



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

April 7, 2022 – 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 March 3, 2022 Regular Meeting

ITEM #1 PUBLIC MEETING – LOYOLA MEDICINE AMBULATORY CARE CENTER, 17901 LAGRANGE ROAD – FINAL PLAT OF SUBDIVISION APPROVAL

Consider recommending that the Village Board grant Shawn Vincent on behalf of Loyola Medicine (Property Owner), a Final Plat of Subdivision at 17901 LaGrange Road in the ORI (Office and Restricted Industrial) zoning district. The Final Plat approval includes final lot division, right-of-way dedications, and easements related to the previously approved Loyola Medicine project.

ITEM #2 PUBLIC HEARING – ASCEND CANNBIS DISPENSERY, 16200 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION, SPECIAL USE FOR AN ADULT-USE CANNABIS DISPENSARY, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Ascend Illinois, LLC (property owner) a Special Use Permit for an Adult-Use Cannabis Dispensing Organization and a Special Use for a Substantial Deviation of the Park Place Planned Unit Development with Exceptions to the Village Zoning Ordinance at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district. The granting of these requests will allow for a retail dispensary use for adult-use cannabis. Site Plan and Architectural Approval is also being requested.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

March 3, 2022

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on March 3, 2022.

CALL TO ORDER –ACTING CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for March 3, 2022 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Acting Chairman Ken Shaw
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Kurt Truxal

Absent Plan Commissioners:

Garrett Gray
Frank Loscuito

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

Tom McAuliffe, on behalf of Durbin's Express
John McAuliffe, on behalf of Durbin's Express

Members of the Public:

None

COMMUNICATIONS –

There were no communications from Village Staff.

APPROVAL OF MINUTES - Minutes of the February 17, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL. The motion was seconded by COMMISSIONER GASKILL to approve the February 17, 2022 minutes. ACTING CHAIRMAN SHAW asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 3, 2022 REGULAR MEETING

ITEM #1 PUBLIC HEARING – DURBIN’S EXPRESS PICKUP WINDOW AND SPEAKER, 18250 OAK PARK AVENUE - SPECIAL USE PERMIT AMENDMENT

Consider recommending that the Village Board grant Thomas McAuliffe, on behalf of Durbin’s an amended Special Use for Durbin’s Express to permit speaker post with the previously approved Restaurant Pickup Window at 18250 Oak Park Avenue in the NF (Legacy – Neighborhood Flex) zoning district. The amendment is required due to the findings specifically noting no speaker would be present. The speaker will only be used to relay information from customers in line, not to place orders as a drive-thru.

Present Plan Commissioners: Acting Chairman Shaw
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Kurt Truxal

Absent Plan Commissioners: Garrett Gray
Frank Loscuito

Village Officials and Staff: Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Tom McAuliffe, on behalf of Durbin’s Express
John McAuliffe, on behalf of Durbin’s Express

Members of the Public: None

ACTING CHAIRMAN SHAW asked for a motion to open the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRMAN SHAW requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

ACTING CHAIRMAN SHAW stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission that was attached to the Plan Commission packet and will be attached to the minutes. She reviewed the background which included the site location and previous approval from last year. The previous approval was conditioned to not permit any on-site ordering. She noted the nature of the proposed use, that the speaker will work in conjunction with the previously approved pickup window for pre-ordered pickups only. She noted that the amended proposal would continue to not be for on-site ordering. She noted that there will not be a menu board. The speaker would be used when there is more than one car in line, and would help expedite in getting orders ready. She noted the petitioner is present to answer any questions.

Dan Ritter, Planning Manager, noted this item for consideration is a cleanup of the previous approval. The prior ordinance was specific in saying there would not be a speaker post. The plan proposed is to make the operation work better. It will not be a standard drive-through.

ACTING CHAIRMAN SHAW noted to the Petitioner that he has the option to speak. He noted he would go through the questions and comments by each Commissioner, but that the Petitioner could choose to speak now beforehand if preferred.

The Petitioner responded no, not at this time.

ACTING CHAIRMAN SHAW stated he was not on the Commission for the previous consideration. He also noted that some of the Commissioners are also newer. He felt it would be useful for any commentary that would have gone into consideration for those findings of fact.

COMMISSIONER MARAK noted he is around this area all the time, but he didn't notice it was here. He commented it doesn't seem there would be a lot of cars stacked, but also doesn't look very good with gravel. He asked how often is there more than one car stacked. He asked how often a customer would talk into the window versus the speaker box.

Dan Ritter, Planning Manager, responded that it is new and though they've opened on the inside, they haven't yet opened this outside part of the operation for the pre-order pickup. He believes the applicant is waiting for this zoning approval to go through before opening this operation. The base was put in the middle of winter. It has some additional work needed like seeding and topsoil. The main concerns from the beginning were that a true drive-through would stack up to Oak Park Avenue very quickly. The key for the Plan Commission's previous consideration was that they were only allowing for pre-ordered pickups, not for ordering on-site, and it was still required to get special use approval to ensure it would work specifically in the Legacy District zoning, which has a focus on walkability. This site however is on the outside edge of the Legacy District.

COMMISSIONER MARAK noted the walking area is really on the other side of the street.

Dan Ritter, Planning Manager, noted this proposal didn't reduce walkability. There was no reduction of walkways or patios.

COMMISSIONER GASKILL commented that the speaker makes sense for communication of outside and inside.

COMMISSIONER TRUXAL stated that the proposal seems clear, and he had no concerns.

COMMISSIONER GATTO commented that the proposal is great. She noted that it is difficult to find parking at the other Oak Park Avenue location to pickup pizza. There are usually five or six cars parked for pickups.

COMMISSIONER MANI commented that the speaker is good for when a customer arrives. He stated he was on the Commission when this previously came for consideration, and recalled that the speaker was not part of it at that time. He observed that based on this photo, the speaker has already been installed. Like some other projects, this was done without approval, which is disappointing. Overall, however, he felt the setup works.

ACTING CHAIRMAN SHAW commented it sounds like there aren't any concerns because the pickup window isn't open yet. He felt that logically this makes perfect sense, and echoed the other Commissioner comments. It sounded like it had been explicitly excluded, and had wondered if was a reason or concern for excluding it. He noted the pre-order pickup concept is new, but it makes sense to help the queue if a customer is waiting. By the time a customer gets to the window, the order is ready. He noted that as far as noise, there is a vacant lot there and a school. He asked if it was all school property and if it's all zoned commercial.

Dan Ritter, Planning Manager, responded it's a separate lot, but owned by the same underlying property owner. It's still Legacy District which means it could be residential or commercial.

ACTING CHAIRMAN SHAW stated there are condominiums across the street. Potentially there could be a noise concern. He asked if the hours were covered under the original special use.

Dan Ritter, Planning Manager, responded no, it wasn't limited. There was no exterior component to this. The only hour limitations would typically be per the Village's liquor licensing limits to around 1 or 2 AM.

ACTING CHAIRMAN SHAW commented that the only issue could be if it's late at night and those from the condominiums across the way might hear it.

Dan Ritter, Planning Manager, responded that there was never a specific conversation about the speaker post during that consideration. It was more about thinking a speaker would be associated with a full menu board. It wasn't specific to not wanting a speaker post, but it was rather just a different context than what we have here. However it was specific in the findings, thus it therefore needs to be addressed.

ACTING CHAIRMAN SHAW commented that it makes sense, and this is a new paradigm for everyone. He noted there would be a prohibition on on-site ordering. He wondered how enforcement would happen if ordering happened on site, and what penalties would be. Whether or not the Commission comments on that, it would be outside their purview, but is a consideration moving forward.

Dan Ritter, Planning Manager, responded that Village staff made it a condition to make it very clear. He also noted it is in the definitions of pickup window and drive through lanes. There cannot be any on-site ordering. The Village is not searching for violations, but if there are issues with vehicles stacking, then it could get flagged.

ACTING CHAIRMAN SHAW commented that we are not looking to nit-pick if the operation is not causing a nuisance. He did not have any other questions and that the proposal makes sense. He offered the Petitioner to speak or make a comment. He asked the Petitioner to approach the microphone.

The Petitioner, Tom McAuliffe, was sworn in. He introduced himself and stated he's been in town for 16 years, and also owns Darla's located next door. He thanked the Village and apologized about the speaker. He stated it was his fault and thought he could have a little speaker to go with the window. He didn't know how he missed it before, and that otherwise he would have approached the Village. If you have a customer at the window and someone behind could get anxious. The worst thing you can do is not acknowledge a waiting customer. The speaker is low volume, just enough to get the name and ordered information, and that they will be with the customer shortly. He's been in business for 45 years and knows this communication is important in this business. He doesn't think they will have cars lined up to pickup food. He noted that we do have a rough time with parking at our other location. Here, if we know someone's arrived we can get their order ready. If someone asks to add a drink, you could end up talking another three minutes and have the customer behind wondering what is happening. He said we know we can't allow ordering at the window, and we accept that. We don't have people ordering off the street at 173rd. We don't know how much of our business it is, but it won't be a problem anyways.

Dan Ritter, Planning Manager, noted operationally there were originally a couple discussion points on how they'd operate if there were multiple cars. They have a couple stalls in the back for people to go to and wait if they show up too early, or else they can pull up front like how Nick's Barbeque works.

ACTING CHAIRMAN SHAW noted that most restaurants he has seen have some kind of forward queue. If there's something going on, they need to keep it moving, and direct them where to park.

The Petitioner noted that if they were majorly having a problem with the customer, the employees could run out the front door to give them a package before it gets cold. The speaker was never meant to be anything other than to help take care of customers.

ACTING CHAIRMAN SHAW reiterated this operation is a whole new paradigm for everyone.

The Petitioner thanked everyone for their time.

ACTING CHAIRMAN SHAW asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the public hearing.

Motion to close the public hearing made by COMMISSIONER GASKILL, seconded by COMMISSIONER GATTO. ACTING CHAIRMAN SHAW requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried. He asked if there was a summary of the standards available.

Dan Ritter, Planning Manager, responded yes, and that they are for the most part just slightly being adjusted from before. They are on the slides and in the packet.

Lori Kosmatka, Associate Planner, provided the standards.

ACTING CHAIRMAN SHAW entertained a motion for this item.

There was one motion for this item.

Motion 1-Special Use Permit

COMMISSIONER MANI made a motion to recommend that the Village Board make a motion to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), a Special Use for a speaker box at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the March 3, 2022 Staff Report, subject to the following conditions:

1. The speaker box shall be used for picking up previously placed orders only, and shall not permit any on-site ordering. Additional exterior signage (temporary or permanent) related to the pickup window remains prohibited.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. ACTING CHAIRMAN SHAW declared the motion carried.

ACTING CHAIRMAN SHAW noted this item is anticipated to go to Village Board on March 15, 2022.

Dan Ritter, Planning Manager, noted that the Petitioner could choose to go or be on standby via phone if any questions arise at the Village Board meeting.

COMMENTS FROM THE PUBLIC –ACTING CHAIRMAN SHAW asked if there were comments from the public. Hearing none, he asked to for the Good of the Order.

GOOD OF THE ORDER –

Dan Ritter reviewed the following Good of the Order items:

- March 17th is the next meeting, but staff is unsure if the meeting will happen. Currently only a text amendment is scheduled. Unless something comes up soon, staff may push the text amendment to the next meeting. The text amendment involves moving items from the Building Code to the Zoning Code, which should be in the Zoning Code. This includes items such as garages, accessory structures, and driveways. Other items such as exterior masonry requirements were already moved to the Zoning Code.
- Volvo Special Use, RJ's Seafood, and the Zoning Map were all approved last Tuesday by the Village Board.
- An application has been submitted for Ascend Cannabis which will come to Plan Commission and Village Board as a Special Use. It will probably come to Plan Commission in April. It is proposed to be in the former Applebees/Bandana's location on Harlem. It's not in other locations in town. Some people were thinking it would go in downtown where it's not permitted. They have their items submitted to the state, but the licenses haven't been issued yet.
- There will be an Irish Parade on Sunday with a Village float. Commissioners should have received an email from Marketing. Commissioners and their families are welcome to be on the float.
- Popus Popcorn in The Boulevard is moving along with their work, and should be finished in that space within the next couple months. This will be the first tenant to open there. They have permits to do the build-out. The owner was doing some initial white-box work, but now the full build-out is happening.
- The restaurant space on the corner of The Boulevard is something that we are very particular in wanting it to be a nice restaurant. The Village is still looking. The owner is also looking for the right fit in terms of the tenant.

