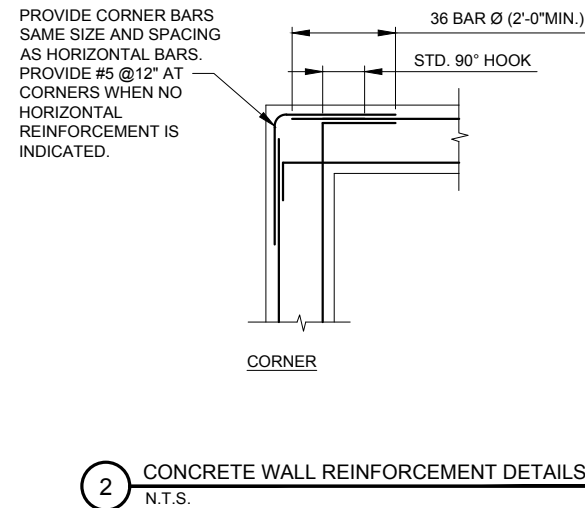
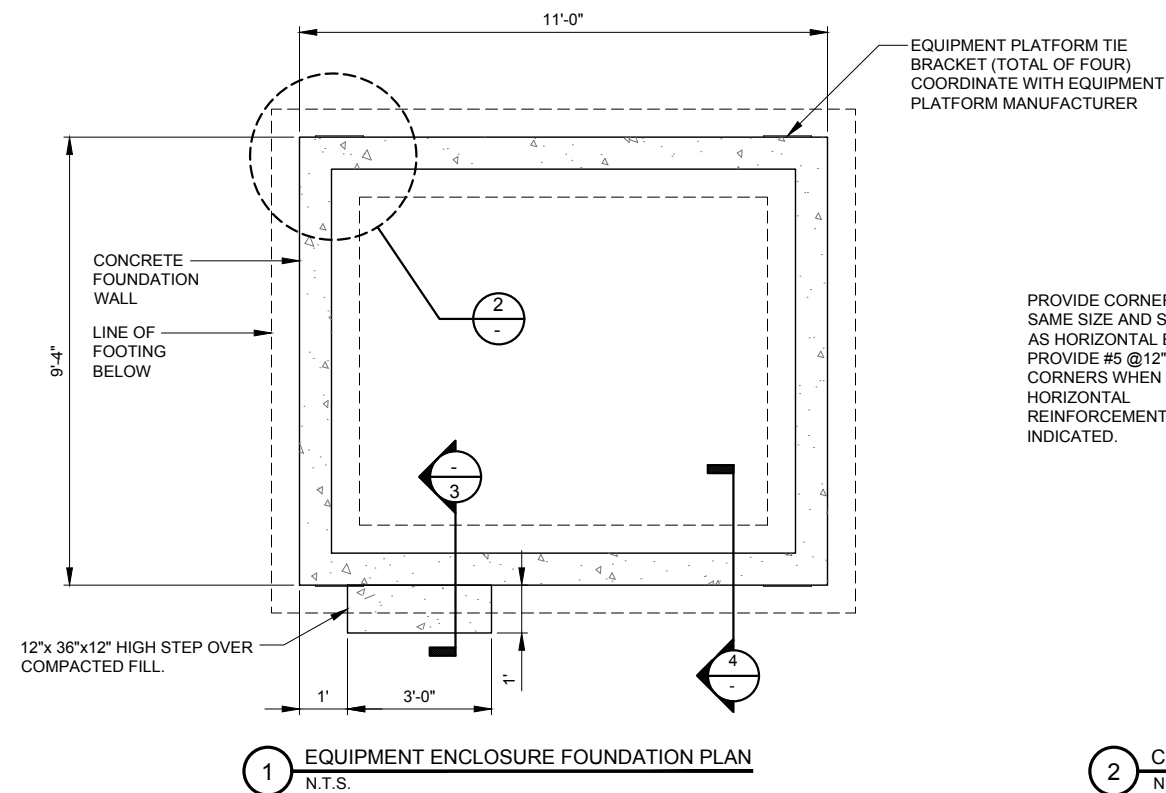
8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

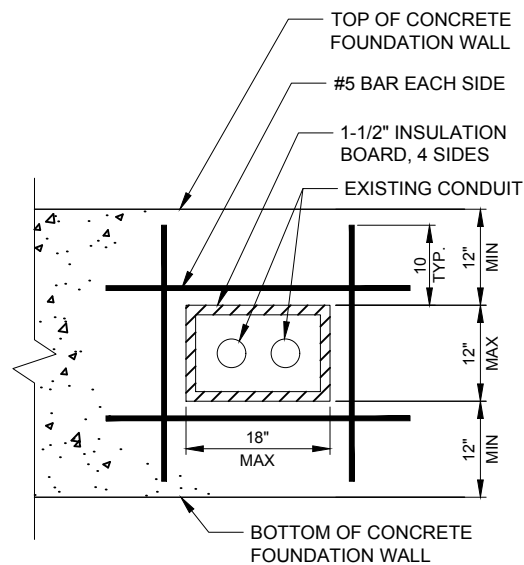
SHEET TITLE  
PLATFORM  
FOUNDATION PLAN

SHEET NUMBER

**C-5**



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



#### A. EQUIPMENT PLATFORM FOUNDATION

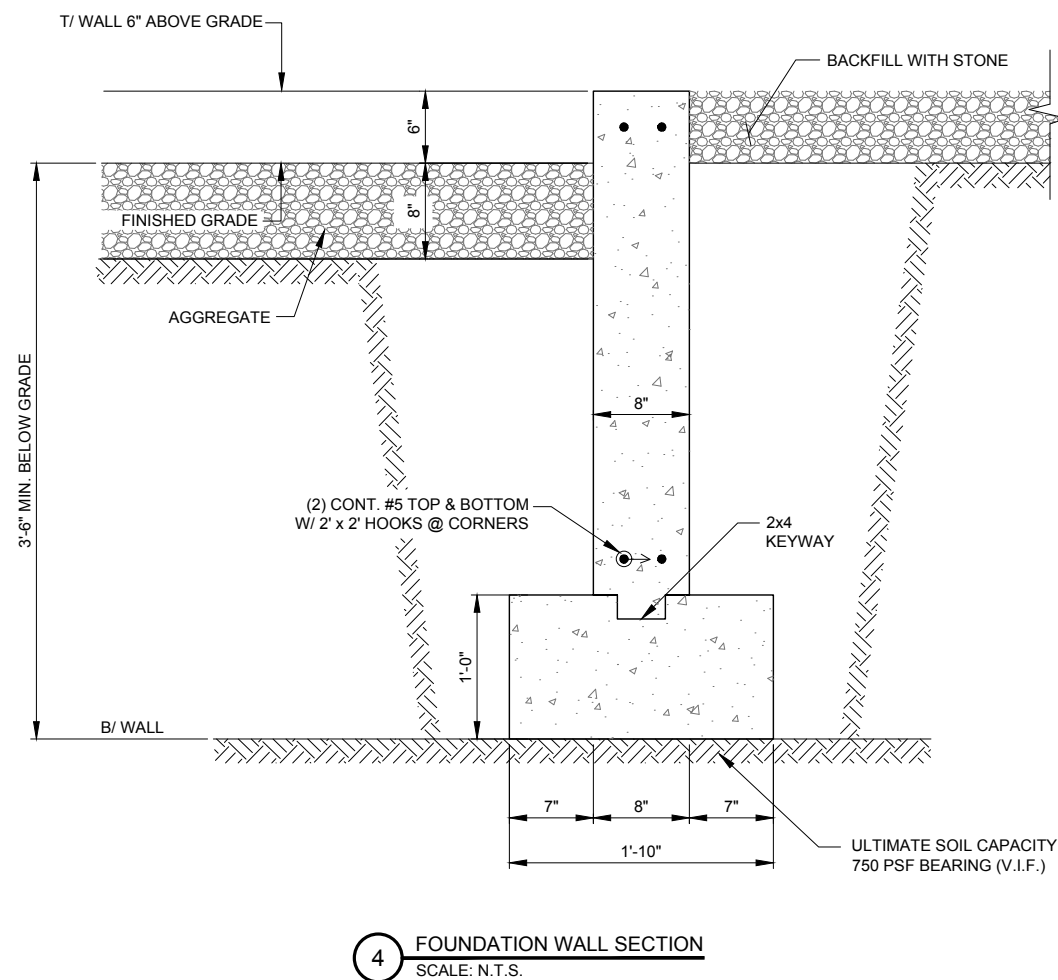
- REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.
- EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:  
ROOF LIVE LOAD: 81 PSF  
FLOOR LIVE LOAD: 986 PSF
- THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.
- FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 750 PSF MINIMUM.
- SUBGRADE PREPARATION:
  - REMOVE ALL SOILS CONTAINING TOPSOIL: ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.
  - PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.
  - BACKFILL AND COMPACT THE AREA WITHIN THE PLATFORM FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.
- FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FOUNDATION WALL HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.
- PLATFORM SHALL NOT BE SET UNTIL FOUNDATION WALL HAS BEEN CURED FOR 72 HOURS MINIMUM.
- CONTRACTOR TO ENSURE FOUNDATION WALL ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

#### B. EQUIPMENT PLATFORM

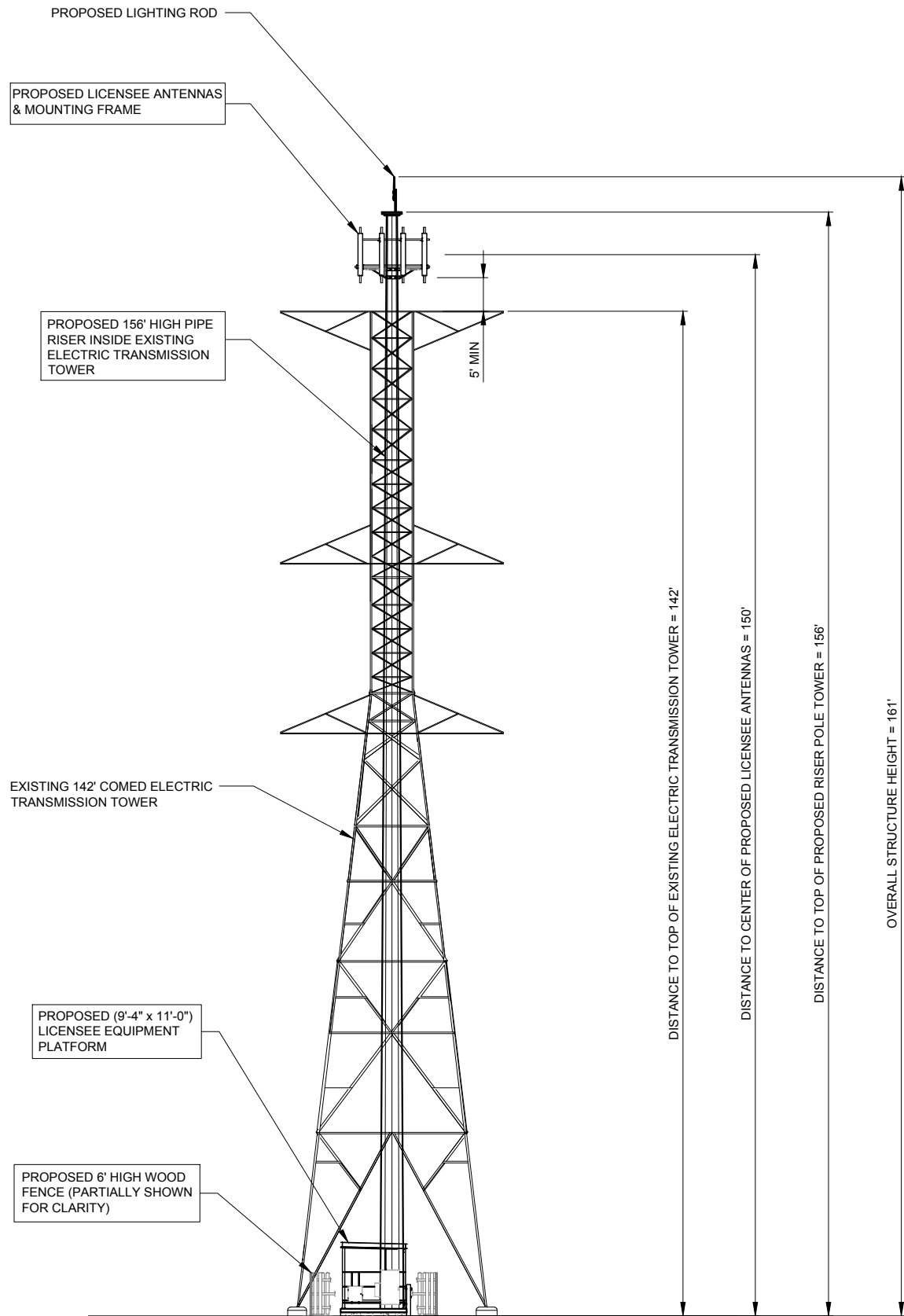
THE EQUIPMENT PLATFORM IS A PRE-FABRICATED PLATFORM MANUFACTURED BY SABRE INDUSTRIES, BOSSIER CITY, LA 71111  
THE EQUIPMENT PLATFORM SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

#### C. CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
- EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF  $F'_c=4000$  PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONENT.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- UNLESS NOTED OTHERWISE, ALL SLABS-ON GRADE SHALL BE REINFORCED WITH ONE (1) LAYER OF 6X6 W2.1XW2.1 W.W.F.



NOTE:  
TOP KICKER CONNECTION TO BE  
MODIFIED AS SHOWN ON SHEET EX-1



1 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



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LOC. # 420005  
NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY: DMS  
CHECKED BY: TAZ  
DATE: 04/12/17  
PROJECT #: 33-2357

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**ANT-1**

## RF EMISSIONS REPORT REQUIRED

☐ YES ☒ NO

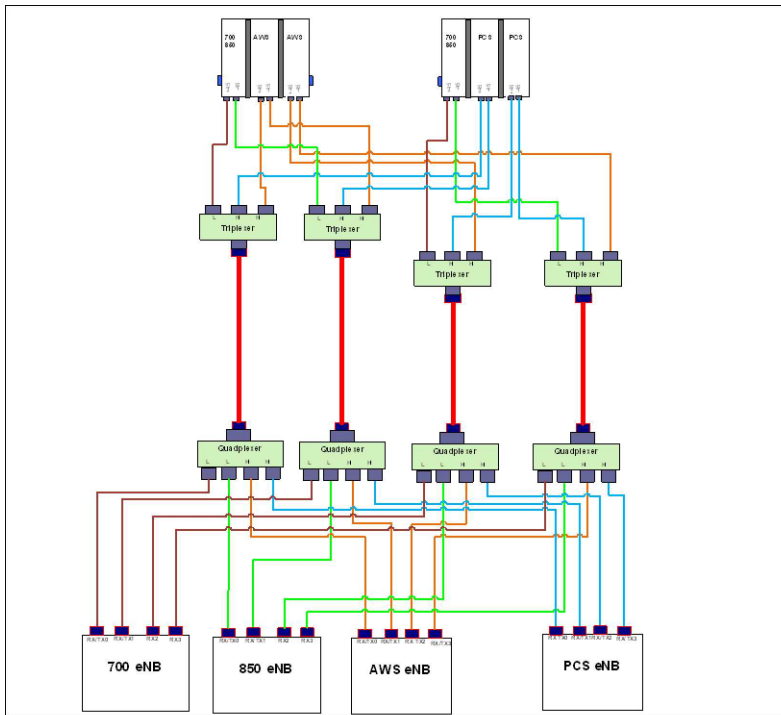
DATE OF REPORT: \_\_\_\_\_

	HYBRID LENGTH				
	AT GROUND		AT STRUCTURE		
SECTOR	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	TOTAL (±)
MAIN	19	8	8	150	185

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	NW TINLEY				Cell ID				9010									
Location Number				RF Engineer	Jeremy Litz	Address	8201 159th Street											
Date of Request	1/31/2018			Market	HH	City/State/Zip	Tinley Park, IL 60477											
PROPOSED CONFIGURATION						Configuration			Option-A2									
Antenna																		
Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action							
Alpha	A1	L1 (+45)	LTE C - Rxtx0/L850 Rx/Tx0	Andrew	NHH-658-R28		150	40	4	0	Add- Install							
		L2 (-45)	LTE C - Rxtx1/L850 Rx/Tx1						1									
		H1 (+45)	AWS - Rxtx0															
		H2 (-45)	AWS - Rxtx1															
		H3 (+45)	AWS - Rxtx2															
		H4 (-45)	AWS - Rxtx3															
		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															
		H3 (+45)	Unused at this time															
		H4 (-45)	Unused at this time															
		L1 (+45)	Unused at this time															
		L2 (-45)	Unused at this time															
		H1 (+45)	Unused at this time															
		H2 (-45)	Unused at this time															
	A3	H3 (+45)	Unused at this time															
		H4 (-45)	Unused at this time															
		L1 (+45)	Unused at this time															
		L2 (-45)	Unused at this time															
		H1 (+45)	Unused at this time															
		H2 (-45)	Unused at this time															
		H3 (+45)	Unused at this time															
		H4 (-45)	Unused at this time															
	A4	L1 (+45)	LTE C - Rxtx2/L850 Rx/Tx2	Andrew	NHH-658-R28		150	40	4	0	Add- Install							
		L2 (-45)	LTE C - Rxtx3/L850 Rx/Tx3						2									
		H1 (+45)	UPCS - Rxtx0															
		H2 (-45)	UPCS - Rxtx1															
		L1 (+45)	UPCS - Rxtx2															
		L2 (-45)	UPCS - Rxtx3						2									
		L1 (+45)	Unused at this time						Andrew			NHH-658-R28		150	120	4	0	Add- Install
		L2 (-45)	LTE C - Rxtx1/L850 Rx/Tx1													1		
Beta	B1	H1 (+45)	AWS - Rxtx0															
		H2 (-45)	AWS - Rxtx1															
		H3 (+45)	AWS - Rxtx2															
		H4 (-45)	AWS - Rxtx3															
		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															
		H3 (+45)	Unused at this time															
		H4 (-45)	Unused at this time															
	B3	L1 (+45)	Unused at this time															
		L2 (-45)	Unused at this time															
		H1 (+45)	Unused at this time															
		H2 (-45)	Unused at this time															
	B4	H3 (+45)	Unused at this time	Andrew	NHH-658-R28		150	120	4	0	Add- Install							
		H4 (-45)	Unused at this time						2									
		L1 (+45)	LTE C - Rxtx2/L850 Rx/Tx2															
		L2 (-45)	LTE C - Rxtx3/L850 Rx/Tx3						2									
GAMMA	G1	L1 (+45)	LTE C - Rxtx0/L850 Rx/Tx0	Andrew	NHH-658-R28		150	270	4	0	Add- Install							
		L2 (-45)	LTE C - Rxtx1/L850 Rx/Tx1						1									
		H1 (+45)	AWS - Rxtx0															
		H2 (-45)	AWS - Rxtx1															
		H3 (+45)	AWS - Rxtx2															
		H4 (-45)	AWS - Rxtx3						1									
	G2	L1 (+45)	Unused at this time															
		L2 (-45)	Unused at this time															
		H1 (+45)	Unused at this time															
		H2 (-45)	Unused at this time															
	G3	H3 (+45)	Unused at this time															
		H4 (-45)	Unused at this time															
		L1 (+45)	Unused at this time															
		L2 (-45)	Unused at this time															
	G4	H1 (+45)	Unused at this time	Andrew	NHH-658-R28		150	270	4	0	Add- Install							
		H2 (-45)	UPCS - Rxtx0						2									
		L1 (+45)	UPCS - Rxtx1															
		L2 (-45)	UPCS - Rxtx2															
L2 (-45)		UPCS - Rxtx3	2															
Comments																		

PPC CONNECTORS ONLY

1 PROPOSED ANTENNA CONFIGURATION  
N.T.S.3 CABLE DIAGRAM  
N.T.S.**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

REVISIONS		NO.	DESCRIPTION	DATE	BY
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LOC. # 420005  
NW TINLEY8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY: DMS

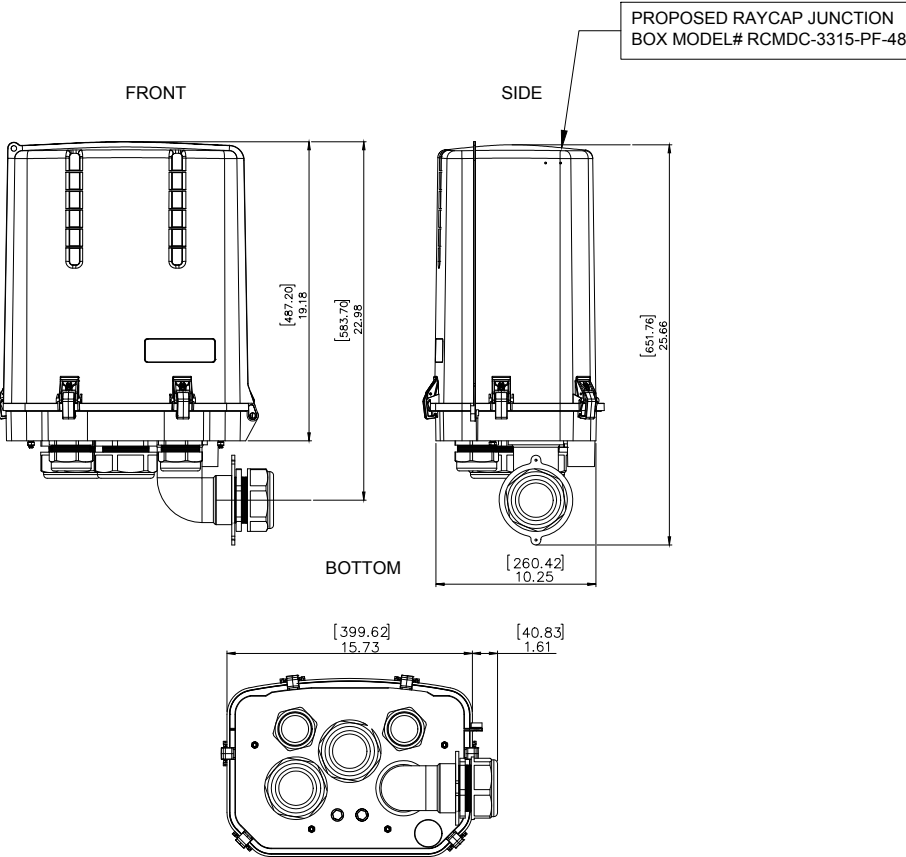
CHECKED BY: TAZ

DATE: 04/12/17

PROJECT #: 33-2357

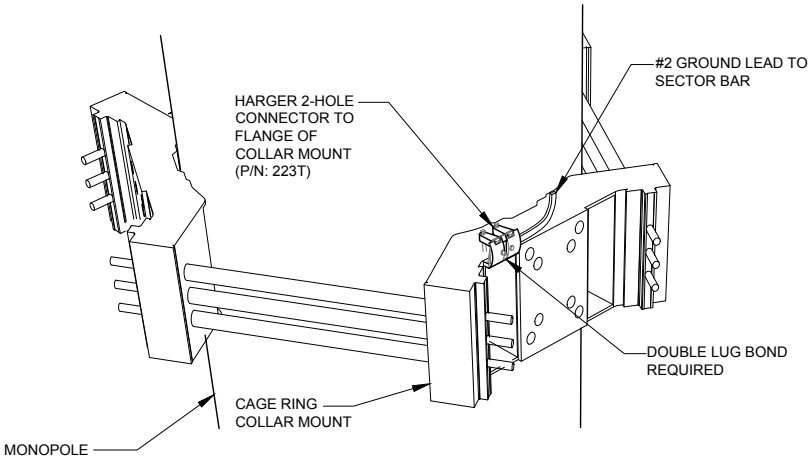
SHEET TITLE  
ANTENNA INFORMATIONSHEET NUMBER  
**ANT-2**