ACTING CHAIRMAN SHAW entertained a motion to close the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to adjourn the March 3, 2022 Plan Commission meeting.

ACTING CHAIRMAN SHAW asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 7:31 P.M.

PLANNING & ZONING COMMISSION STAFF REPORT

April 7, 2022

Petitioner

Shawn Vincent, on behalf
of Loyola Medicine

Property Location

17901 LaGrange Road

PIN

27-34-300-005-0000;

27-34-300-011-0000;

27-34-300-012-0000

Zoning

ORI (Office and
Restricted Industrial)

Approvals Sought

Final Plat Approval

Project Planner

Daniel Ritter, AICP
Planning Manager

Loyola Southwest Ambulatory Care Center – Final Plat Approval

17901 LaGrange Road



EXECUTIVE SUMMARY AND OVERVIEW

The Petitioner, Shawn Vincent on behalf of Loyola Medicine (property owner), is requesting Final Plat approval for a Plat of Subdivision related to the Loyola Medicine Ambulatory care facility.

The proposed Plat of Subdivision will approve the final lot division and easements related to the previously approved Loyola development. The public hearing for the zoning approvals was held on October 21, 2021, and the Village Board approved the ordinances on November 16, 2021. The previous development's staff report is attached for background information on the development. The proposed Loyola Medicine Final Plat of Subdivision has been reviewed and approved by Planning, Legal, and Engineering staff.

During the initial review and approval of the project, the overall zoning and development entitlements were approved. It was initially preferred to complete a Plat of Consolidation followed by A Plat of Subdivision for all easements for timing purposes. However, upon review of the property and Preliminary Plat, it was determined there were a few issues that would prevent that including that the land had not previously been subdivided per the Illinois Plat Act and Village Subdivision requirements and previous right-of-way dedications with Cook County were unclear. The Plat has since been reviewed and revised based on comments by the Village of Tinley Park, IDOT, and Cook County DOT.

The proposed plat is attached to this report and will generally consolidate the two parcels that the Loyola development will encompass. It will also:

- Subdivide a third "triangle lot" that is separated from the Loyola development by IDOT right-of-way.
- Record all utility, drainage, detention, and access easements.
- Allow for IDOT and Cook County review and signatures.
- Dedicate the public right-of-way on 179th Street to the county (that is unclear if it was previously dedicated).

PLAT OF SUBDIVISION

Attached as a separate Plat document (3 pages) dated 3-25-2022 by JLH Land Surveying Inc.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions.

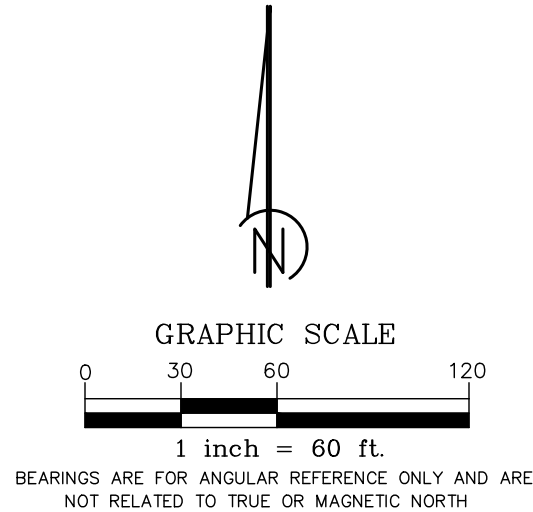
"...make a motion to recommend that the Village Board grant approval to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Approval of the Loyola Medicine Final Plat of Subdivision dated March 25, 2022, subject to the following conditions:

- 1. Final approval of plat is subject to final review of details by the Village Engineer, Village Attorney, and Cook County review prior to recording to ensure they are accurate and match with the proposed final plans.**
- 2. The Final Plat shall be recorded with the county prior to issuance of any site or building permits.**

LOYOLA MEDICINE SUBDIVISION

OF PART OF THE SOUTHEAST 1/4 OF SECTION 33 AND PART OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FINAL PLAT OF



NOTES:

1. CONCRETE MONUMENTS ARE TO BE PLACED AT 2 MAJOR CORNERS OF THE SUBDIVISION AS SHOWN.
2. REMAINING LOT CORNERS ARE TO BE MARKED WITH A 5/8" IRON ROD.

PERMANENT INDEX NUMBERS:
27-34-300-005-0000
27-34-300-011-0000
27-33-401-012-0000

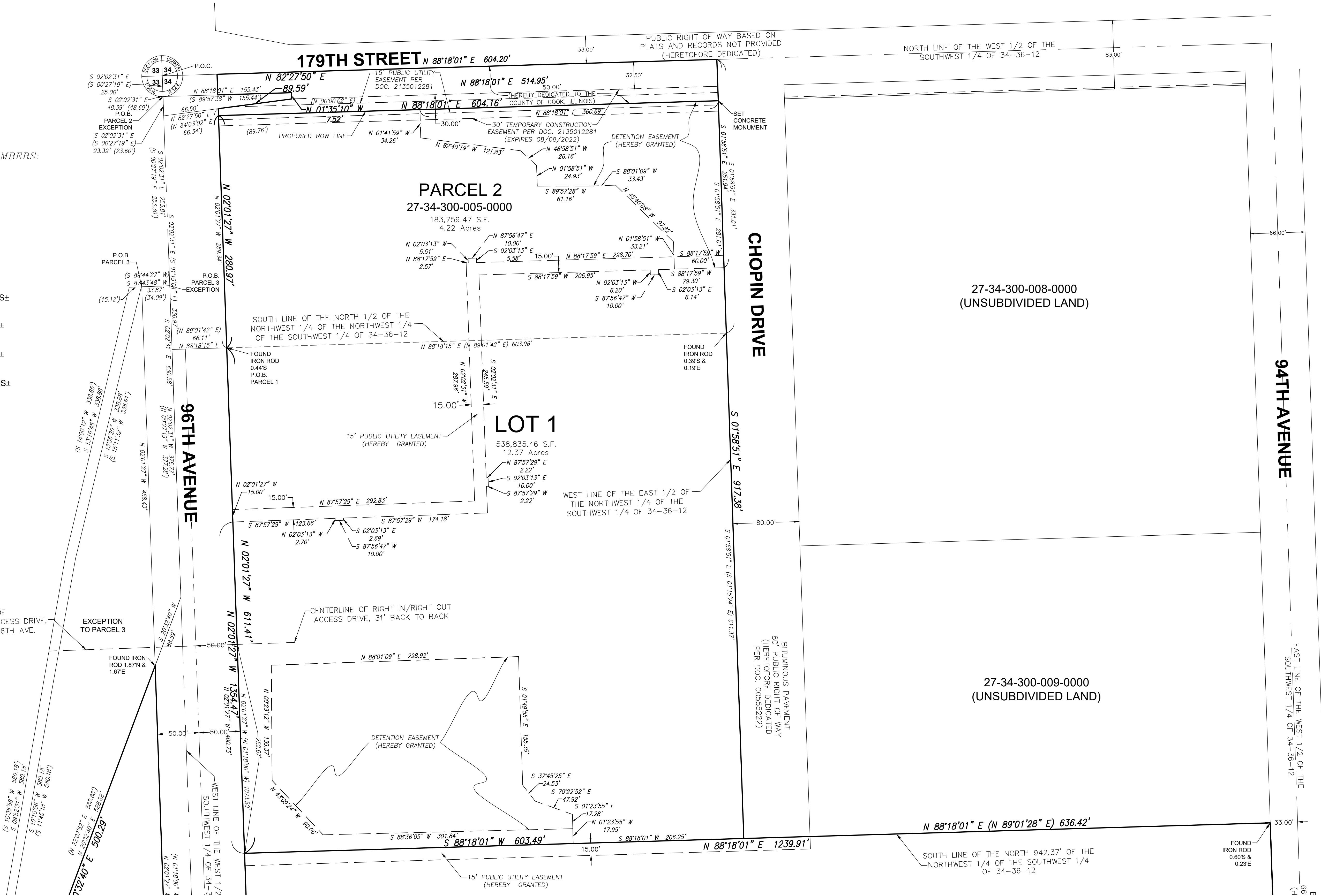
LAND AREA:

PARCEL 1
942,263.32 SF± OR 21.63 ACRES±

PARCEL 2
183,759.47 SF± OR 4.21 ACRES±

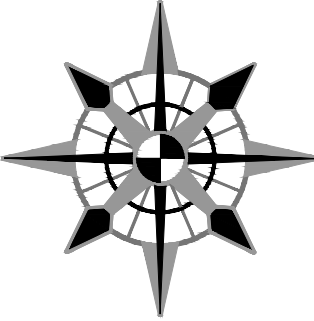
PARCEL 3
145,160.06 SF± OR 3.33 ACRES±

TOTAL
1,271,182.85 SF OR 29.18 ACRES±



ANGE ROAD (U.S. ROUTE 45)
HEREFORE DEDICATED PER I.D.O.T.
PLAT #1722 DATED JULY 1, 1966

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



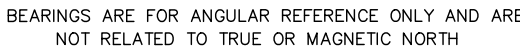
SURVEY PREPARED FOR:
Eriksson Engineering Associates, LTD
135 S. Jefferson St., Suite 135
Chicago, IL 60661
Phone: 312-463-0551

DATE	REVISIONS	BY
10/14/21	ADD NEW LEGAL DESCRIPTION	JAH
11/03/21	VILLAGE REVIEW	JAH
11/03/21	REVISE LEGAL DESCRIPTION	JAH
07/13/22	REVISE PER VILLAGE COMMENTS	JAH
02/08/22	REVISE EASEMENT AND SUB NAME	JAH
02/10/22	ADDITIONAL CLIENT COMMENTS	JAH
02/22/22	REVISE CERTIFICATES	JAH
03/23/22	ADDITIONAL VILLAGE COMMENTS	JAH

PLAT OF SUBDIVISION
TINLEY PARK, ILLINOIS
LOYOLA - TINLEY PARK MOB

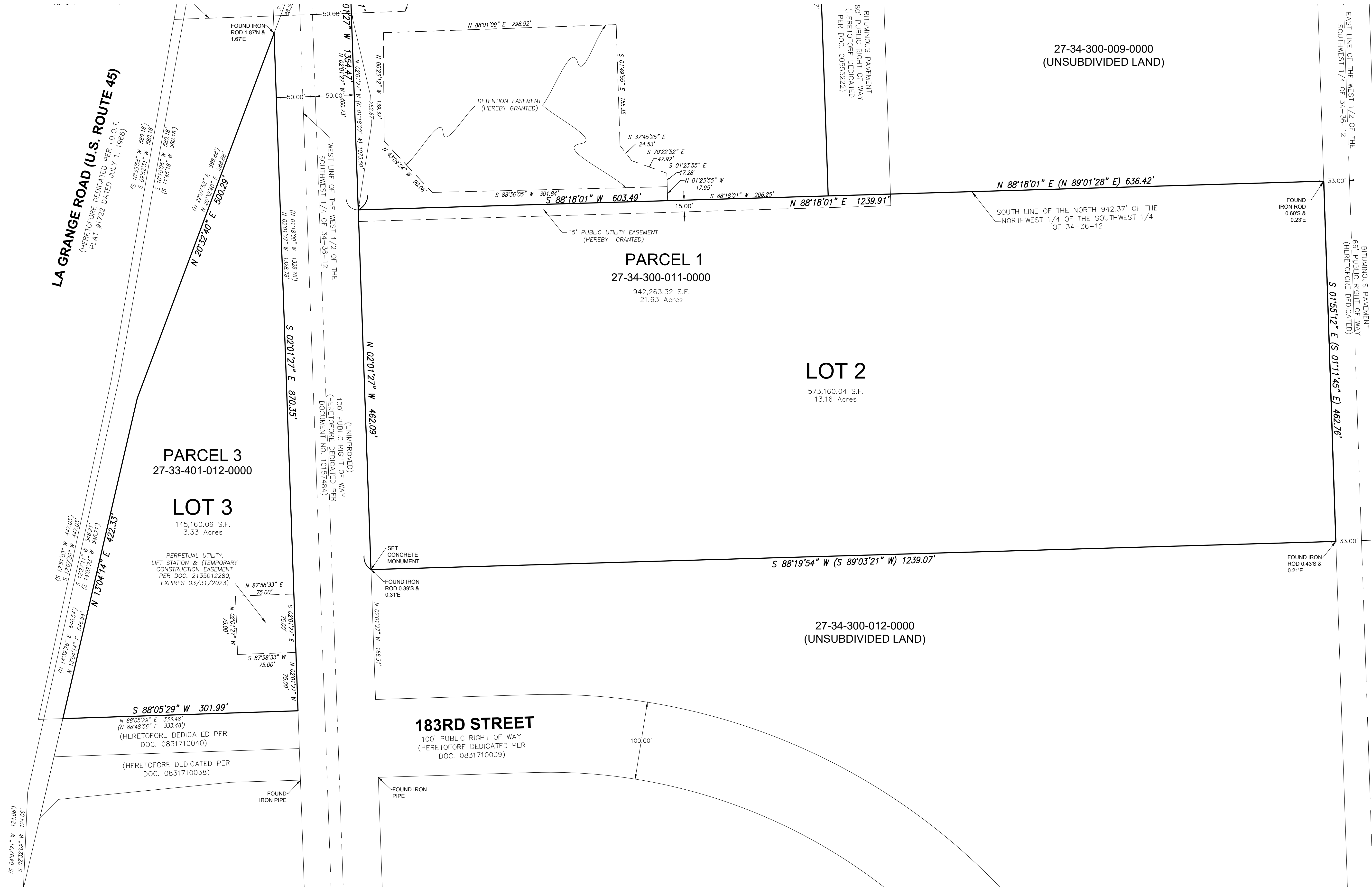
PROJ. MGR.: JLH
DRAWN BY: JAH
CHECK BY: JLH
FIELD DATE: 10/12/2021
SCALE: 1"=100'