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

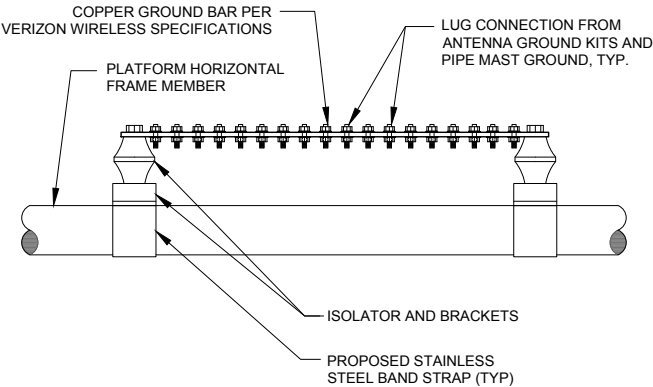


1 RAYCAP JUNCTION BOX DETAIL  
SCALE: N.T.S.

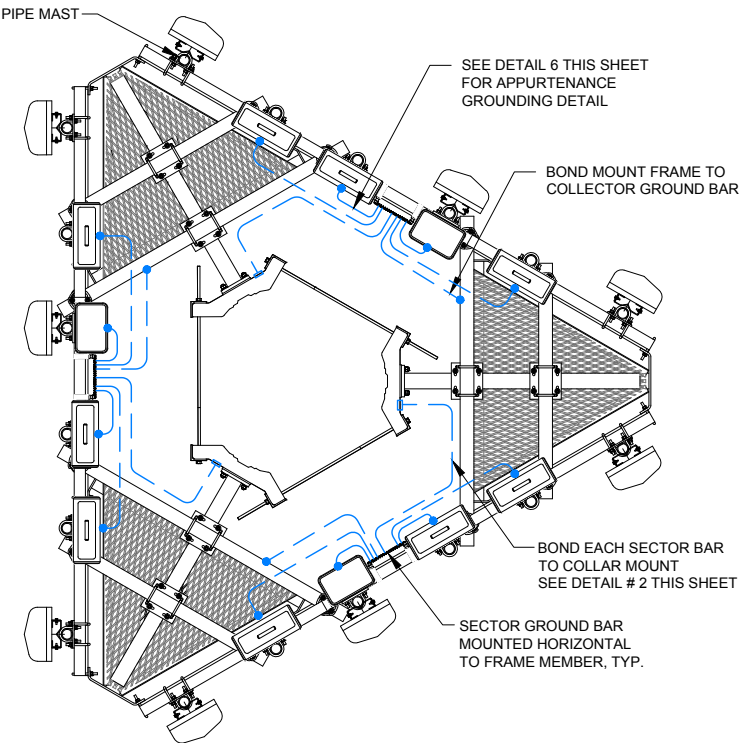
NOTE: EACH SECTOR BAR TO HAVE TO HAVE SEPARATE GROUND LEAD TO COLLAR MOUNT



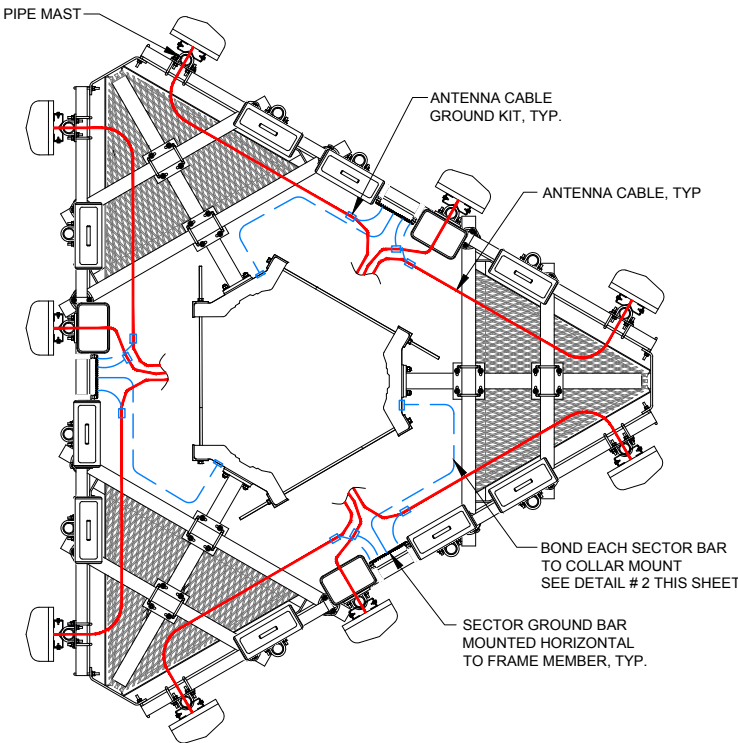
2 MONOPOLE GROUND AT ANTENNA LEVEL  
SCALE: N.T.S.



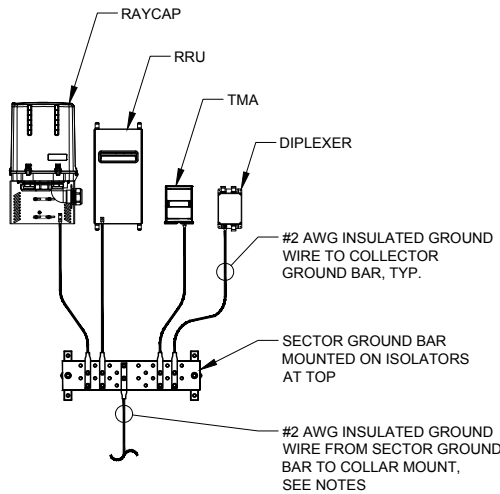
3 GROUND BAR AT SECTOR  
N.T.S.



4 EQUIPMENT GROUNDING AT ANTENNA ELEVATION  
N.T.S.



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



THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNA LEVEL. VERIFY EQUIPMENT, MOUNTING FRAME, AND AZIMUTH WITH ANT-1 SHEET & ECR.

6 TYPICAL APPURTENANCE GROUNDING AT ANTENNA LEVEL  
N.T.S.

APPROVED UL LISTED GROUND CLAMPS

APPLICATION	UL LISTED HARGER PART #
METAL FLANGE	213, 213T, 213TTP
PIPE MEMBER	CPC SERIES (SIZED TO FIT DIAMETER OF PIPE)
LARGER PIPE MEMBER	UPC SERIES (UNIVERSAL PIPE CLAMP) SIZED TO FIT DIAMETER OF PIPE
TO COLLAR MOUNT	233T

NOTES:

1. THE BOND BETWEEN THE SECTOR BAR AND THE TOWER IS TO BE MECHANICALLY BONDED TO COLLAR MOUNT. THE MECHANICAL BOND IS TO BE A UL APPROVED MECHANICAL CONNECTION CLAMP.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

**CHICAGO SMTA**  
limited partnership  
d/b/a VERIZON WIRELESS



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2	UPDATE PER CLIENT COMMENTS									
3	ISSUED FOR FINAL S PENDING FIBER									
4	UPDATE PER NEW ECR									
5	ADDITION OF ANTENNA MOUNT MOD DESIGN									
6	ISSUED FOR FINAL WITH FIBER									
7	UPDATE ADDRESS									

LOC. # 420005  
NW TINLEY

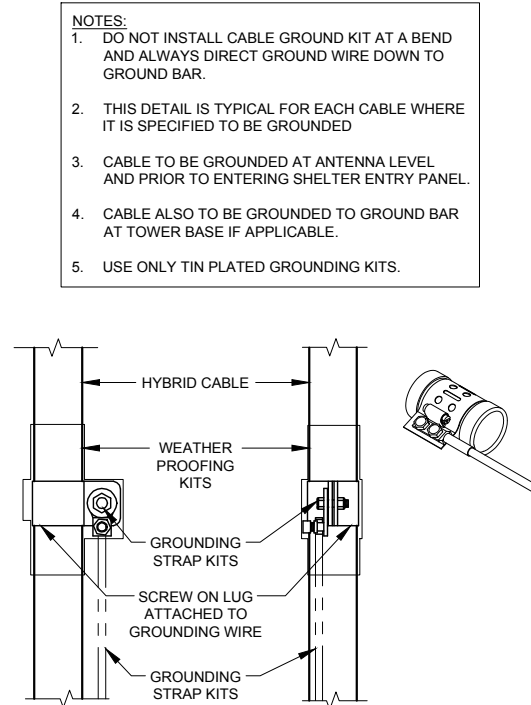
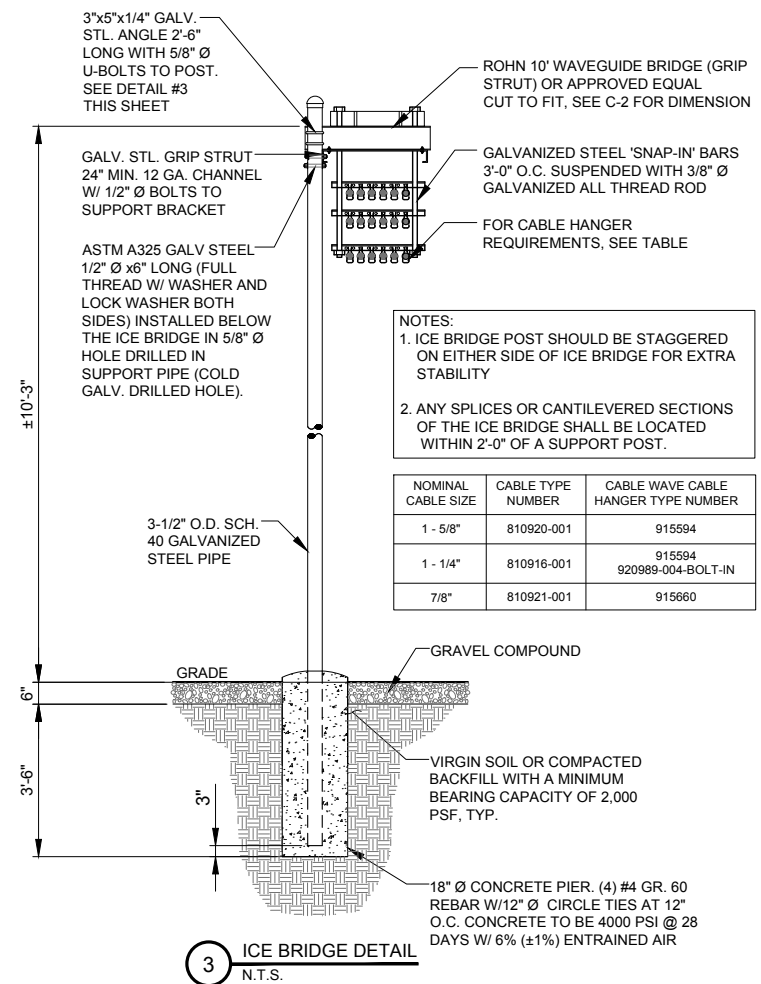
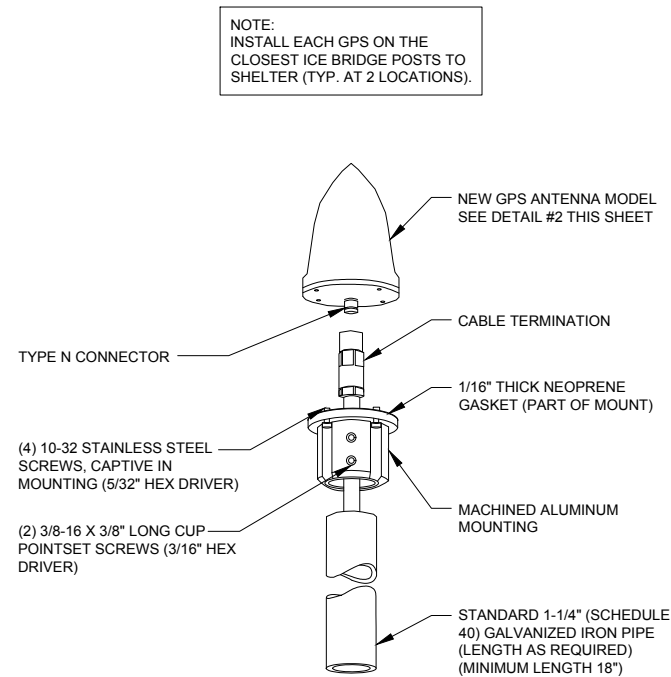
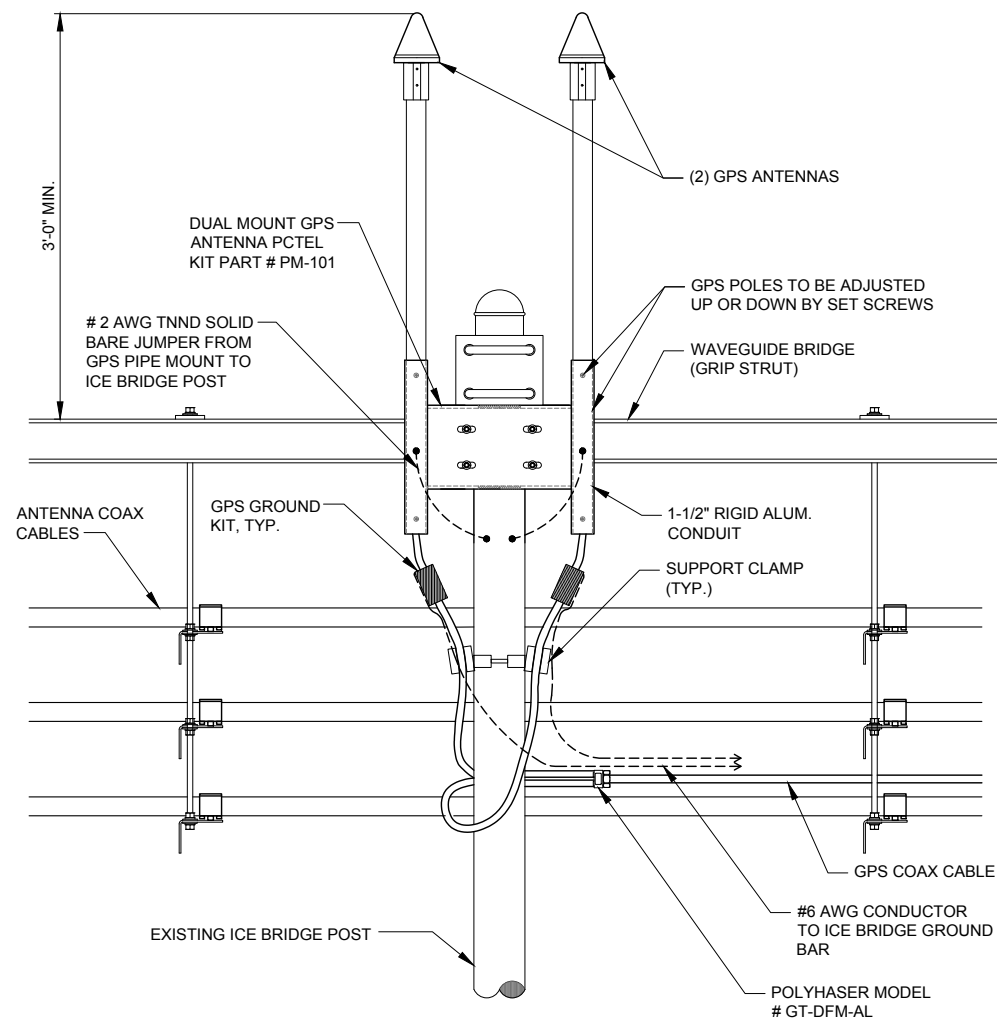
8201 163rd ST  
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PROJECT #:	33-2357