SHEET
1 OF 3
21-703-100

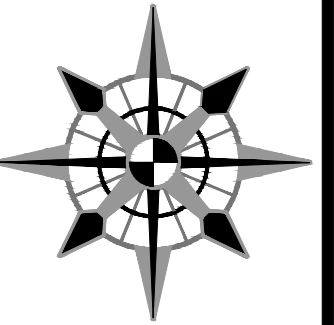


FINAL PLAT OF
LOYOLA MEDICINE SUBDIVISION

OF PART OF THE SOUTHEAST 1/4 OF SECTION 33 AND PART OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



**JLH LAND
SURVEYING INC.**
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



PLAT OF SUBDIVISION
TINLEY PARK, ILLINOIS
LOYOLA - TINLEY PARK MOB

SHEET
2 OF 3
21-703-100

FINAL PLAT OF
LOYOLA MEDICINE SUBDIVISION

OF PART OF THE SOUTHEAST 1/4 OF SECTION 33 AND PART OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

THE VILLAGE OF TINLEY PARK
COMMONWEALTH Edison COMPANY
SBC TELEPHONE COMPANY,

AUTHORIZED C.A.T.V. FRANCHISE, GRANTEEES,
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

MUNICIPAL UTILITY EASEMENTS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, REPAIR, INSPECT, MAINTAIN, AND OPERATE OVERLAND DRAINAGE SERVICES AND STORM WATER VOLUME CONTROL ROUTES, STORM AND/OR SANITARY SEWERS AND SERVICES, AND WATER MAINS AND SERVICES, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE IN, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS AND UPON THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, ROOTS OR OTHER PLANTS AND APPURTENANCES WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERES WITH THE OPERATION, MAINTENANCE, AND SERVICES PROVIDED. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE, BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO

NI-COR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS ("NI-COR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-COR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-COR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)) AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

NOTES:

1. J.L.H. LAND SURVEYING, INC. DOES HEREBY AUTHORIZE _____ TO RECORD THE PLAT.

2. THE "ORIGINAL RECORDED PLAT" WILL BE SENT TO;

VILLAGE OF TINLEY PARK
16250 S. OAK PARK AVENUE
TINLEY PARK, IL 60477

OWNER'S CERTIFICATE

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

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED BELOW AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 140
CONSOLIDATED SCHOOL DISTRICT 230
MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 2022.

BY: _____, TITLE: _____
SIGNATURE PRINT TITLE

ATTEST: _____, TITLE: _____
SIGNATURE PRINT TITLE

NOTARY'S CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME

_____, AND _____,
TITLE PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH

_____, AND _____, RESPECTFULLY, APPEARED
TITLE TITLE

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 2022.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, A.D., 20____.
MONTH DATE

DETENTION EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "DETENTION EASEMENT" FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DETENTION TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE AND DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER WHICH CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

VILLAGE PLAN COMMISSION

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

REVIEWED AND APPROVED BY THE PLAN COMMISSION

THIS _____ DAY OF _____, 2022.

CHAIRMAN

VILLAGE BOARD OF TRUSTEES

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

ACCEPTED AND APPROVED BY THE BOARD OF TRUSTEES

THIS _____ DAY OF _____, 2022.

PRESIDENT

VILLAGE CLERK

VILLAGE ENGINEER

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

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2022.

VILLAGE ENGINEER

VILLAGE TREASURER'S CERTIFICATE

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

I, _____, VILLAGE TREASURER FOR THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022.

BY: _____, VILLAGE TREASURER

DRAINAGE CERTIFICATE

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

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DEVELOPMENT.

DATED THIS _____ DAY OF _____, A.D., 2022.

OWNER OR AGENT _____

ENGINEER _____

COUNTY RECORDER'S CERTIFICATE

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

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, AFORESAID ON THIS _____ DAY OF _____,

_____, A.D., 2022 AT _____ O'CLOCK, __M.

AS DOCUMENT NO. _____.

KAREN A. YARBROUGH - COUNTY CLERK

COUNTY CLERK'S CERTIFICATE

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

I, KAREN A. YARBROUGH, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, ILLINOIS

THIS _____ DAY OF _____, AD, 2022.

KAREN A. YARBROUGH - COUNTY CLERK

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

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

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

THIS _____ DAY OF _____, 2022.

SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

I.D.O.T. CERTIFICATE

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

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CH. 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

THIS _____ DAY OF _____, 2022.

JOSE RIOS, P.E.
REGION ONE ENGINEER

NOTES:

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED (RIGHT IN, RIGHT OUT) VEHICULAR ACCESS POINT TO 96TH AVENUE FROM LOT 1 AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT ACCESS TO 96TH AVENUE FROM LOT 2 AS DEPICTED HEREON.
3. THERE SHALL BE NO DIRECT ACCESS TO 96TH AVENUE FROM LOT 3 AS DEPICTED HEREON.
4. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, ILLINOIS LAND SURVEYOR NO. 4046, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY;

PARCEL 1:
THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°19'04" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 330.97 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 89°01'42" EAST, ALONG THE LAST DESCRIBED LINE, 66.11 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°01'42" EAST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4, A DISTANCE OF 603.96 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°15'24" EAST, ALONG THE LAST DESCRIBED LINE, 611.37 FEET TO THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 89°01'20" EAST, ALONG THE LAST DESCRIBED LINE, 636.42 FEET TO THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE; THENCE SOUTH 01°11'45" EAST, ALONG THE LAST DESCRIBED LINE, 462.76 FEET; THENCE SOUTH 89°03'21" WEST 1239.07 FEET TO THE AFORESAID EAST LINE OF 96TH AVENUE; THENCE NORTH 01°18'00" WEST, ALONG THE LAST DESCRIBED LINE, 1073.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR 96TH AVENUE), ALSO EXCEPTING THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 27 MINUTES 19 SECONDS EAST 23.60 FEET, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 84 DEGREES 03 MINUTES 02 SECONDS EAST, 66.34 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017"; THENCE CONTINUING NORTH 84 DEGREES 03 MINUTES 02 SECONDS EAST, 89.76 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017"; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, 7.52 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 179TH STREET; THENCE SOUTH 89 DEGREES 57 MINUTES 38 SECONDS WEST, 155.44 FEET, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF 179TH STREET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN OR USED FOR PUBLIC RIGHT OF WAY AS DEFINED IN WARRANTY DEED TO LOYOLA UNIVERSITY HEALTH SYSTEM RECORDED 7-20-2021 AS DOC. NO. 2120104279.

PARCEL 3:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES: SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST 338.86 FEET; SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST 580.18 FEET; SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPT THEREFROM THAT PART OF PARCEL 2 TAKEN BY DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, PURSUANT TO FINAL JUDGMENT ORDER ENTERED SEPTEMBER 12,2002 IN CASE NO. 00 L 050372 AND DESCRIBED AS FOLLOWS :

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID EAST 1/2 OF THE SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27 MINUTES 19 SECONDS EAST, 77.206 METERS (253.30 FEET), ALONG THE EAST LINE OF THE SAID EAST 1/2 OF THE SOUTHEAST 1/4, TO THE POINT OF BEGINNING AND TO THE EASTERLY RIGHT-OF-WAY LINE OF FAI-80 EXTENDED; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 10.391 METERS (34.09 FEET) ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF FAI-80; THENCE SOUTH 15 DEGREES 11 MINUTES 32 SECONDS WEST 103.209 METERS (339.61 FEET), ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF FAI-80; THENCE SOUTH 11 DEGREES 45 MINUTES 18 SECONDS WEST 176.838 METERS (580.18 FEET), ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF FAI-80; THENCE SOUTH 14 DEGREES 02 MINUTES 23 SECONDS WEST 166.486 METERS (546.21 FEET), ALONG THE SAID EASTERLY LINE OF FAI-80; THENCE SOUTH 04 DEGREES 07 MINUTES 21 SECONDS WEST 37.813 METERS (124.06 FEET), ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF FAI-80, TO A 5/8-INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017"; THENCE NORTH 14 DEGREE 39 MINUTES 26 SECONDS EAST 197.066 METERS (646.54 FEET), TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017"; THENCE NORTH 22 DEGREES 07 MINUTES 52 SECONDS EAST 179.492 METERS (588.88 FEET), TO A POINT ON THE SAID EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 114.995 METERS (377.28 FEET), ALONG THE SAID EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4, TO THE POINT OF BEGINNING.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL BEARINGS AND DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE RELATIVE TO ILLINOIS STATE PLANE COORDINATES. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

- A) THE PROPERTY DOES FALL WITHIN CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK.
B) THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP NUMBER 17031C0703K, WITH A MAP REVISED DATE OF 11-1-2019 AND BY MAP NUMBER 17197C0211G, WITH A MAP REVISED DATE OF 2-15-2019.

GIVEN UNDER MY HAND AND SEAL AT SHOREWOOD, ILLINOIS, THIS _____ OF

_____, 2022.

JAMES L. HARPOLE, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-4046
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022



PLAT OF SUBDIVISION
TINLEY PARK, ILLINOIS
LOYOLA - TINLEY PARK MOB

SHEET

3 OF 3

21-703-100



Petitioner

Shawn Vincent, on behalf
of Loyola Medicine

Property Location

17901 LaGrange Road

PIN

27-34-300-005-0000;
27-34-300-011-0000

Zoning

Existing:

B-3 (General Business
and Commercial) &
ORI (Office and
Restricted Industrial)

Proposed:

ORI (Office and
Restricted Industrial)

Approvals Sought

- Site Plan/ Architecture
Approval
- Variations
- Rezoning
- Final Plat Approval

Project Planner

Kimberly Clarke, AICP
Community
Development Director

Daniel Ritter, AICP
Planning Manager

PLAN COMMISSION STAFF REPORT

October 21, 2021 – Public Hearing

Loyola Southwest Ambulatory Care Center

17901 LaGrange Road



EXECUTIVE SUMMARY

The Petitioner, Shawn Vincent on behalf of Loyola Medicine (property owner), is requesting Rezoning to the Office & Restricted Industrial (ORI) zoning district and variations from the masonry, urban design overlay district, signage, and parking requirements at the property located at 17901 LaGrange Road. Additionally, Site Plan approval and Preliminary Plat are requested.

The property is to be developed into a two-story tall, 72,000 sq. Ft. medical center on a 25.75-acre lot at the southeast corner of LaGrange Road and 179th Street. The medical clinic will be entirely outpatient. Services include an ambulatory medical clinic for primary care, a range of medical specialties, and a cancer care center. The property is currently two lots with two different zoning districts (ORI and B-3); it is proposed to be consolidated into one lot and zoned ORI. The south portion of the lot would remain undeveloped and farmed until such time it can be subdivided or developed in the future.