SHEET TITLE  
SITE  
DETAILS

SHEET NUMBER

**ANT-3**



**CHICAGO  
SMSA**



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1.	ISSUED FOR REVIEW	04/12/17	DMS
2.	UPDATE PER CLIENT COMMENTS	08/20/17	TJS
3.	ISSUED FOR FINALS PENDING FIBER	12/21/17	JTM
4.	UPDATE PER NEW ECR	02/06/18	TJS
5.	ADDITION OF ANTENNA MOUNT MOD DESIGN	02/26/18	JTM
6.	ISSUED FOR FINAL WITH FIBER	03/02/18	RA
7.	UPDATE ADDRESS	04/11/18	JTM

LOC. # 420005

NW TINLEY

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TINLEY PARK, IL 60477

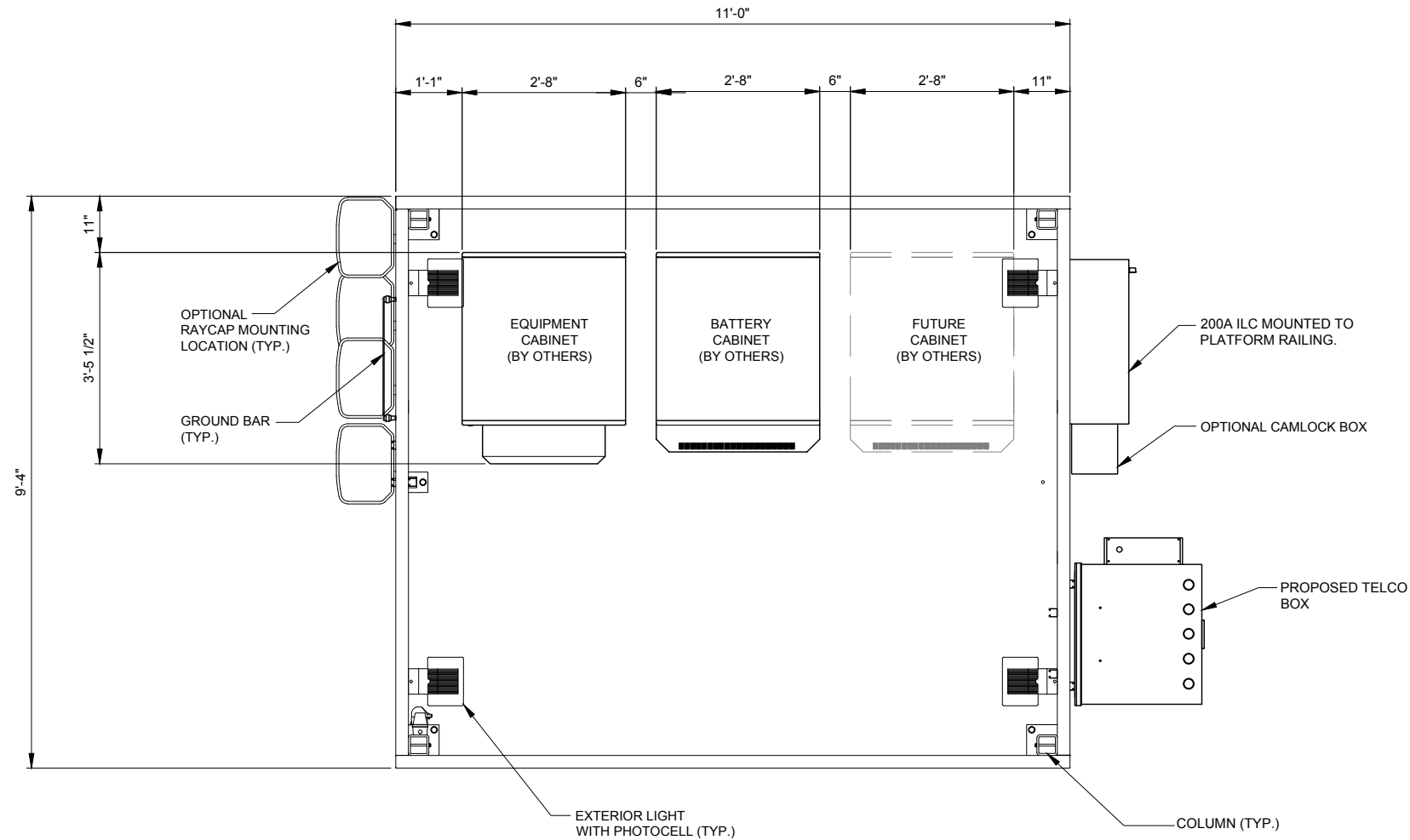
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SHEET TITLE

SITE  
DETAILS

SHEET NUMBER

# ANT-4



1 EQUIPMENT PLATFORM - LAYOUT PLAN  
SCALE: 3/4" = 1'-0"

NOTES:

- EQUIPMENT PLATFORM PRE MANUFACTURED BY OTHERS
- THIS IS UNMANNED STORAGE AND EQUIPMENT SKID ONLY.
- SKID SHALL BE PLACED ACCORDING TO STATE AND LOCAL CODE FROM ANY PROPERTY LINE, INTERIOR LOT LINE OR ANY OTHER BUILDING.
- ALL ITEMS NOTED AS "FIELDWORK" SHALL BE INSTALLED AND TESTED AT THE FACTORY THEN REMOVED FOR TRANSPORT AND REINSTALLED AT THE FINAL SITE.
- SKID NOT DESIGNED FOR INSTALLATION IN A FLOOD PRONE AREA.
- FIRE EXTINGUISHER INSTALLED BY OTHERS WHEN NOT SUPPLIED BY SABRE.
- THIS SKID DOES NOT CONTAIN PLUMBING FACILITIES.
- THIS ENCLOSURE IS CLASSIFIED AS USE S-2 (IBC, FBC), U (OBC)  
2006-2015 INTERNATIONAL BUILDING CODE  
2009-2012 UNIFORM MECHANICAL CODE  
2006-2015 INTERNATIONAL MECHANICAL CODE  
2004 CHICAGO BUILDING CODE
- |   |                           |
|---|---------------------------|
| DESIGN PARAMETERS                                 |                           |
| USE GROUP: S-2 (IBC, FBC)                         |                           |
| U (OBC)   |                           |
| CONSTRUCTION TYPE:                                | V-B (IBC, FBC)            |
| OCCUPANCY CATEGORY:                               | II                        |
| ROOF LIVE LOAD:                                   | 81 PSF                    |
| FLOOR LIVE LOAD:                                  | 986 PSF                   |
| GROUND SNOW LOAD:                                 | 96 PSF (N/A FOR FBC 2014) |
| WIND SPEED:                                       | 150 MPH/EXPOSURE C        |
| SEISMIC ZONE FOR SBC & UBC:                       | 4                         |
| SEISMIC DESIGN CATEGORY FOR IBC: E (IBC)          |                           |
|   | USE GROUP-III (OBC)       |
|   | SITE CLASS-D (OBC)        |
| BULLET RESISTANCE LEVEL 4 FOR 4" CONCRETE PER IBC |                           |
| CONCRETE f'c:                                     | 5000 PSI AT 28 DAYS       |
| CONCRETE UNIT WEIGHT:                             | 115 PCF                   |
- PLATFORM AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.

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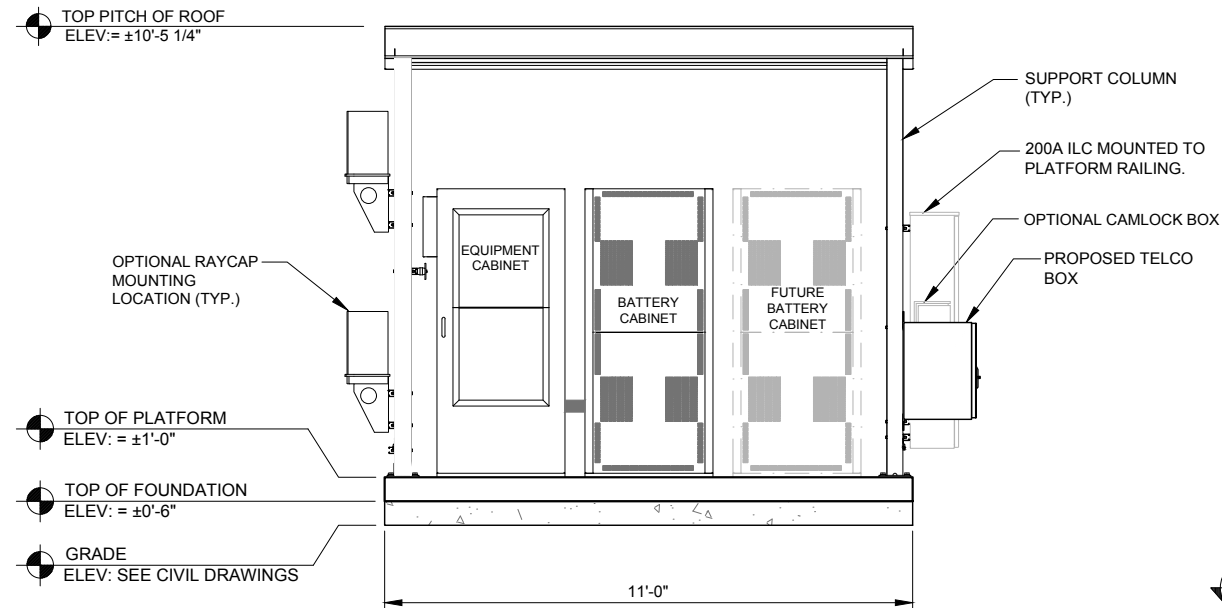
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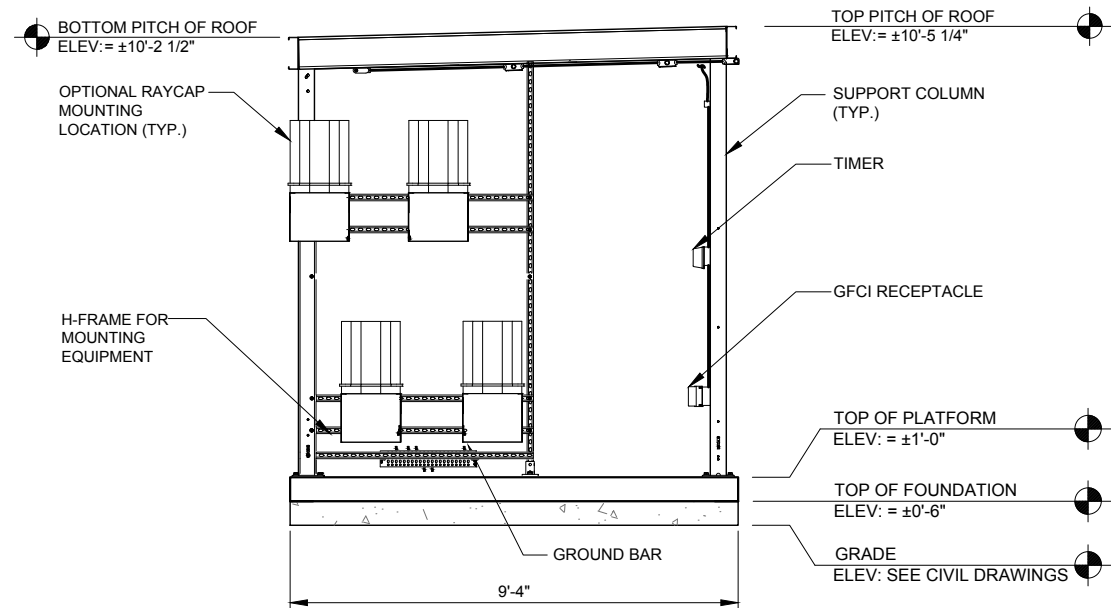
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SHEET TITLE  
EQUIPMENT  
PLATFORM  
PLAN & NOTES