This proposed project is expected to begin site and foundation work this fall/winter and be operational in 2023. It is anticipated to bring additional jobs to the area and provide needed medical services to 1,500 patients a week.

Changes from the October 7, 2021 Workshop Staff Report are indicated in RED.

EXISTING SITE & HISTORY

The subject site consists of two lots with a total of 25.75-acres, located at the southeast corner of La Grange Road and 179th Street. Parcel one was recently purchased by Loyola, it is the northernmost parcel, approximately 4.13-acres in size, and is zoned B-3 (General Business and Commercial). This parcel was annexed into the Village in 1982. Parcel two has been owned by Loyola for many years and consists of an "L" shaped area zoned ORI (Office Restricted Industrial) approximately 21.62-acres. This site was annexed into the Village in 1984. Both properties have been most recently utilized for farming purposes.

The western edge of the site abuts property formerly occupied by 96th Avenue before the LaGrange Road reconfiguration; the area remains under IDOT's ownership and control. In 1992, The Village of Tinley Park received Jurisdictional Transfer (JT) of the Cook County segment of Old US Route 45 (96th Avenue) that was no longer used after US Route 45 (LaGrange Road) was realigned for the interchange with Interstate 80. The right-of-way can be used for local transportation-related needs, but restricts permanent buildings or structures within the JT. The Village has utilized approximately 1,000 feet of this 96th Avenue ROW south of 183rd Street for a roadway, renamed White Eagle Drive that provides access to the hotels, restaurants, as well as adjacent properties yet to be developed.

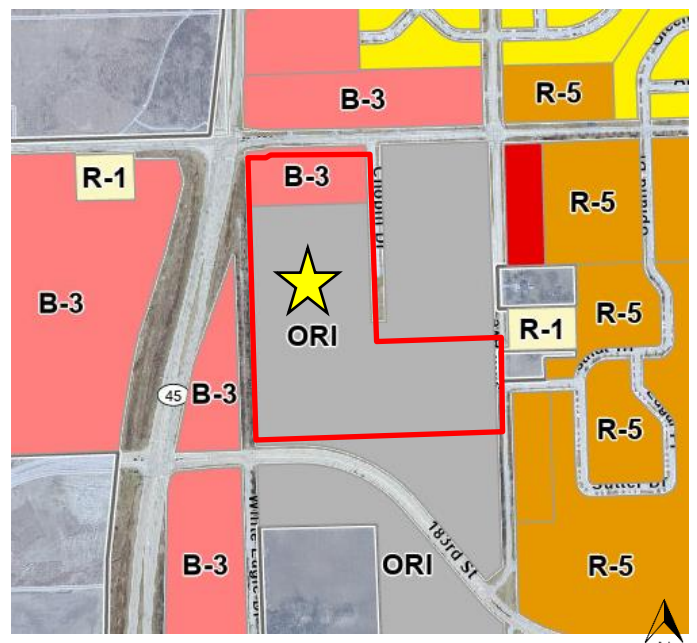
In the interest of economic development, the Village is engineering extensions of our utility systems (water and sanitary sewer) to service adjacent land that has long remained undeveloped, in part because the cost of extending the utilities for any single owner or development is prohibitive. Loyola is partnering with the Village through an easement agreement to use a portion of their land to install a sanitary sewer lift station to service the area.

ZONING & NEARBY LAND USES

The zoning for the site and nearby area is a mix of B-3 (General Business & Commercial) and ORI (Office, Restricted Industrial) zoning districts. There are several businesses to the north with a combination of freestanding buildings and multi-tenant strip centers. The Advocate Medical Campus Southwest is located to the west along with vacant land on LaGrange Road. The northwest corner of the intersection is the 966-acre Orland Grassland Nature Preserve. Directly east is Moraine Valley Community College which was constructed circa 2008. Lawn Funeral Home and residences are located further to the east along 94th Avenue. The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. The site will have planned for pedestrian connections and sidewalks throughout the site.



Location Map 17901 La Grange Road

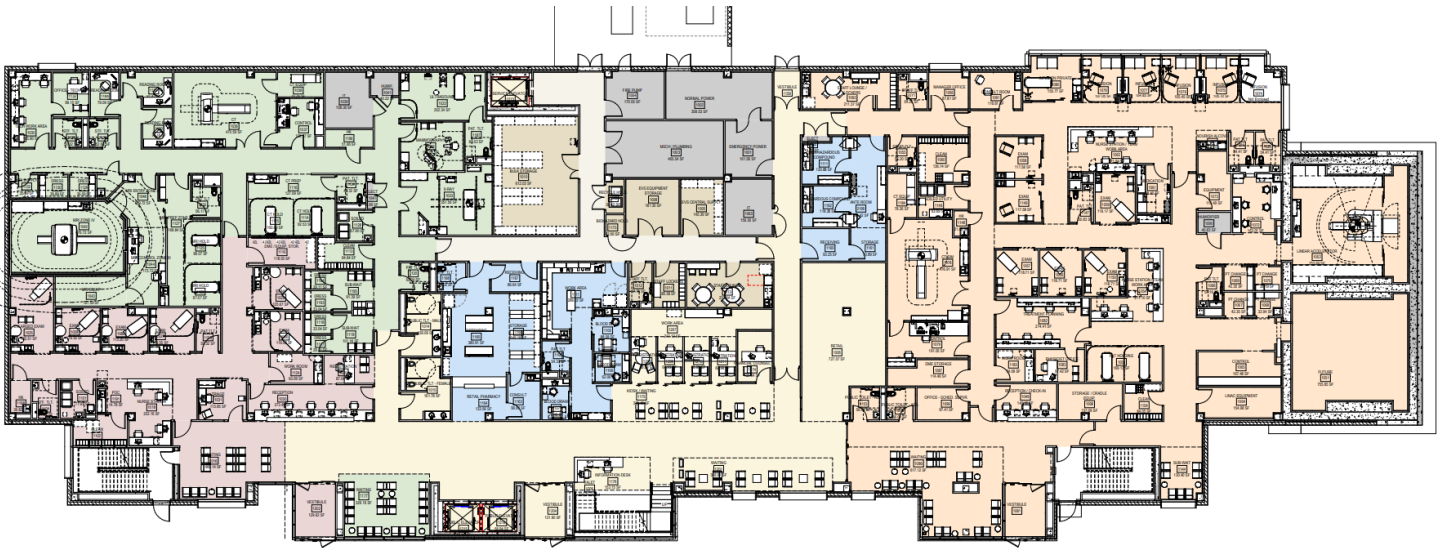


Zoning Map

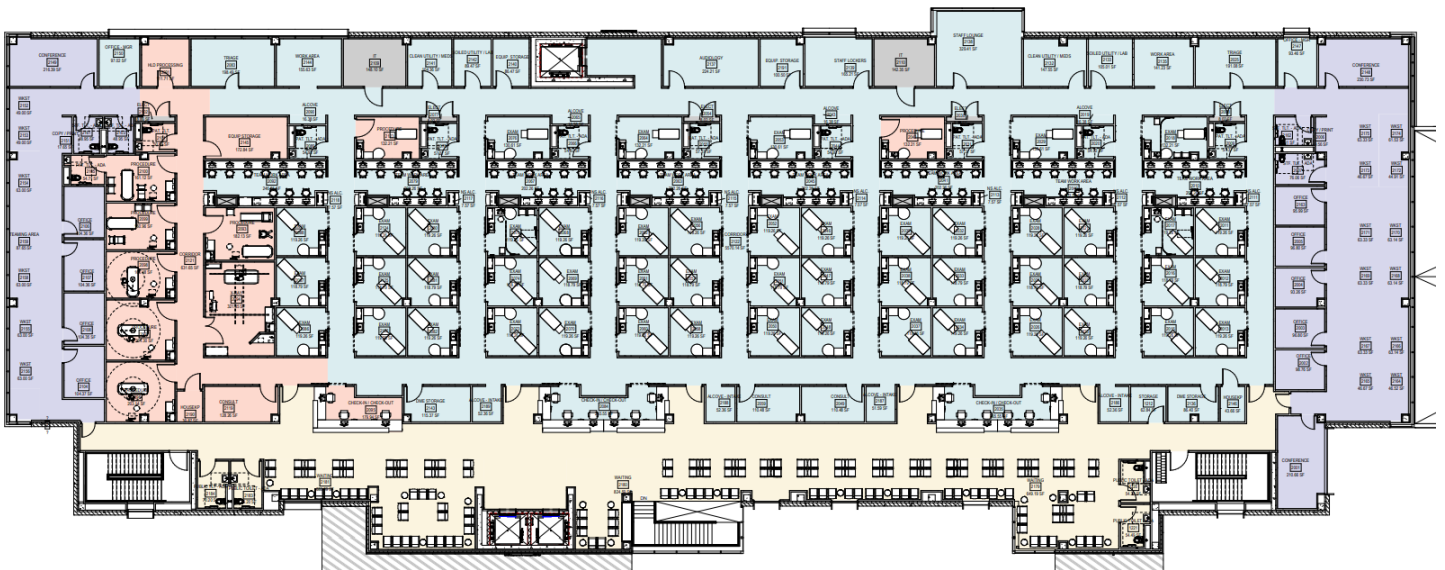
PROPOSED USE

The petitioner is proposing a 72,000 sq. ft. two-story, ambulatory medical clinic for primary care with a range of medical specialties including orthopedic surgery, oncology, cardiology, pulmonary medicine, urology, and general surgery. There will be no overnight accommodations and no patient will be present outside of the anticipated working hours on weekdays 7 a.m. thru 8 p.m., and weekends 8 a.m. thru 3 p.m. A cancer care center will be provided on the north end of the building with exam rooms, infusion rooms as well as CT and Linear Accelerator suites. The overall use is considered a “Medical Clinic”, which is a permitted use in the proposed ORI zoning district.

There is a clustering of other medical users along the LaGrange Road Corridor such as Alpha Med, DuPage Medical Group Immediate Care Center, and Advocate Medical Campus. In addition, there are hotels, food establishments and a local community college nearby and with the close proximity to the I-80 interchange it makes this an ideal location for Loyola to expand their medical availability to service the larger southwest suburban area.



Floor Plan 1st Floor



Floor Plan 2nd Floor

SITE PLAN

Overall

The property will be developed as a medical campus with the building perpendicular to 179th Street and the parking lots situated along Chopin Drive. While there is a large right-of-way setback, the building is oriented to have its highest visibility from LaGrange Road, where there is heavier traffic and most customers will be traveling to and from the site.

The building will have two main public entrances facing east towards the parking lot and Chopin Drive. One entrance is for the main medical center and ambulatory care and the second entrance is for the cancer care center. These areas generally have their own drop-off/pick-up areas and parking fields. However, patients and visitors can park anywhere on the property and they are connected internal to the building.

There will be a variety of gardens and sitting areas provided for patients that may be getting treatment for extended periods. These are located in the northwest corner of the site along 179th Street and part of the required landscaped bufferyard.

An employee entrance, break area, and loading will happen at the rear of the building that faces west towards LaGrange Road. This area will be largely screened from view by a screen wall, overhead canopy, and landscaping.

Vehicle Access

The plan provides multiple access points to the site. The main full access points will be on Chopin Drive which connects to 179th Street to the north. A right-in/right-out is indicated on LaGrange Road. That access point allowance will be determined by IDOT as it traverses their property and connects to their roadway. The LaGrange access point is a strong preference of the Petitioner since the majority of their traffic will enter and leave via LaGrange Road. However, the access point main or may not be possible due to grading and IDOT standards for LaGrange Road. Its approval may lag behind the rest of the site, but the site has been designed to be successful regardless. Additionally, a right-in only is shown as a possibility on 179th Street; this access will be subject to Cook County DOT review. The two access points on Chopin Drive align with the two access points (the main access and one for emergency access only) for Moraine Valley Community College to the east.

~~Open Item #1: A condition is recommended clarifying that approval of access points on 179th Street (Cook County DOT) and LaGrange Road (IDOT) are subject to approval by their controlling jurisdictions.~~

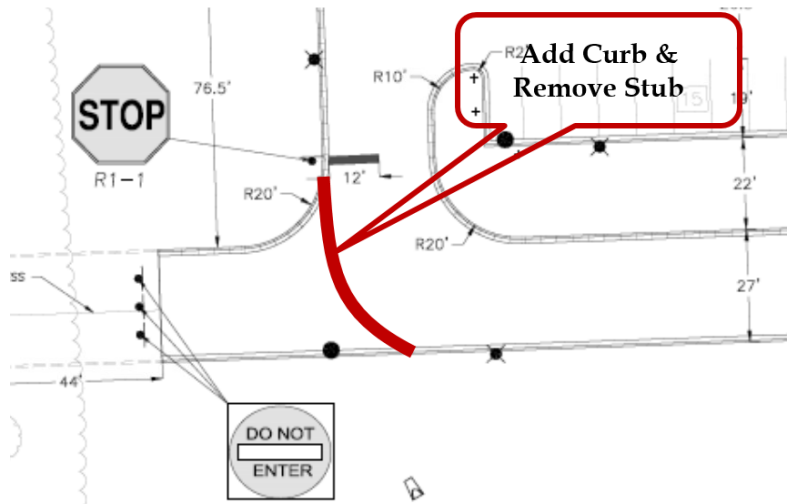
The UDOD only permits one curb cut for a property. The goal is to limit vehicle access points, which makes the area more walkable with one controlled point of access. However, that requirement is not feasible due to the size and scale of the subject site and the amount of traffic. The subject site is requesting to have as many as 4 curb cut access points as described above.

~~Open Item #2: Discuss Variation required from UDOD for additional curb cuts.~~



Since the LaGrange Road access may lag behind the project significantly, staff is recommending that the plans be revised to remove the “stubbed” access point on the southwest corner of the site and create a rounded curbed bend unless preliminary or Final IDOT approval is given to that access ahead of the site’s construction. This will provide the more conservative approach to the initial construction by avoiding an awkward dead end that can be a safety hazard, but still allow for the connection when approved in the future.

Open Item #3: Discuss plan revision to remove “stubbed” access point to LaGrange Road.



Walkways and Sidewalks

An extensive walkway system is proposed around the building and through the parking lot that will provide a safe route for pedestrians. This walkway system is also proposed to tie into the public walkway system. Public sidewalks will also be constructed around the site along 179th Street and Chopin Drive as required by the Village’s subdivision code.

Stormwater

There are stormwater detention areas proposed at the northeast corner and the southwest corner of the property. The image to the right shows how the two parcels are to be developed. Only 12.6-acres of the total 25.75-acre site is proposed to be developed, while the remaining southern 13-acres will remain farmed. The site is proposed to be one lot at this time, with a future subdivision possible for the remaining undeveloped land. The proposed detention will only be designed to accommodate the proposed Loyola development and additional detention will be needed if the remaining vacant land is developed in the future.

Setbacks and Site Layout

The required building setbacks for the Urban Design Overlay District include a 20’ maximum front yard, 10’ minimum side yard, and 10’ minimum rear yard. Additionally, parking setbacks include a 25’ front yard setback and 10’ side yard setbacks. The site fronts three public right of ways and three front yards, so it would be very difficult to meet these setbacks on such a large lot. The Petitioner chose to focus the building’s main frontage nearest to LaGrange Road which is the most heavily traveled, while using the other side as a second frontage that is adjacent to the building’s parking field. This requires Variations from these various UDOD requirements as noted in the table below in red due to the requirements for a maximum setback along public frontages and limited front yard parking. The proposal meets the overall development pattern in the area and is a unique use that will require a focus on traffic access since there are customers traveling for medical care and ambulatory service on the site. Pedestrian accommodations have been made in and around the site to help meet the intent of the overlay district.

Open Item #4: Discuss building and parking setback Variations required from UDOD regulations.

Urban Design Overlay District Setbacks			
	Proposed	Required	Difference
Building – Front (179 th)	95.5'	20' Max.	+75.5
Building - Front (LaGrange)	125.3'	20' Max.	+115.3'
Building – Front (Chopin)	~300' (specific number not noted)	20' Max.	+ More than 280'
Building - Rear	+231.2'	10' Min.	+221.2'
Parking – Front (179 th)	~70' (specific number not note don plans)	25' Min.	+~45'
Parking – Front (Lagrange)	65.7'	25' Min.	+40.7'
Parking – Front (Chopin)	15'	25' Min.	-10'

Engineering and Utilities

The plans require final engineering review and approvals. Additionally, the plans are subject to review by a variety of other jurisdictions including MWRD, IDOT, Cook County, IEPA, and others. Any comments or corrections are not expected to significantly change the final site plans. However, staff recommends a standard condition be placed on the approvals, requiring final engineering review and approval of all plans.

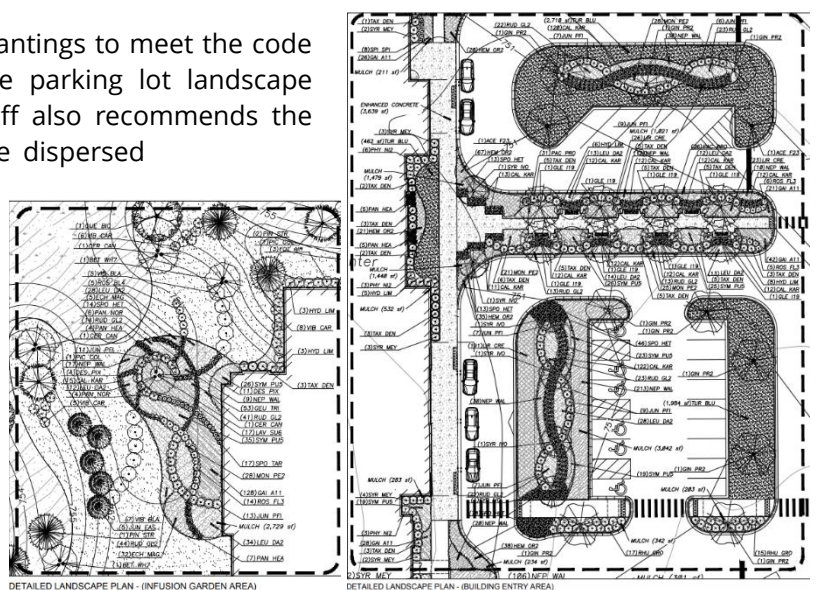
Open Item #5: Staff is recommending the site plan approval be conditioned upon final engineering review and approval.

LANDSCAPE

The property has an existing wetland area at the northwest corner that is currently in the process of being mitigated by the owner. The property will have two detention areas one at the northeast corner of the site and the largest at the far south end of the site. The plan has drive-thru aisles for drop off at each entrance. There is a heavy emphasis on landscaping this area to make it an attractive entryway feature for the medical center. On the west side of the building facing LaGrange Road is proposed 3'-4' berm and an infusion garden. The infusion garden is on the north end where the cancer center will be and the goal is to provide a tranquil area for patients to have a calming natural area to look at while being treated. On the west side there is also a planned employee paver patio area with a potential overhead trellis.

The plan needs to provide additional bufferyard plantings to meet the code requirements. In addition, landscaping within the parking lot landscape islands do not fully meet code requirements. Staff also recommends the buffer plantings for south property line should be dispersed along the drive aisle and the open space to create a more natural aesthetic vs. lining them all within the 25' wide bufferyard. The north and west bufferyards could also have required bufferyard plantings outside of the 25' wide bufferyard to create a more natural appearance.

Revised Plans included additional landscaping in areas along the south and west sides of the property. Some waivers are requested but generally offset by other additional landscaping located throughout the site.



Landscaping @ Infusion Center (Left) and Building Entry (Right)

Open Item #6: Review proposed landscaping plan and waiver requests.

ARCHITECTURE

The facility is intended to maintain the Loyola branding which is based off their main campus location in Maywood. The architecture has a modern look with the use of cooler colors and accent materials of metal and glass. The applicant initially proposed an all precast building with metal and glass accents as seen below.



First Proposal-38% precast panels; 36% glass and 26% metal panels



Second Proposal Option 1- incorporated a brick base around the building. This image provides 5% face brick; 34% precast panels; 31% glass and 29% metal panels



Second Proposal Option 2- incorporated face brick at the entrance points only. This image provides 32% face brick; 26% precast panels; 31% glass and 11% metal panels.



Final Proposal- This last image incorporates face brick on the base and the main entrances but in a gray stone. This brings the building closer to the masonry requirements with 38% face brick; 19% precast panels; 31% glass and 11% metal panels. A variation is still required.

Mechanical equipment will be either housed internally or located in screened locations on the rooftop. An at grade electrical transformer and at grade emergency generator will be located in the service yard on the west side of the proposed project.

The code provisions for Urban Design Overlay District include building design standards for non-residential buildings. Notable, the code states the main entrance to a building shall be oriented toward the major street, be prominent, and pedestrian accessible.

Open Item #7: Review and discuss the proposed architecture and variation in face brick requirement

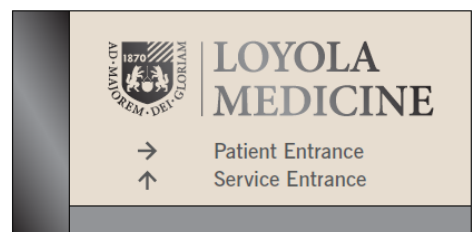
SIGNAGE

Signage for the project is provided but conceptual and details of the designs may change. The petitioner is providing multiple signs on site due to the large size of the property. There are three monuments signs proposed for the site. The first is proposed at the northwest corner of the site closest to the intersection of LaGrange Road and 179th Street. The second ground sign is at the northwest corner of the site closest to the intersection of Chopin Drive and 179th Street and the last ground sign is at the main entrance drive off of Chopin Drive. Properties within the ORI District are permitted to have one (1) ground base sign per adjacent public frontage with a maximum of two (2) ground based signs. There are anticipated wall signs to be placed



above the two entrances on the east side of the building as well as on the west side of the building facing LaGrange Road. With the conceptual designs, it appears a variation to grant an additional wall sign will be needed. The code permits one (1) wall sign per frontage not to exceed 120 sq. ft. per sign. With the two “wings” of the building, the applicant is proposing walls signs that identify the entrances for their patients. The sizes of the signs were not supplied.

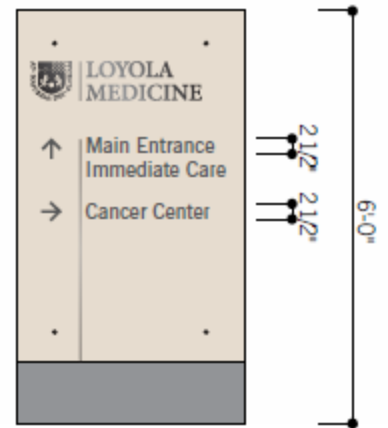
Additional signage information was supplied for review and all ground sign and wall signs appear they will meet size requirements on the site. The specific designs are still conceptual but expected to be similar to the attached sign package. Variations are requested for the additional ground and wall signs.



~~Open Item #8: Discuss proposed ground sign variation to permit one additional ground sign and one additional wall sign. Petitioner to clarify proposed ground sign and wall sign sizes and any need for additional variations.~~

Directional signs are also important in medical facilities that have emergency care and multiple services offered. Directional signs are permitted at a maximum of 4 ft. in height and a maximum of 6 sq. ft. in size with no logos or organizational names located on them. No details were supplied for the location, design, or size of directional signs. The Petitioner needs to supply additional sign details and will need to meet the code or request a variation from the requirements.

Directional sign information was supplied. Due to the unique medical use and various entrances, Variation relief is requested to allow larger and taller signs with the Loyola Medicine name on them. This will assist patients who may be in a hurry or have medical conditions to more easily read the signs and identify where they should go on the site.



~~Open Item #9: Discuss the need to supply details or responses for any directional sign relief.~~

PARKING

The petitioner has supplied a parking demand study by Eriksson Engineering Associates, Ltd., which summarizes the proposed parking use. The proposed development will include 330 parking spaces (28 of which will be accessible and 14 electric vehicle recharging parking spaces), and 2 loading spaces. The property's use is classified within the current Zoning code parking requirements as *Medical or Dental Office* use. Parking requirements are based on a minimum of two spaces for each office, exam room or treatment room, plus one space for each employee. The petitioner has provided a count of the facility's rooms and employees. The proposal includes 83 exam/treatment rooms, 20 offices, 35 workstations, and 130 employees. The code requires a minimum of 406 parking spaces. The code also requires a minimum of four loading spaces for buildings with a gross floor area of 70,001 to 120,000 square feet. The development will require a 76-parking stall Variation from Section VIII.A.10 of the Zoning Ordinance to permit 330 parking stalls instead of the required minimum of 406 stalls. The development will also require a two-loading space Variation from Section VIII.B. of the Zoning Ordinance to permit two loading spaces instead of the required minimum of four spaces.