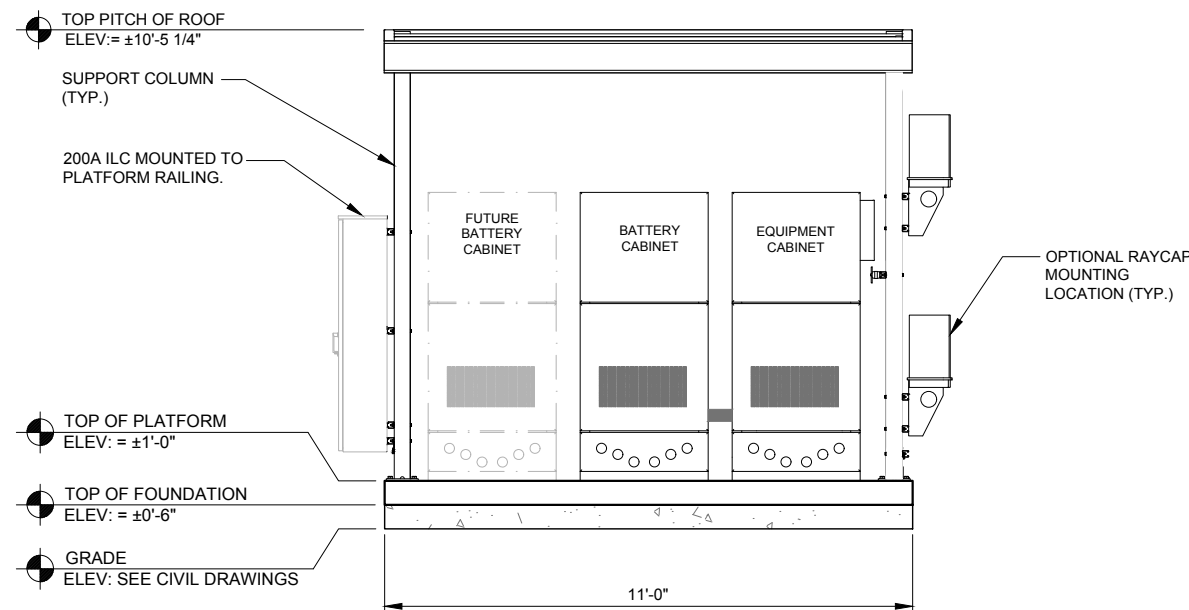
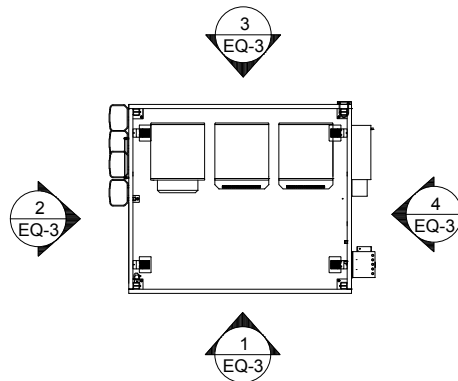
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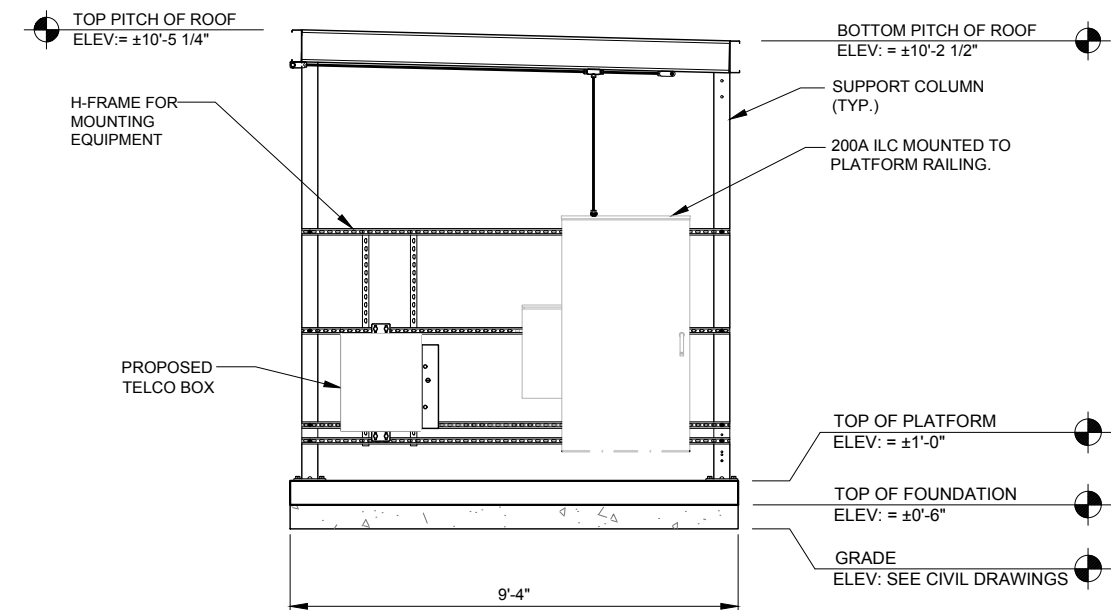
1 EQUIPMENT PLATFORM ELEVATION  
SCALE: N.T.S.



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



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



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

NOTE: FOR REFERENCE ONLY

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SHEET TITLE  
EQUIPMENT PLATFORM  
ELEVATIONS

SHEET NUMBER

UTILITY NOTES:

WORK INCLUDES:  
THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

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

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

RACEWAYS AND WIRING:

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

GENERAL NOTES:

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

COORDINATION WITH UTILITY COMPANY:

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

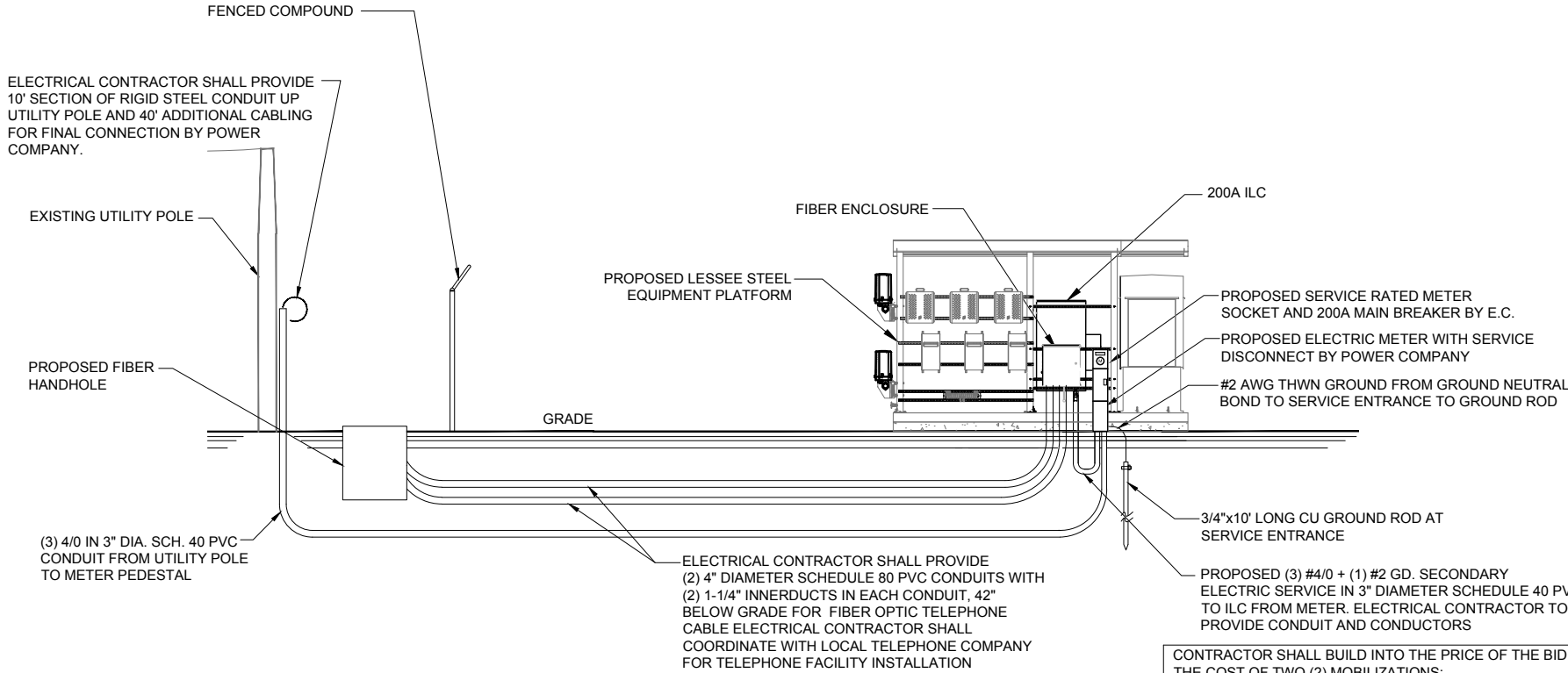
UTILITY CONTACTS:

POWER: COMED  
KATHRYN SUGRUE  
708-235-2337

FIBER: ONE FIBER  
MARK ZOLTEK  
312-989-2025

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

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.



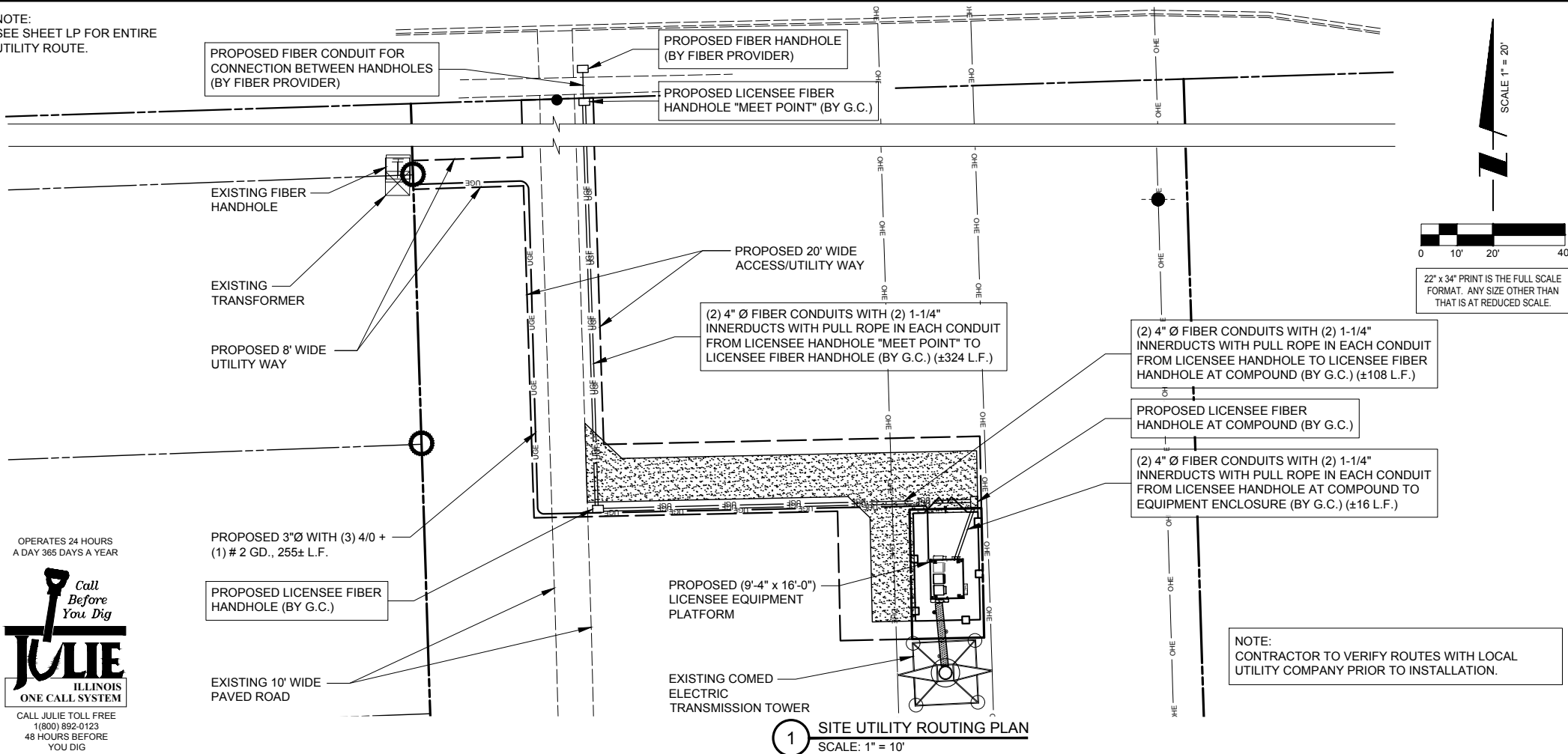
ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

NOTE: VERIFY TELEPHONE ROUTING REQUIREMENTS WITH LOCAL TELEPHONE COMPANY

2 ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

NOTE:  
SEE SHEET LP FOR ENTIRE UTILITY ROUTE.



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NW TINLEY

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SHEET TITLE  
UTILITY ROUTING PLAN

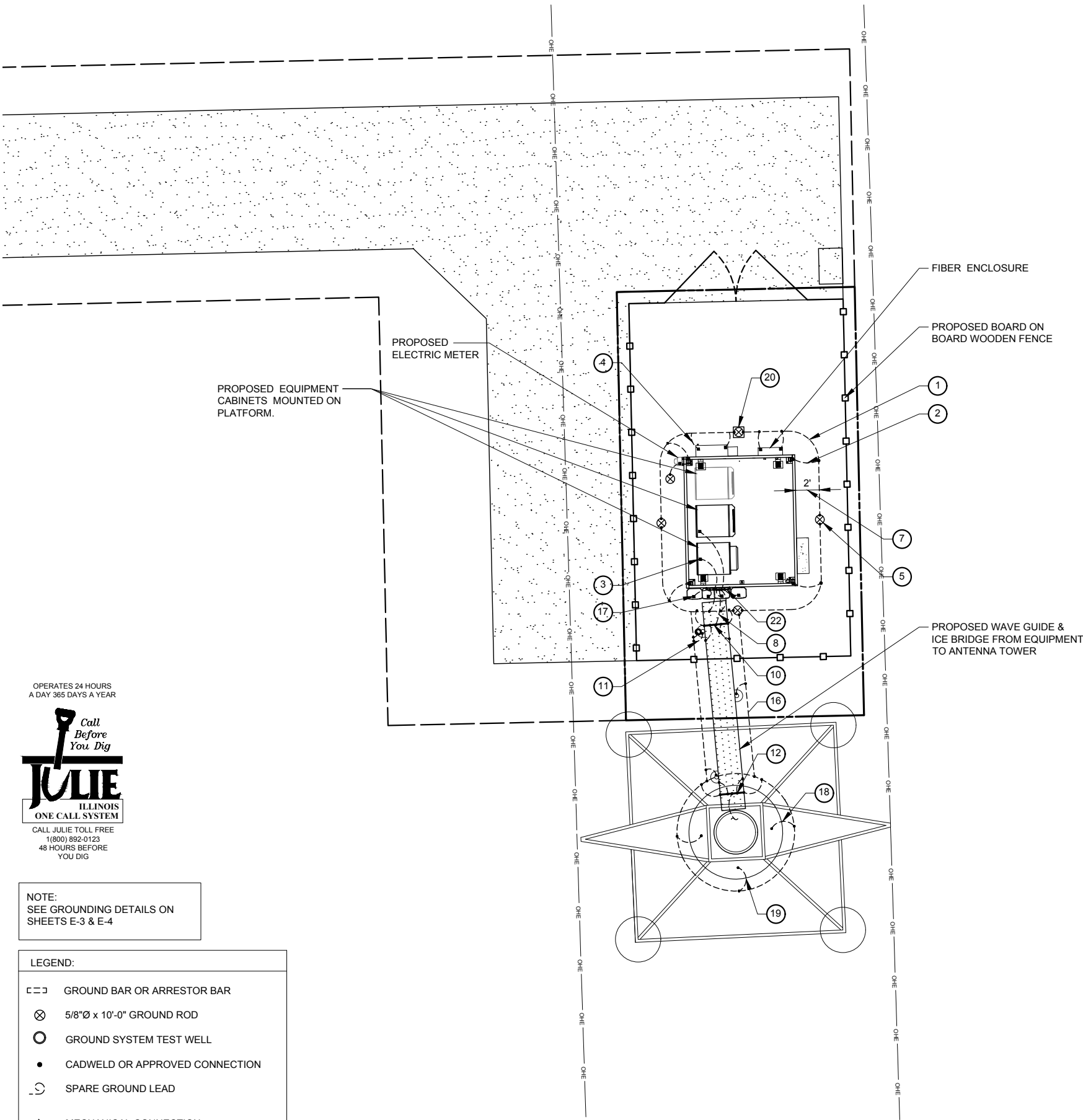
SHEET NUMBER  
E-1

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
  1. ONE (1) COPY TO OWNER REPRESENTATIVE
  2. ONE (1) COPY TO ENGINEER
  3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

TYPICAL KEYED GROUNDING NOTES

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



OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR

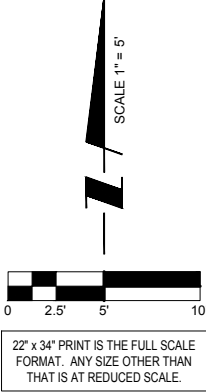


NOTE:  
SEE GROUNDING DETAILS ON  
SHEETS E-3 & E-4

LEGEND:

- GROUND BAR OR ARRESTOR BAR
- 5/8"Ø x 10'-0" GROUND ROD
- GROUND SYSTEM TEST WELL
- CADWELD OR APPROVED CONNECTION
- SPARE GROUND LEAD
- MECHANICAL CONNECTION
- EXISTING GROUNDING
- NEW GROUNDING

1 SITE GROUNDING PLAN  
SCALE: 1" = 4'



**CHICAGO SMTA**  
limited partnership  
d/b/a VERIZON WIRELESS



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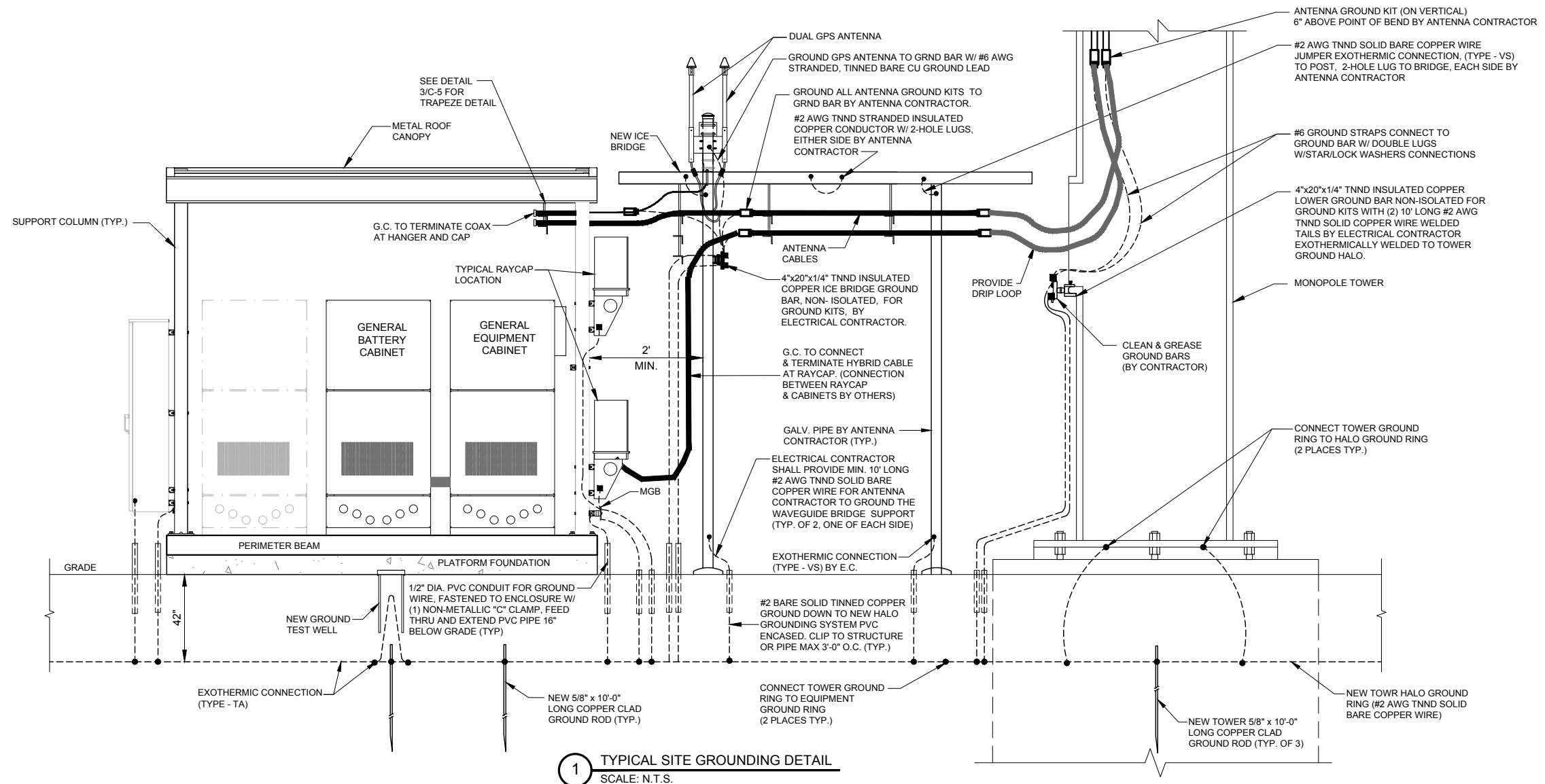
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SHEET TITLE  
SITE  
GROUNDING PLAN

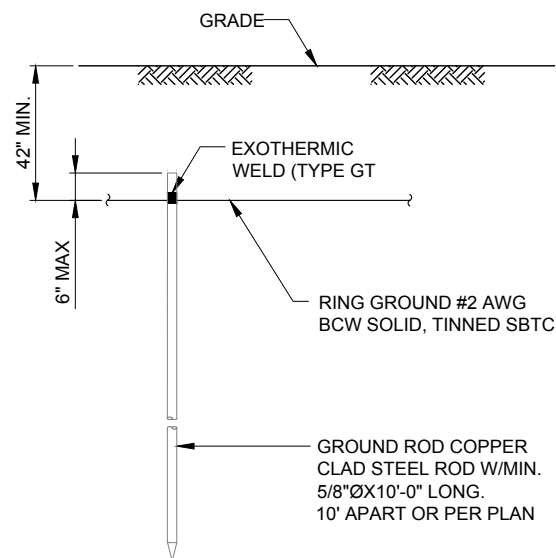
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E-2

NOTE:  
ALL CABINET GROUND  
CONNECTION BY OTHERS.



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



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

TOP OF GRAVEL LEASE AREA

THREADED END CAP

EXISTING GRAVEL

EXISTING SOILS

10" x 42" GROUND TEST WELL W/ HDPE COVER.

#2 SBTC LOOP

#2 AWG SOLID TINNED COPPER GROUND RING

EXOTHERMIC WELD

DRIVEN COPPER CLAD GROUND ROD

CUT SLOTS FOR LEAD #1

FROST LINE

6"

3'-6" FROST DEPTH

4" HOLD

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

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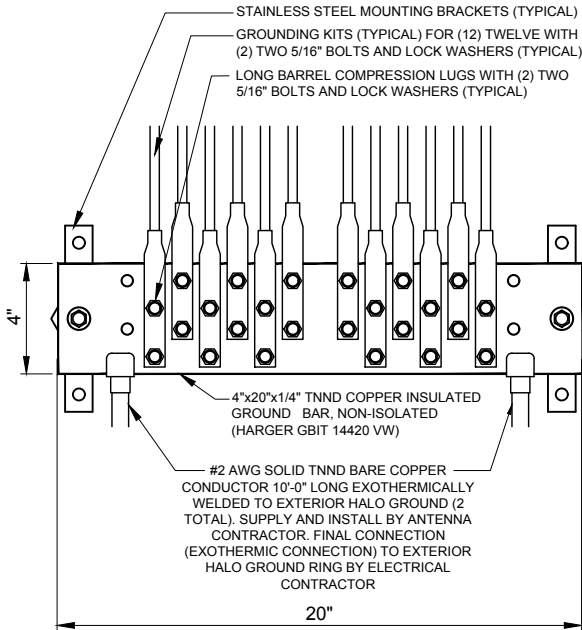
GROUNDING DETAILS

SHEET NUMBER

# E-3

GROUNDING ELECTRODE SYSTEM NOTES:

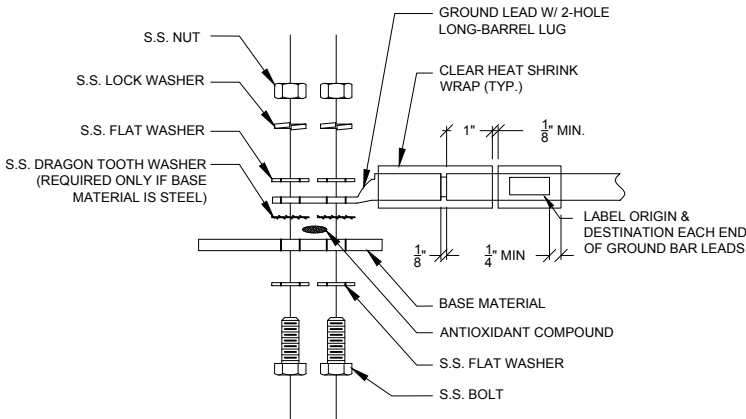
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
  1. ONE (1) COPY TO OWNER REPRESENTATIVE
  2. ONE (1) COPY TO ENGINEER
  3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



1 EXTERIOR GROUND BAR DETAIL  
N.T.S.

NOTES:

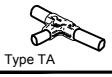
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL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



2 GROUND LUG INSTALLATION DETAIL  
N.T.S.



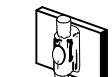
Type GT  
THROUGH CABLE TO  
TOP OF GROUND ROD.



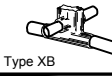
Type TA  
TEE OF HORIZONTAL RUN  
AND TAP CABLES.



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



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



Type XB  
CROSS OF HORIZONTAL  
CABLES. LAPPED AND NOT  
CUT



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



Type VS  
CABLE TAP DOWN AT 45° TO  
VERTICAL STEEL SURFACE OR SIDE  
OF HORIZONTAL OR VERTICAL PIPE.