Tinley Park Zoning Code Requirements

Use	Sized	Tinley Park Zoning Code Requirement	Required Parking
Medical or Dental Office	83 exam/treatment rooms 20 offices 35 work stations 130 employees	Two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee	406 spaces

The petitioner suggests that the zoning code parking requirement is based on the outdated healthcare practice of doctors seeing patients in their office after the exam, whereas the current healthcare model uses technology to allow this consultation in the exam rooms. The 55 offices and workstations are anticipated to only be used by doctors and staff, which are already accounted for in the employee count. If the parking requirement is adjusted for this factor, the overall parking need would only be 296 spaces, which is less than the proposed supply.

Eriksson Engineering has also provided two national sources for medical office parking, which conclude that the anticipated parking demand of only 225 spaces and 229 spaces, each less than the zoning code requirement. Eriksson Engineering has recommended the provision of 330 spaces on the site which is 44% higher than the national demand estimates.

Furthermore, the petitioner states in their operational narrative that they are confident that ample parking will be provided for the proposed use, and has stated that, if required, additional site space is available for this purpose.

The development will partially meet the Urban Design Overlay District code provisions for parking. The overlay district requires the parking setbacks are 25' minimum front yard, 10' minimum side yard, and zero-foot rear yard. The parking setback along Chopin Drive is proposed as 15', which is deficient by 10' and will require a Variation from the Zoning Code.

~~**Open Item #10: Discuss proposed parking and loading variations to permit 330 parking spaces instead of the 406 parking spaces required, and two loading spaces instead of the four loading spaces required.**~~

LIGHTING

Photometric plans and lighting cutsheets are attached to the packet. The plans and lighting details conform with all applicable lighting codes and regulations.

~~**Open Item #11: Petitioner needs to supply photometric plans and light spec sheets for review.**~~

SPECIAL APPROVALS NEEDED (REZONING AND VARIATIONS)

Rezoning

The smaller parcel adjacent to 179th Street is zoned B-3 (General Business & Commercial District) and the remaining larger "L" shaped parcel is zoned ORI (Office & Restricted Industrial District). The applicant is seeking to rezone the smaller parcel to the ORI District which will be consistent with all of the land surrounding the Loyola properties. The Zoning Ordinance describes the zoning district as follows:

"The ORI Office and Restricted Industrial District is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments."

~~**Open Item #12: Discuss the requested rezoning of the subject property to the ORI (Office Restricted Industrial) zoning district.**~~

Variations

1. Urban Design Overlay District
 - a. A Variation from Section V.D.2.D.(2) (Urban Design Overlay District – Dimensional Standards) of the Zoning Ordinance to permit a setback of approximately 95.5 feet (179th St Frontage), 125.3 feet (LaGrange Rd Frontage), and over 300 feet (Chopin Rd Frontage) instead of the required 20 foot maximum.
 - b. A Variation from Section V.D.2.D.(2) (Urban Design Overlay District – Dimensional Standards) of the Zoning Ordinance to permit a surface parking lot to be located 15 feet from the eastern (Chopin Dr) front yard property line instead of the required 25 foot minimum setback.
 - c. A Variation from Section V.D.2.C.(2).f. (Urban Design Overlay District – Access) of the Zoning Ordinance to permit up to four curb cut access point where a maximum of one is permitted per property.

2. Parking Requirements

- a. A Variation from Section VIII.A.10. (Number of Parking Spaces Required) of the Zoning Ordinance to permit 330 parking stalls were a minimum total of 406 stalls are required.
- b. A Variation from Section VIII.B.3. (Number of Off-Street Loading Spaces) of the Zoning Ordinance to permit a total of 2 loading spaces were a minimum of 4 loading spaces is required.

3. Masonry/Exterior Materials

- a. A Variation from Section V.C.7.F. (Commercial and Office Exterior Requirements) of the Zoning Ordinance to permit exterior elevations with 36-42% face brick, where a minimum is 60% face brick is required, per the attached elevations.
- b. A Variation from Section V.C.7.G. (Commercial and Office Exterior Requirements) of the Zoning Ordinance to permit exterior elevations with alternative building materials (precast concrete masonry, metal panels, and glass panels) to exceed the maximum of 15% of the exterior façade.

4. Signage

- a. A Variation from Section IX.H.2. (Industrial/Office Freestanding Signs) of the Zoning Ordinance to permit a total of three ground signs where a maximum of two are permitted (one per public frontage).
- b. A Variation from Section IX.H.1. (Industrial/Office Wall Signs) of the Zoning Ordinance to permit up to two wall signs (at a maximum of 120 sq. ft. each) on the east elevation where only one sign is permitted.
- c. A Variation from Section IX.H.1. (Industrial/Office Wall Signs) of the Zoning Ordinance to permit a wall sign on the west elevation to be up to 200 sq. ft. in size where a maximum of 120 sq. ft. is allowed.
- d. A Variation from Section IX.L.2. (Directional Signs) of the Zoning Ordinance to permit the site's directional signs to be up to six feet in height, 20 sq. ft. in signage area and indicate an organizational name where the maximum height is four feet, maximum size is 6 sq. ft., and the organizational name is not permitted.

~~Open Item #13: Discuss all requested Variations.~~

Plat of Consolidation

The proposed plat consolidates the two lots into one to avoid building a structure over a property line. Additionally, all required easements (utility, drainage, detention, cross-access, etc.) and dedications (sidewalk, roadway, etc.) will be included in separate Plats of Easement or Dedication when final engineering and jurisdiction approvals are received. The Plat has recommended conditions ensuring it received proper engineering and legal approvals. It also notes that a separate Plat of Easement is required to go to Village Board for approval and be recorded once final engineering has been completed.

~~Open Item #14: Discuss the preliminary Plat and the petitioner's timeframe for submittal prior to the Village Board review/approval.~~

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff will prepare draft responses for these Standards within the next Staff Report for the public hearing.

- a. The existing uses and zoning of nearby property;
 - Surrounding uses are primarily commercial and institutional uses. The LaGrange Rd corridor has similar ORI zoning and medical clinic uses.
- b. The extent to which property values are diminished by the particular zoning;
 - The rezoning would make the two lots a similar zoning district. No surrounding property values are expected to be affected.
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - There is no evidence or expectation of affecting property values based on the zoning change.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - The use would be permitted in either of the existing zoning districts. The rezoning is simply to align the zoning districts so the lots can be consolidated.
- e. The suitability of the property for the zoned purpose;
 - The site is suitable being developed with a medical clinic use that is permitted in the zoning district.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - The property has been vacant for many years and not previously developed. The two different zoning districts would make consolidating or developing the lots difficult.
- g. The public need for the proposed use; and
 - Additional medical service uses and provider options in the area benefits the community and larger metropolitan area's overall health and wellness. The medical clinic increases employment and drives traffic to the area that helps to support other surrounding commercial uses.
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - The area has largely been considered for a commercial use in previous plans but did not anticipate the lots would be developed together. Medical service uses have been approved nearby along the LaGrange Road corridor.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for these Standards within the next Staff

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.

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.

- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions.

Motion 1 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, Shawn Vincent on behalf of Loyola Medicine, a Map Amendment (rezoning) of the lot at the southeast corner of 179th Street and LaGrange Rd, commonly referred to as 17901 LaGrange Road (96th Ave/ Rt.45) from the existing B-3 (General Business & Commercial) zoning district to the ORI (Office and Restricted Industrial) zoning district, and adopt the Findings of Fact as proposed in the October 21, 2021 Staff Report."

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant Variations from the Zoning Ordinance to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, as listed in the October 21, 2021 Staff Report for parking requirements, exterior masonry requirements, signage, and Urban Design Overlay District requirements at the property located at 17901 LaGrange Road in the ORI (Office and Restricted Industrial) zoning district, in accordance with the plans submitted and adopt Findings of Fact proposed in the October 21, 2021 Staff Report."

Motion 3 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Site Plan and Architectural Approval for a new medical clinic at 17901 LaGrange Road in the ORI (Office and Restricted Industrial) zoning district, in accordance with the submitted plans and subject to the following conditions:

- 1. Site Plan Approval is subject to approval of the required Variations and development agreement by the Village Board.*
- 2. Site Plan Approval is subject to other jurisdictional reviews and approval including IDOT, Cook County DOT, MWRD, IEPA, and any others. Any substantial changes to the plans required by other jurisdictional requirements may require additional approvals.*
- 3. Site Plan Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes."*

Motion 4 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Final Plat of Consolidation Approval for Loyola Medicine in accordance with the Final Plat (dated October 12, 2021) submitted and listed herein, subject to the condition that the Final Plat approval is subject to the following conditions:

- 1. Final approval by the Village Engineer and Village Attorney.*
- 2. A separate Plat of Easement shall be approved by the Village Board and recorded for all required public easements prior to building occupancy."*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application	Loyola Medicine	9/15/21
	Operational Narrative	HOK	9/15/21
	Zoning Review	HOK	9/15/21
	Plat of Survey 5/24/2021	JLH Land Surveying	5/24/21
	Development Parcel (Preliminary Topographic Base Sheet C100)	Eriksson	n/a
	Overall Plan (Floor Plans)	HOK	n/a
	Roof Plan, Sheet A003	HOK	7/28/21
	Site Plan – Color (not updated, for color rendering only)	HOK	8/4/21
	Landscape Plan Sheets L100, L200, L201 and Review Responses	HOK	10/12/21
	Exterior Renderings (Elevations)	HOK	9/30/21
	Signage Concepts	HOK	10/14/21
	Parking Study	Eriksson	9/15/21
	Traffic Study	Eriksson	9/15/21
	AutoTurn Vehicle Analysis	HOK	9/28/21
	Civil Engineering Plans	HOK and Eriksson	9/28/21
	Plat of Consolidation	Eriksson	10/12/21
	Photometrics and Lighting Details	HOK	9/10/21

Erikson = Erikson Engineering Associates

HOK = Hellmuth, Obata, Kassabaum, Inc. (Architecture, Planning, Engineering)

Petitioner

Ascend Illinois, LLC

Property Location

16200 Harlem Avenue

PIN

27-24-202-022-0000

Zoning

B-3 PD (General Business
and Commercial, Park
Place PUD)

Approvals Sought

Special Use Permits
Site Plan Approval

Project Planner

Lori Kosmatka,
Associate Planner

PLAN COMMISSION STAFF REPORT

April 7, 2022 – Workshop & Public Hearing

Ascend Cannabis Dispensary

16200 Harlem Avenue



EXECUTIVE SUMMARY

The Petitioner, Ascend Illinois, LLC (property owner), is requesting Site Plan/Architectural Approval, a Substantial Deviation of the Park Place Planned Unit Development (PUD) with Exceptions to the Village Zoning Ordinance, and a Special Use Permit for an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue (former Bandana's BBQ/Applebee's restaurant). The granting of these requests will allow for a retail dispensary use of adult-use cannabis, and will permit façade and site plan changes.

The design proposal includes façade adjustments to the building. The majority of the north and east facades will be replaced with a curtain wall and wrapping canopy, and the walls will include new Nichiha fiber cement and staining of existing brick. The goal is to give it a modern design typical of other Ascend retail locations as opposed to the existing design which is more typical of a casual dining restaurant.

Ascend currently operates 20 locations in five states (Illinois, Michigan, Ohio, New Jersey, Massachusetts) with experience owning, opening, and operating cannabis dispensaries. The nearest location to Tinley Park is in Chicago Ridge. The Petitioner has provided a detailed business plan outlining their standard operating procedures for the proposed use. Security operations are important to the business, state, and municipalities that they operate in and have very strict requirements that they maintain at all their locations.

EXISTING SITE & HISTORY

The subject property is a 1.11-acre outlot located on the west side of Harlem Avenue between 161st Street and 163rd Street. The single-tenant freestanding 4,300 sq. ft. single-story building was most recently a Bandana's BBQ restaurant and a sports bar and Applebee's before that. Ascend purchased the property in December 2021.

The proposed development will require an amendment to the existing Park Place Planned Unit Development (PUD) as a Substantial Deviation. Park Place was adopted November 7, 1989 (89-O-048) and included Single Family (R-1) and General Business and Commercial uses (B-3) with the hope of attracting a hotel, restaurant, office and retail uses. Additionally, there were plans to build a 9-hole golf course as part of the mixed-use PUD. The residential uses were constructed on the west side of the property and in 1993 the Village amended the PUD (93-O-36) to allow for the construction of the Aldi store. A PACE Warehouse Store (a membership buyer's club) was already constructed north of Aldi and is now occupied by Sam's Club. Two years later in 1995, the Village amended the PUD again to provide for the K-Mart store (95-O-001) and outlot; the required stormwater management essentially eliminated any future plans for a golf course. The PUD regulated specific uses to properties to maximize sales tax producing uses in the heavily traveled commercial corridor with multiple big box retail and commercial tenants existing.

Pete's Fresh Market recently received approval to convert the Super K-Mart into a warehouse, and to construct a new supermarket (with additional retail space) to be located at the west edge of the existing parking lot. The warehouse work has begun and the super market building is expected to begin construction this spring.

Ascend Illinois, LLC, is a wholly owned subsidiary of Ascend Wellness Holdings, Inc. ("AWH"). AWH has illustrated their experience as a vertically integrated cannabis partner currently in five states, with 20 dispensaries. Their business plan states they focus on emerging markets east of the Rockies, with flagship locations in desirable retail corridors servicing key medical and adult-use markets.



Location Map

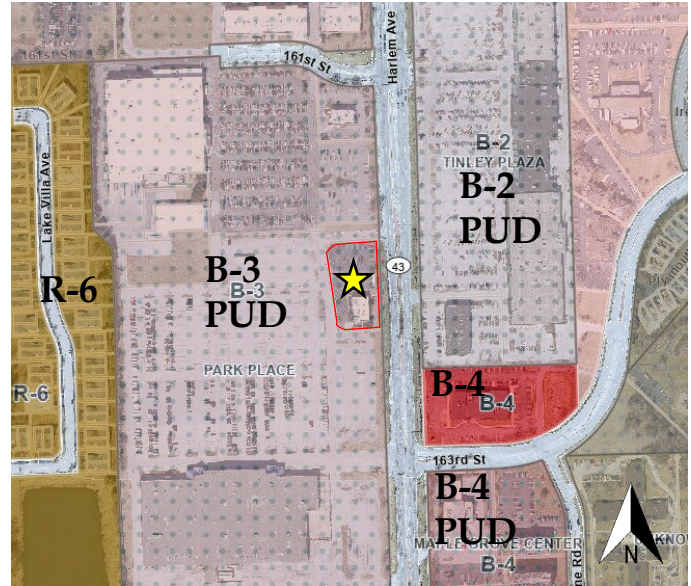


Existing Building

ZONING & NEARBY LAND USES

The subject parcel is located in the Park Place PUD with the underlying zoning of B-3. It is located along Harlem Avenue, one of the Village's major commercial corridors.

The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with commercial uses. The property to the west is developed with residential duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4 (Office and Service Business District) and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.



Zoning Map

The outlot building is relatively remote to other uses and facilities and does not appear to have a significant impact on other uses. The property has landscaped islands surrounding its parking lot. It is at least 710 feet away from existing residential, and separated by additional parking and the Pete's Fresh Market supermarket and warehouse buildings.

SPECIAL USE APPROVAL NEEDED

Two Special Use approvals are required for the proposal, along with Site Plan and Architectural Review:

1. A Special Use is required for a Substantial Deviation of the Park Place Planned Unit Development (PUD) with Exceptions to the Village Zoning Ordinance. The PUD currently limits this outlot subject property's use to restaurant only. The Substantial Deviation would remove that restriction and allow for any use permitted for in the Zoning Ordinance for B-3 zoning.
2. Special Use Permit is required for the nature of the *Adult-Use Cannabis Dispensing Organization* use in the B-3 Zoning District. The use is regulated by Section V.C.13. "Adult-Use Cannabis Business Establishments" in the Village Zoning Ordinance. This code states that the use shall be processed in accordance with the Zoning Ordinance's Section X.J. "Special Uses". There are some additional requirements and Special Use considerations that are to analyzed as part of the Special Use request.

PROPOSED USE

The Petitioner proposes an adult-use cannabis dispensing organization, and has provided a detailed business plan outlining their standard operating procedures for the use. Ascend Illinois, LLC, is a wholly owned subsidiary of Ascend Wellness Holdings, Inc. ("AWH"). AWH (<https://letsascend.com/>) has illustrated their experience as a vertically integrated cannabis partner currently in five states, with 20 dispensaries. Their business plan states they focus on emerging markets east of the Rockies, with flagship locations in desirable retail corridors servicing key medical and adult-use markets.

Hours of Operation

The facility will meet code requirements, operating Monday-Saturday from 9:00am to 9:00pm, and Sundays 12:00pm to 6:00pm. The AWH business plan identifies 54 employee positions.

Security & Product Handling

The AWH business plan details a detailed security plan outlining components and protocols for operations, including the recall, quarantine, and destruction of cannabis product. The security operations are important to the success of the business and safety of the employees and community. The security requirements are also heavily regulated by the State of Illinois as part of their licensing requirements for all cannabis-related businesses.

The delivery of cannabis product will be in the designated secured loading area, which also currently serves as the trash enclosure area. The Petitioner has confirmed that there will be sufficient area to allow for both the dumpster and the delivery truck or van to pull-in. Both of the enclosure's double and single gates will have locks installed. Security cameras will be installed in the enclosure as well as throughout the facility.

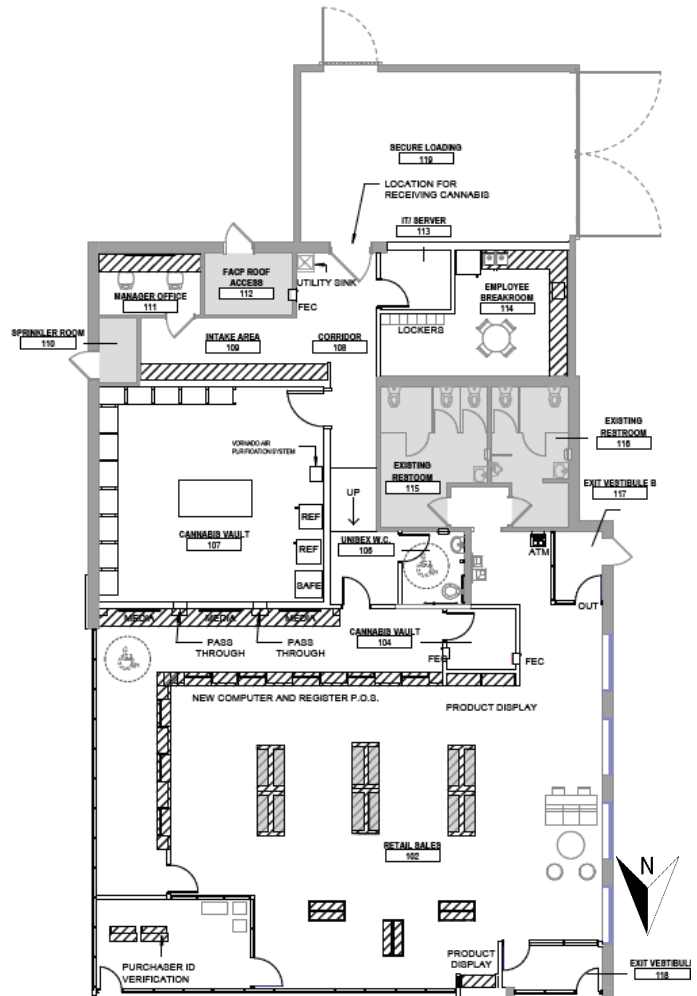
AWH's business plan contains a comprehensive explanation of staffing structure, training procedures, and employee roles to ensure consistency and adherence to all operations and security protocols.

Customer Circulation

The flow of customers to the building will be controlled. Customers may only enter through the single ingress point on the eastern corner of the north façade, which is a vestibule designated to check the customer's identification. The customer can access the mercantile spaces at the point of sales counters and product displays, and restrooms. Upon leaving the site, customers can choose to exit from two egress points. These two egress points will be locked from the outside. The petitioner estimates approximately 600 customers per day.

Ventilation

AWH has also provided information on ventilation and odor mitigation measures. In addition to design measures to seal the building (weather stripping, caulking, etc.) and HVAC system for air circulation, standard carbon filter(s) will also be used throughout the facility. Proposed plans show a Vornado air purification system to be located in the main cannabis vault. Staff will also be trained in odor mitigation practices. Employees will alert management of any odors that are detectable from the parking lot as they enter work each day. Doors and windows will remain closed at all times to prevent escaping odors. Furthermore, AWH will perform an odor analysis weekly to determine the effectiveness of their odor control measures. An employee who has just reported for work will be assigned to walk the outer perimeter of the property and the immediate exterior to assign a grade of air quality using a designated scale. Any score above a "3" will trigger an immediate response. AWH will maintain records of these records and be able to provide them to the Village upon request.



Proposed Floor Plan

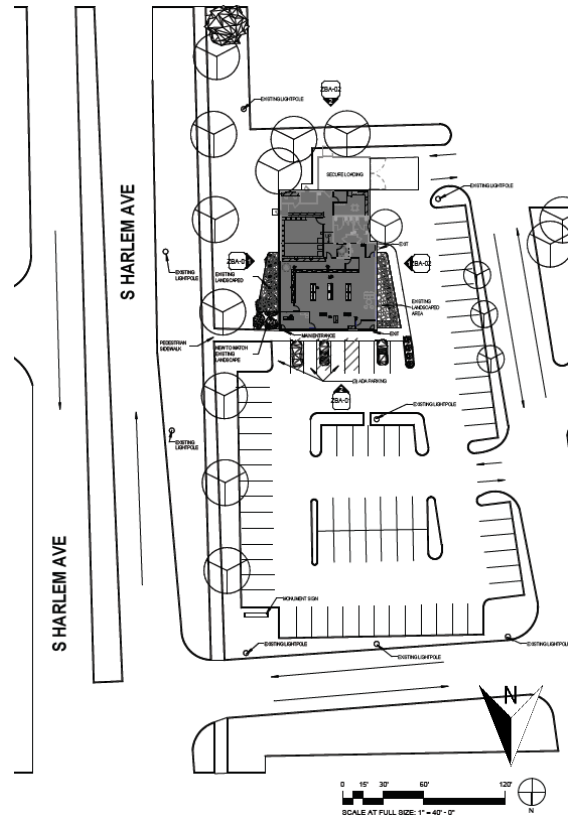
SITE PLAN & LANDSCAPING

The Petitioner has provided a site plan. The proposal will not change the building footprint and will have minimal changes to the site layout.

The property is an outlot, with two existing vehicle access points to the west, and a sidewalk from Harlem Avenue to the east. The property contains 75 parking stalls to the north and west of the building. Customers will enter from a single, controlled entry access point at the northeast corner of the north façade. A sidewalk connects to the entry from Harlem Avenue. There are two separate egress points that customers will leave the building. The building contains three other access points, not used by customers, to the trash enclosure/secure loading area, the sprinkler room, and the FACP roof access.

The trash enclosure area to the south of the building is proposed to additionally serve as a secure loading area, but will not physically be modified.

Minimal changes to landscaping are currently proposed. The Petitioner has noted that on the east side of the building, alongside where the curtainwall will be located that new landscaping will be proposed to match existing landscaping. The property will be required to meet or exceed the existing landscaping or previous approval.



Site Plan

ARCHITECTURE

The design proposal mainly includes façade adjustments to the 4,300 sq. ft. building, while keeping the footprint the same. The majority of the north and east façades will be replaced with a curtain wall and wrapping canopy, and the walls will include new Nichiha panelized fiber cement cladding and staining existing brick. The change from standard window openings to a curtain wall system change approximately 800 sq. ft. of the façade to storefront system glazing. The Nichiha portions of the facade will be raised approximately four feet over the existing height of the sides of the building.