Type GY  
THROUGH CABLE TO SIDE  
OF GROUND ROD



Type GR  
CABLE TAP TO TOP OF GROUND  
ROD



Type NC  
THROUGH AND TAP CABLES  
TO GROUND ROD

3

EXOTHERMIC WELD DETAILS

EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

**CHICAGO**  
**SMSA**

limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	04/12/17	DMS
2	UPDATE PER CLIENT COMMENTS	06/20/17	TJS
3	ISSUED FOR FINAL'S PENDING FIBER	122/11/17	JTM
4	UPDATE PER NEW ECR	02/05/18	TJS
5	ADDITION OF ANTENNA MOUNT MOD DESIGN	02/26/18	JTM
6	ISSUED FOR FINAL WITH FIBER	03/02/18	RA
7	UPDATE ADDRESS	04/11/18	JTM

LOC. # 420005

NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY: DMS

CHECKED BY: TAZ

DATE: 04/12/17

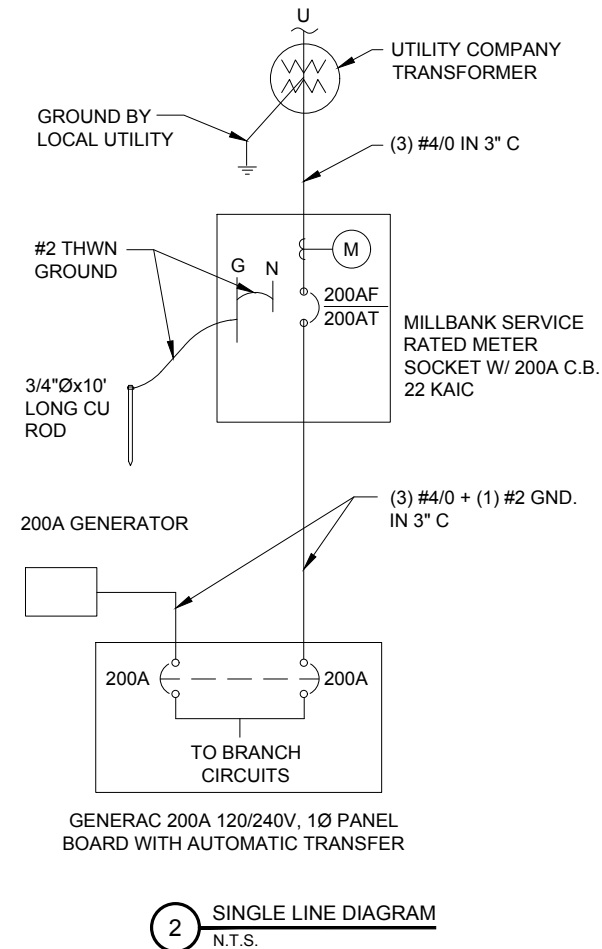
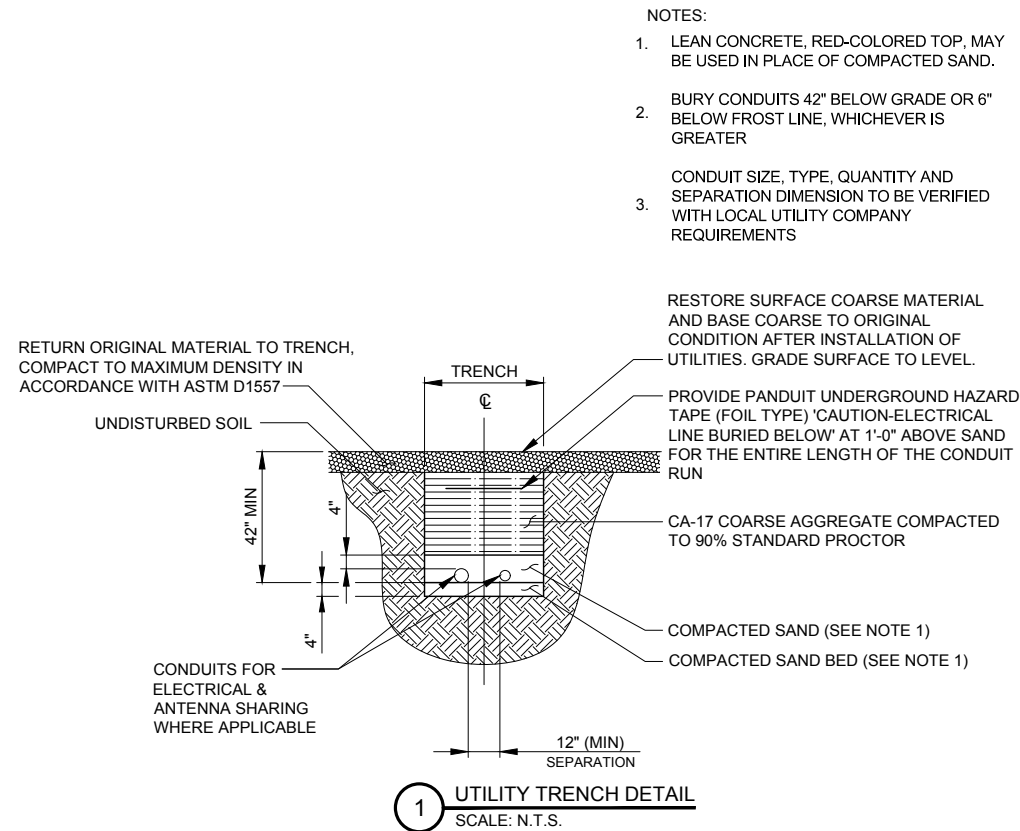
PROJECT #: 33-2357

SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

**E-4**



REVISIONS		DATE	BY
		DESCRIPTION	
NO.	1	ISSUED FOR REVIEW	DMS
2	2	UPDATE PER CLIENT COMMENTS	TJS
3	3	ISSUED FOR FINAL'S PENDING FIBER	JTM
4	4	UPDATE PER NEW ECR	TJS
5	5	ADDITION OF ANTENNA MOUNT MOD DESIGN	JTM
6	6	ISSUED FOR FINAL WITH FIBER	RA
7	7	UPDATE ADDRESS	JTM

LOC. # 420005

NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

**E-5**

GENERAL	
THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	
DIVISION 1: GENERAL REQUIREMENTS SECTION 01700 - PROJECT CLOSEOUT	
PART 1 - GENERAL	
A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.	
B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.	
C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.	
PART 2 - FINAL CLEANING	
1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.	
a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.	
b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE	
c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.	
d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.	
e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.	
f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.	
g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY	
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.	
DIVISION 2: SITE WORK SECTION 02200 - EARTHWORK AND DRAINAGE	
PART 1 - GENERAL	
1. WORK INCLUDED: SEE SITE PLAN.	
2. SEQUENCING	
a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.	
b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH	
PART 2 - EXECUTION	
1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.	
2. PREPARATION	
a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.	
b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.	
c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.	
d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.	
e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.	
3. INSTALLATION	
a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.	
b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.	
c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.	
d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.	
e. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.	
f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.	
g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.	

h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.	
i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.	
j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.	
k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.	
l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.	
m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.	
n. ENSURE GROWTH OF SEEDDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.	
4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.	
5. PROTECTION	
a. PROTECT SEEDDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.	
b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.	
SECTION 02830 - FENCING AND GATE(S)	
PART 1 - GENERAL	
1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE	
2. QUALITY ASSURANCE	
a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.	
3. SEQUENCING	
a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.	
4. SUBMITTALS	
a. MANUFACTURER'S DESCRIPTIVE LITERATURE.	
b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.	
PART 2 - PRODUCTS	
1. FENCE MATERIAL	
a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.	
b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.	
c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER	
i. LINE	2" SCHEDULE 40 (2 3/8" O.D.)
ii. CORNER	3" SCHEDULE 40 (3 1/2" O.D.)
iii. GATE	3" SCHEDULE 40 (3 1/2" O.D.)
d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.	
e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.	
f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.	
g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.	
h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.	
i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.	
j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.	

k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.	
l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.	
m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.	
n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.	
PART 3 - EXECUTION	
1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,	
2. INSTALLATION	
a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.	
b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4")	
c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.	
d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.	
e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.	
f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.	
g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.	
h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.	
i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.	
3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:	
ASTM-A120	SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)	
DIVISION 3: CONCRETE	
SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS	
PART 1 - GENERAL	
1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.	
2. INSPECTIONS	
a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.	
b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.	
c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.	
3. QUALITY ASSURANCE	
a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.	
b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.	
c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.	
d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.	
4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.	
PART 2 - PRODUCTS	
1. REINFORCEMENT MATERIALS	
a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.	
b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.	
c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.	

d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.	
2. CONCRETE MATERIALS	
a. CEMENT: ASTM C150, PORTLAND TYPE	
b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.	
c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE	
d. AIR ENTRAINING ADMIXTURE: ASTM C260	
e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.	
f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.	
3. CONCRETE MIX	
a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.	
b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.	
c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:	
i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.	
ii. SLUMP: 3 INCHES	
PART 3 - EXECUTION	
1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS	
a. THE CONSTRCTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.	
b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.	
c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.	
d. INSTALL CONRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.	
2. REINFORCEMENT PLACEMENT	
a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.	
b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.	
c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.	
d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.	
e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").	
3. PLACING CONCRETE	
a. VIBRATE ALL CONCRETE.	
b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURE IF SEASONAL CONDITIONS APPLY.	
4. CURING	
a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.	
b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.	
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.	
6. FIELD QUALITY CONTROL	
a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.	
b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.	
c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.	
7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.	

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REVISIONS					
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LOC. # 420005

NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY: DMS

CHECKED BY: TAZ

DATE: 04/12/17

PROJECT #: 33-2357

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

PART 1 - GENERAL

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

PART 2 - PRODUCTS

1. MATERIALS:  
A. STRUCTURAL STEEL MEMBERS:                     ASTM A572, GRADE 50  
B. STRUCTURAL TUBING:                                ASTM A500, GRADE B  
C. PIPE:   ASTM A53, TYPE E OR S, GRADE B  
D. BOLTS, NUTS, AND WASHERS:                     ASTM A325  
E. ANCHOR BOLTS:                                       ASTM A307  
F. WELDING MATERIALS:                               AWS 01.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
- G. GROUT:   NON - SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- H. SHOP AND TOUCH-UP PRIMER:                     SSPC 15, TYPE 1, RED OXIDE
- I. TOUCH-UP PRIMER FOR GALV. SURFACES                               ZINC RICH TYPE

2. FABRICATION:  
CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:  
A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCEWITH SSPC SP-1 TO SP-10 PROCEDURES.  
B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION:  
VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:  
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 ARCHITECT/ENGINEER.  
D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRMED OR GALVANIZED WITH TOUCH-UP PRMERS AS SPECIFIED UNDER SECTION 05000, 0METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:  
FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS, AND TOURQUING

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. 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 TH 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-8 LIFT COVERPLATES.

SECTION 1640 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. 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.
4. CONDUIT:  
A. RIGID CONDUIT SHALL BE U.L LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ½ LAPPED WRAPPED WITH HUNT'S WRAP PROCESS NO. 3.  
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 SQUEEZE" 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 J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
5. 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.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM  
A. PREPARATION  
1. SURFACE PREPARATION:  
ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTS SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUND. ALL CONNECTIONS ARE TO HAVE A NO-OXIDIZING GENT APPLIED PRIOR TO INSTALLATION.  
2. GROUND BAR PREPARATION  
ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.  
3. SLEEVES:  
ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.  
B. GROUND BARS  
1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4" THICK TINNED COPPER PLATE AND OF AND OF SIZE INDICATED ON DRAWINGS.  
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:  
A. BOLT-HEAD  
B. 2-HOLE LUG  
C. TINNED COPPER BUSS BAR  
D. STAR WASHER  
E. NUT  
C. EXTERNAL CONNECTIONS  
1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.  
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDIER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
- D. GROUND RODS  
ALL GROUND RODS SHALL BE 5/8 -INCH DIAMETER X 10' -0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
- E. GROUND RODS  
ALL GROUND RODS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
- F. LUGS  
1. LUGS SHALL BE 2 - HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #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:

	<u>GROUNDING CONDUCTOR SIZE</u>	<u>MINIMUM BENDING RADIUS TO INSIDE EDGE</u>
NO.	6 AWG TO NO. 4 AWG	6 INCHES
NO.	2 AWG TO NO. 1/0 AWG	8 INCHES
NO.	2/0 AWG TO 4/0 MCM	12 INCHES
	250 MCM TO 750 MCM	24 INCHES
G. GROUND RING		
1.	THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").	
2.	ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUNGS OR CLAMPS WILL BE ACCEPTED.	
H. FENCE/GATE		
	GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POST AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.	
3.	I.E.E.E. FALL POTENTIAL TESTS	

- A. FOR RAW LAND SITE  
1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE 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:  
B. EQUIPMENT PAD  
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 TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 35 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.  
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, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.  
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.  
D. EQUIPMENT PAD AND TOWER  
1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.  
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

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

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

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

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

SECTION 16745- TELECOMMUNICATIONS WIRING COMPONENT  
(COAXIAL ANTENNA CABLE)

1. GENERAL

- 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.

2. MATERIALS

- a. COAXIAL CABLE:  
1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.  
2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING  
a. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)  
4. COAXIAL CABLE IDENTIFICATION  
a. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:  
1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).  
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.  
b. USE ANDREW CABLE TIES (PT. # 7290) TO SECURE IDENTIFICATION TAGS.
5. TESTING  
LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

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limited partnership

d/b/a VERIZON WIRELESS

TERRA

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600 BUSSE HIGHWAY

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NO.		DESCRIPTION	DATE	BY	DMS	TJS	JTM	TJS	JTM	RA	JTM
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2		UPDATE PER CLIENT COMMENTS	06/20/17								
3		ISSUED FOR FINAL'S PENDING FIBER	122/11/17								
4		UPDATE PER NEW ECR	02/05/18								
5		ADDITION OF ANTENNA MOUNT MOD DESIGN	02/26/18								
6		ISSUED FOR FINAL WITH FIBER	03/02/18								
7		UPDATE ADDRESS	04/11/18								

LOC. # 420005

NW TINLEY

8201 163rd ST  
TINLEY PARK, IL 60477

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	04/12/17
PROJECT #:	33-2357

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SP-2



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



2 EXISTING COMED TOWER  
SCALE: N.T.S.



4 PROPOSED LESSEE AREA LOCATION  
SCALE: N.T.S.



3 EXISTING ACCESS DRIVE  
SCALE: N.T.S.



5 PROPOSED LESSEE AREA LOCATION  
SCALE: N.T.S.

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SHEET TITLE  
EXISTING SITE PHOTOS

SHEET NUMBER

**P-1**

## SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON DECEMBER 8, 2016.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

## ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 701.89'

DESCRIPTION: RAILROAD SPIKE ON THE NORTHWEST SIDE OF POWER POLE 470'± SOUTH OF SOUTH SIDE OF 163RD STREET AND 162'± EAST OF EAST SIDE OF BITUMINOUS PATH.

## FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF TINLEY PARK, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0704J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS IN ZONE X (SHADED).

## ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED: NOT PROVIDED AT TIME OF SURVEY

FRONT: N/A  
REAR: N/A  
SIDE: N/A

## BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON IL STATE PLANE, EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°20'29.60".

## PROPRIETOR

COMMONWEALTH EDISON  
2 LINCOLN CENTRE  
OAKBROOK TERRACE, ILLINOIS 60181

## EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE REPORT ISSUED BY AMC SETTLEMENT SERVICES AS ORDER NO. 11590538, DATED 11/08/2016 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

B. SUBJECT TO GRANT FOR PUBLIC ROADWAY AND PERPETUAL EASEMENT FROM COMMONWEALTH EDISON COMPANY TO THE VILLAGE OF TINLEY PARK, AS SET FORTH IN DOC# 85227411, DATED 03/05/1985 AND RECORDED 10/09/1985, COOK COUNTY RECORDS. AFFECTS PARENT PARCEL, DOES NOT AFFECT PROJECT SITE.

## LEGAL DESCRIPTION

### PARENT PARCEL

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC # 19968835, DOC # 19971594, DOC # 19971595 AND DOC # 19985897, ID# 27-23-406-008-0000, BEING KNOWN AND DESIGNATED AS FOLLOWS:

(DOC # 19968835) THE EAST TWO HUNDRED FIFTEEN (215) FEET OF THE SOUTH TEN (10) ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER SECTION TWENTY THREE (23), ALL IN TOWNSHIP THIRTY SIX (36) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF COOK AND STATE OF ILLINOIS.

(DOC # 19971594) THE EAST 215 FEET OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE SOUTH 20 ACRES OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23 AND SOUTH OF THE SOUTH LINE OF THE NORTH 60 ACRES OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23.

(DOC # 19971595) THE EAST TWO HUNDRED FIFTEEN (215) FEET OF THE NORTH TEN (10) ACRES OF THE SOUTH TWENTY (20) ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY THREE (23), TOWNSHIP THIRTY SIX (36) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN.

(DOC # 19985897) THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23; THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 66.37 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 1235.62 FEET TO A POINT IN WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, WHICH POINT IS 1234.26 FEET SOUTH OF THE POINT OF BEGINNING (AS MEASURED ALONG SAID WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23); THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23 TO POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23);

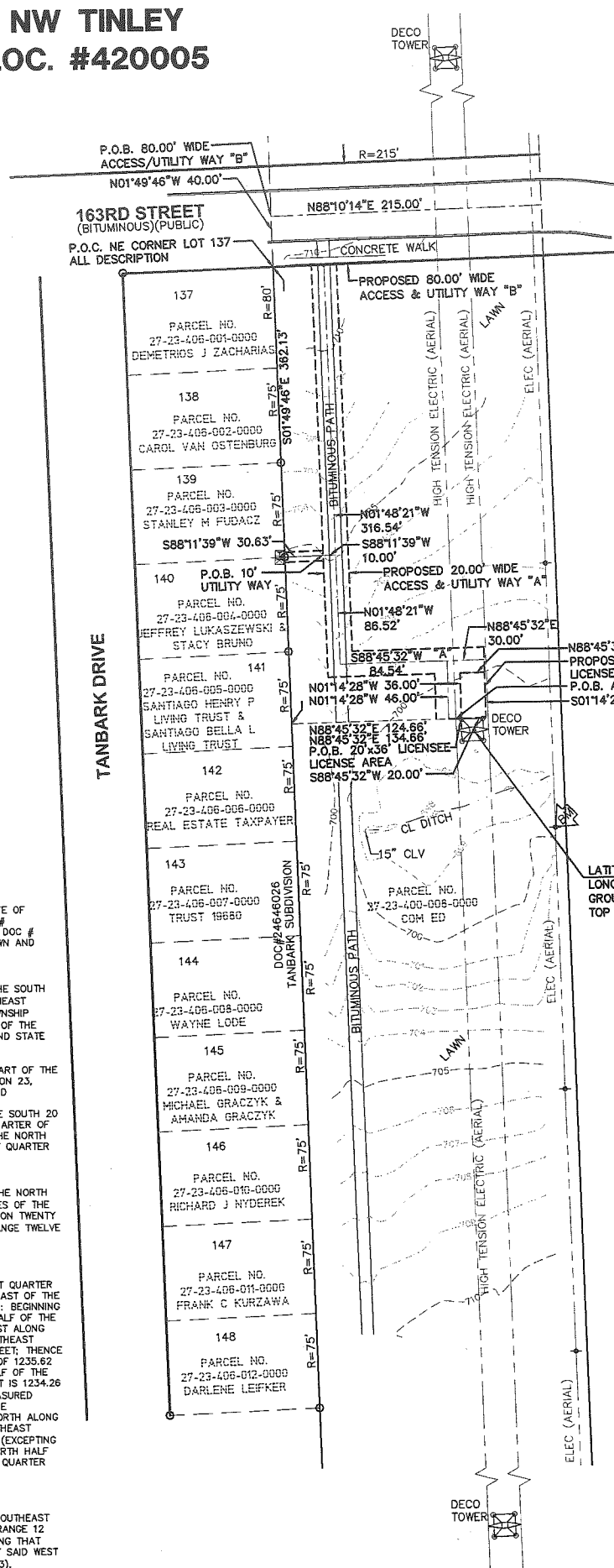
ALSO

THE EAST 215 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THAT PART THEREOF LYING IN THE SOUTH 20 ACRES OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23).

\*SHOULD READ 36 NORTH

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, encumbrances or differences in description.

## NW TINLEY LOC. #420005



NOTE:  
THE ORIGINAL SCALE (1"=60') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

CALL CHICAGO DIGGERS HOTLINE  
1-312-744-7000  
OR JULIE, INC. TOLL FREE  
1-800-692-0128  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU DIG A HOLE

## LEGAL DESCRIPTION

### PROPOSED LICENSEE LICENSE AREA

All that part of the East 215.00 feet of the West 1/2 of the Southeast 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, described as; Commencing at the Northeast corner of Lot 137 of Tanbark Subdivision, being a subdivision of part of the West 1/2 of the Southeast 1/4 of said Section 23, Recorded in Document No. 24646026 Cook County records; thence South 01°49'46" East 362.13 feet along the easterly line of said subdivision; thence North 88°45'32" East 134.66 feet to the PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 01°14'28" West 36.00 feet; thence North 88°45'32" East 20.00 feet; thence South 01°14'28" East 36.00 feet; thence South 88°45'32" West 20.00 feet for the place of beginning of this description. Containing 720 square feet more or less.

## LEGAL DESCRIPTION

### PROPOSED UTILITY WAY

A 10.00 foot wide utility easement in that part of the East 215.00 feet of the West 1/2 of the Southeast 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, the centerline of which is described as; Commencing at the Northeast corner of Lot 137 of Tanbark Subdivision, being a subdivision of part of the West 1/2 of the Southeast 1/4 of said Section 23, Recorded in Document No. 24646026 Cook County Records; thence South 01°49'46" East 362.13 feet along the easterly line of said subdivision; thence North 88°45'32" East 124.66 feet; thence North 01°14'28" West 46.00 feet; thence South 88°45'32" East 84.54 feet; thence North 01°48'21" West 86.52 feet; thence South 88°11'39" West 10.00 feet to the westerly line of a 20.00 foot wide access & utility way TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence continuing South 88°11'39" West 30.63 feet to the east line of said subdivision for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate at angle points at said east line.

## LEGAL DESCRIPTION

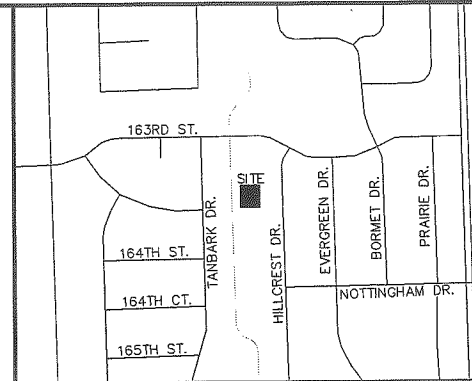
### PROPOSED ACCESS/UTILITY WAY "A"

A 20.00 foot wide access and utility easement in that part of the East 215.00 feet of the West 1/2 of the Southeast 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, the centerline of which is described as; Commencing at the Northeast corner of Lot 137 of Tanbark Subdivision, being a subdivision of part of the West 1/2 of the Southeast 1/4 of said Section 23, Recorded in Document No. 24646026 Cook County Records; thence South 01°49'46" East 362.13 feet along the easterly line of said subdivision; thence North 88°45'32" East 124.66 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 01°14'28" West 46.00 feet to a POINT "A"; thence South 88°45'32" East 84.54 feet; thence North 01°48'21" West 316.54 feet to the south line of said West 163rd Street (80.00 feet); thence recommencing at aforesaid point "A" for the place of beginning of this centerline description; thence North 88°45'32" East 30.00 feet to the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate at angle points at said south right of way line.

## LEGAL DESCRIPTION

### PROPOSED ACCESS/UTILITY WAY "B"

A 80.00 foot wide access and utility easement in that part of the East 215.00 feet of the West 1/2 of the Southeast 1/4 of Section 23, Township 36 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, the centerline of which is described as; Commencing at the Northeast corner of Lot 137 of Tanbark Subdivision, being a subdivision of part of the West 1/2 of the Southeast 1/4 of said Section 23, Recorded in Document No. 24646026 Cook County Records; thence North 01°49'46" West 40.00 feet along the easterly line of said subdivision TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 88°10'14" East 215.00 feet to the east line of the West 1/2 of the Southeast 1/4 of Section 23 to the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate at angle points at said east line.

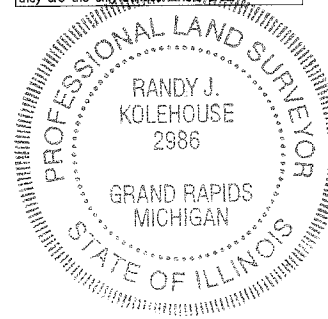


## VICINITY MAP N.T.S.

## LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- ⊙ - MONUMENT
- ⊙ - MONUMENT BOX
- ⊙ - RIGHT OF WAY MARKER
- ⊙ - SET WOODSTAKE
- ⊙ - XCUT
- ⊙ - PK - PK NAIL
- ⊙ - FOUND IRON STAKE
- ⊙ - SET IRON STAKE
- ⊙ - SIGN
- ⊙ - RR SIGN
- ⊙ - GUY POLE
- ⊙ - GUY ANCHOR
- ⊙ - UTILITY POLE
- ⊙ - LIGHT POLE
- ⊙ - ORNAMENTAL LIGHT POLE
- ⊙ - POST
- ⊙ - U.G. UTILITY MARKER
- ⊙ - GROUND ROD
- ⊙ - SOIL BORING
- ⊙ - MAILBOX
- ⊙ - SATELLITE DISH
- ⊙ - HAND HOLE
- ⊙ - AC UNIT
- ⊙ - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - ELECTRIC TRANSFORMER
- ⊙ - CABLE TV RISER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- ⊙ - SHRUB
- ⊙ - TREE
- ⊙ - PINE TREE
- ⊙ - EXISTING CONTOURS
- ⊙ - TELEPHONE UTILITY LINE
- ⊙ - ELECTRIC UTILITY LINE
- ⊙ - WATER UTILITY LINE
- ⊙ - GAS UTILITY LINE
- ⊙ - STEAM UTILITY LINE
- ⊙ - STORM UTILITY LINE
- ⊙ - SANITARY UTILITY LINE
- ⊙ - FIBER OPTIC UTILITY LINE
- ⊙ - OVERHEAD UTILITY LINE
- ⊙ - FENCE LINE
- ⊙ - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Randy J. Kolehouse, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 11th day of April, 2018.

*Randy J. Kolehouse*

Randy J. Kolehouse  
Illinois Professional Land Surveyor No. 2986  
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034  
LICENSE EXPIRES: APRIL 30, 2019

## CHICAGO SMSA

limited partnership

d/b/a VERIZON WIRELESS

## NW TINLEY LOC. #420005

Survey Prepared for:

**TERRA**  
CONSULTING ENGINEERS, LTD.  
800 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/698-6400  
Fax: 847/698-6401

Project Manager: Tom Zimmermann

## REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED SITE ADDRESS	04/11/18

## williams&works

engineers | surveyors | planners  
616.224.1500 phone  
549 Ottawa Ave NW  
http://williams-works.com  
Grand Rapids, MI 49503

NW

NE

SW

SE

23-36-12

DATE: 12/08/16 DWG. BY: A.S.

SCALE: 1"=60' SURVEYED: D.S.

UPDATE: WBM041118 CHKD BY: R.J.K.

PROJECT NO.: 211005.620

SITE NAME

NW TINLEY

LOCATION NUMBER

LOC. #420005

SITE ADDRESS

8201 163RD STREET  
TINLEY PARK, ILLINOIS  
60477

SHEET TITLE

PS-1