North (Main Entry) Proposed Rendering

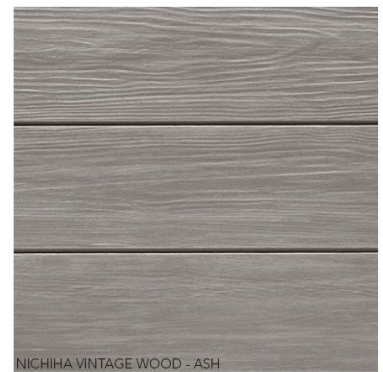
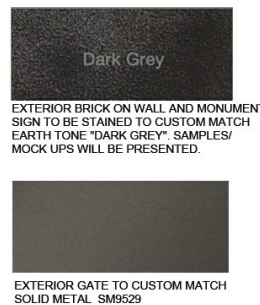
The Nichiha VintageWood product is an architectural wall panel which is installed on a hidden track system with a built-in rainscreen. The Nichiha product will be a medium gray "Ash" color. The existing brick is primarily reddish-brown with a band of beige soldier coursing below the roofline. The brick will be stained with a Permatint product (#1020 SiLazur) in a dark gray color to match the color provided in the architectural design drawings. Permatint states this is a highly durable product with a life



Northeast Proposed Rendering

expectancy of at least 20 years. It is a semi-transparent mineral stain which bonds by soaking into the surface, displaying all the properties of the natural brick. It is water vapour permeable, mildew resistant, non-combustible, and does not blister or peel.

Other work includes removing an existing freezer, and replacing it with a new brick wall and roof over the proposed employee breakroom area, adjacent to the trash enclosure/loading area. Currently, this area contains freezer that is exposed to the outdoor elements, and obscured from public view by the trash enclosure's walls. The existing metal doors and gates will also be painted in a medium gray color complementary to the color palette.



Color Palette: Brick Stain (top L), Gate Paint (bottom L), Nichiha (R)

An Exception to the Zoning Ordinance will be required for masonry requirements and alternate building materials. Section V.C.7.2 requires that 75% of the façade be face brick, and the remainder be an approved masonry material. The code also states that alternate building materials including fiber cement siding not constitute more than 15% of any façade. The petitioner states the façade will be approximately 70% brick, 15% Nichiha fiber cement panels, and 15% storefront glazing.

Open Item #1: Final color and materials shall be subject to review and approved by Village staff.

SIGNAGE

The proposed signage is required to conform to the Zoning Ordinance Section IX Sign Code, which is the standard sign code for signage in the Village.

The proposed signage includes three Wall Signs ("A", "B", and "C") and one Freestanding sign ("D").

For Wall Signs, Section IX requires that for tenant gross floor area up to 10,000 square feet have a maximum of one (1) per tenant frontage, and a maximum allowable sign face area of one (1) square foot per one (1) linear foot of building/tenant frontage not to exceed 120 square feet per sign. The proposed Wall Signs "A", "B", and "C" are each 57 sq. ft., and all comply with these code requirements. The building's north frontage is 58'-0 ¼", and the east and west frontages are 82'-11".

The proposed Wall Sign "A" on the north façade will require an Exception to the Zoning Ordinance Section IX.D.1.c.iv "Wall Sign Location for a Single Tenant Building". This code states that the location of the sign should be as close to the entrance of the business as possible. The proposed building entry is at the northeast corner on the north façade, and the sign is proposed in an approximate centralized location of the Nichiha wall material. Wall Signs "B" and "C" do not have building entries.

For Freestanding Signs, Section IX requires that for lots with less than 500 feet frontage in the B-3 Zoning Districts to have a maximum allowable sign face area of one (1) sq. ft. per two and a half (2 ½) linear feet of lot frontage, not to exceed 120 square feet per sign, and a maximum sign height of 120" (10 feet). The proposed freestanding sign, located at the north east corner of the property, excluding the base, conforms to Section IX as it is 69.375 square feet and 60" high. The brick base of the sign will be stained with the Permatint product in a color that is complementary to the building's façade.

PARKING

The proposed use will comply with the Village Ordinance's minimum parking requirements. No changes are being made to the parking lot design nor parking space count. There are 75 total parking spaces, three of which are handicap accessible. The use is classified as "Retail Store" which requires one (1) space for each 150 sq. ft. of gross leasable floor area. The building is 4,300 sq. ft., which only requires 29 parking spaces.

LIGHTING

The applicant proposes to remove the exterior lights (currently goosenecks and wall sconces) and provide new exterior wall sconce lights, eight of which will be on the west façade. The applicant has acknowledged that proposed lighting will meet the Village's Zoning Ordinance Section V.C9.E "Glare" requirements, and can remove the uplighting.



EXTERIOR

SUMMARY OF OPEN ITEMS

Staff identified the following open item for discussion at the workshop:

1. ***Final color and materials shall be subject to review and approved by Village staff.***

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.

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 use will not be detrimental or endanger the public health, safety, morals, comfort of general welfare. Operation of the proposed use will follow the guidelines required by the State for adult-use dispensaries, including cannabis regulations in accordance with the Illinois Department of Financial and Professional Operation. Access into the building will be controlled by a single point of entry requiring identification verification.***
- 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 use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood. The building's renovation will be a clean, contemporary design which will beautify and improve upon on its existing design. The design will be complementary to other recently approved retail and commercial redevelopment in the area.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed use will not impede the normal and orderly development of surrounding property, which is already developed or in the process of redevelopment. It will be located in an existing freestanding outlot building with sufficient parking.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The proposed use is located in an existing outlot building which currently has adequate utilities, access roads, drainage, and facilities. There are no proposed changes to these elements.***
- 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
 - ***The proposed use will have adequate measures taken to provide ingress and egress to minimize traffic congestion in the public streets. There are no changes to the access points of 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. 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.
 - ***The proposed use will comply with all other Village, state, and PUD regulations.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***The proposed use creates approximately 50 new jobs and produces additional sales and property tax revenues for local governments to utilize.***

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.

STANDARDS FOR ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS

Section V.C.13. of the Zoning Ordinance lists additional standards that need to be considered by the Plan Commission when analyzing the Adult-Use Cannabis Business Establishment request.

V.C.13 Standards: Adult-use Cannabis Business Establishment Components: In determining compliance with Section X.J. (Special Uses), the following components of the Adult-Use Cannabis Establishments shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

- i. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - ***The proposed use is located in an existing outlot building that is relatively remote to other uses and facilities, and does not appear to have a significant or negative impact on the other nearby commercial uses. It is approximately 710 feet away from the nearest residential uses, and separated by additional parking and the future Pete's Fresh Market supermarket building.***
- ii. Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.
 - ***The proposed use will be in a 4,300 square foot existing building, will include a comprehensive security installation/security plan to be approved by the State, and comply with building code. The location is preferred by the Village for safety and security reasons as it will have police and public visibility from Harlem Avenue.***
- iii. Hours of operation and anticipated number of customers/employees.
 - ***The proposed use will operate Monday - Saturday from 9:00am to 9:00pm, and Sundays 12:00pm to 6:00pm. The petitioner estimates 54 employee positions and 600 customers per day.***
- iv. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
 - ***The site meets the required parking demand for the use on-site and has additional shared parking available to the west of the property.***
- v. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - ***The proposed use appears have anticipated traffic generation appropriate for its locational access and context to adjacent roadway capacity. The petitioner anticipates approximately 600 customers per day, with traffic generation anticipated to be from Harlem Avenue. Vehicular access to the facility is via two access points on the west side of the property which connect to a drive aisle parallel to Harlem Avenue and to be reconstructed with the Pete's Fresh Market redevelopment.***
- vi. Site design, including access points and internal site circulation.
 - ***The proposed use has satisfactory site design, access points, and internal site circulation. The two vehicle access points and one pedestrian sidewalk remain unchanged. The internal site circulation, including the parking lot layout, also remains unchanged.***
- vii. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.
 - ***The proposed use will comply with Section IX (Sign Regulations) of the Zoning Ordinance with regards to business signage and the additional restrictions on cannabis regulatory signage in Section V.C.13. will also be met.***

- viii. Compliance with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.
 - ***The proposed use complies with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.***
- ix. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
 - ***No other criteria have been determined to be necessary to assess compliance.***
- x. In addition to the Special Use Standards outlined in this section no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:
 - 1. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
 - 2. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.
 - ***The proposed use is located along the west side of the Harlem Avenue corridor. The existing building is aligned with the public right-of-way and does not dominate, alter, nor diminish the essential character of the commercial corridor. In addition to a surplus of parking provided on site, shared parking exists to the west of the property.***
- xi. HVAC and air treatment systems that will be installed to reduce odors to the exterior of the building and internal to the building if located in a multi-tenant building.
 - ***The proposed use is in a single-tenant building. Ventilations measures include HVAC, carbon filters, a Vornado air purification system. The facility will also train odor mitigation practices and perform a weekly analysis of odors to ensure they are not noticeable outside of the building or site.***

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and

constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Motion 1 (Special Use for a Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place Planned Unit Development with Exceptions to the Village Zoning Ordinance to the Petitioner Ascend Illinois, LLC, to permit an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, where the requirement for a restaurant use will be removed, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report.

Motion 2 (Special Use for Cannabis Dispensary):

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner Ascend Illinois, LLC to permit an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report, subject to the following conditions:

- 1. The Petitioner must obtain a state license within one year of approval and stay within good standing with the State of Illinois' cannabis licensing and taxing regulations. The Special Use shall be automatically repealed if the Petitioner ever loses state licensing approvals.*

Motion 3 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner Ascend Illinois, LLC, Site Plan and Architectural Approval for redevelopment of an outlot to have an Adult-Use Cannabis Dispensing Organization at 16200 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 7, 2022 Staff Report, subject to the following conditions:

- 1. Site Plan Approval is subject to approval of the requested PUD by the Village Board.*
- 2. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application (Redacted)	Petitioner	Received 3/18/21
Response to Standards	Petitioner	Received 3/18/21
Business Plan (Project Narrative)	Petitioner	Received 4/1/21
ALTA Survey	Bock & Clark / NV5	Dated 12/28/21
IDFPR Drawings (Elevations, Plans)	Interform	Received 3/29/21
Queuing Plan	Interform	Received 3/18/21
Design Package (Renderings)	Interform	Received 4/1/21
Brick Stain Specification Sheet	Permatint	Received 3/29/21
Nichiha Fiber Cement Wood Panel Specification Sheet	Nichiha	Received 3/29/21
Signage Package	Ace Sign Co.	Received 4/1/21



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize Lucas Hoefflicker (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: 

Property Owner Name (Print): Ascend Illinois, LLC

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: 

Property Owner Name (Print): Ascend Illinois, LLC

Applicant Signature:
(If other than Owner)

Frank Perullo

Applicant's Name (Print):

Date: 2-7-2022



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: Adult Use Cannabis Retail Dispensary
- ☒ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☒ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: ASCEND TINLEY PARK

Project Description: RENOVATION OF AN EXISTING BUILDING

Project Address: 16200 S. HARLEM Property Index No. (PIN): _____

Zoning District: B3 - Pud Lot Dimensions & Area: 48, 353.35 sf. or 1.11 Acres

Estimated Project Cost: \$ \$1,000,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Ascend Illinois, LLC Company: Ascend Illinois, LLC

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

- ☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

STANDARDS AND CRITERIA FOR A SPECIAL USE

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, will be discussed in detail during the public 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. If additional space is required, you may provide the responses on a separate document or page.

- 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.**

Ascend special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public. Operation of this project will follow the strictest guidelines required of a Medical and Adult-use dispensary as directed by the state.

- 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.**

Granting special use will not be injurious to the use and enjoyment of other property. We believe that the renovation of this building as shown in the drawings attached will enhance and beautify the existing building in the similar fashion as the ongoing construction.

- 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.**

Granting special use will not impede the normal and orderly development of the surrounding property. The renovation of the building will Modernize the existing building. The use requested is not a deterrent from the uses permitted in the district already.

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

Adequate utilities will be provided in accordance to the building code. There are no changes to road access and drainage in the proposed renovation.

- 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.**

There are no changes to the ingress and egress in the proposed renovation. We believe that the existing layout is more than adequate and expect minimal congestion in the public streets.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

We will comply with the regulations of the district and the governing body.

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

This facility will create 40+ jobs initially. The village will be entitled to a 3% sales tax on all recreational marijuana sold from this store front.



Business Plan

**Ascend Illinois, LLC
16200 S Harlem Avenue
Village of Tinley Park, Illinois 60477**

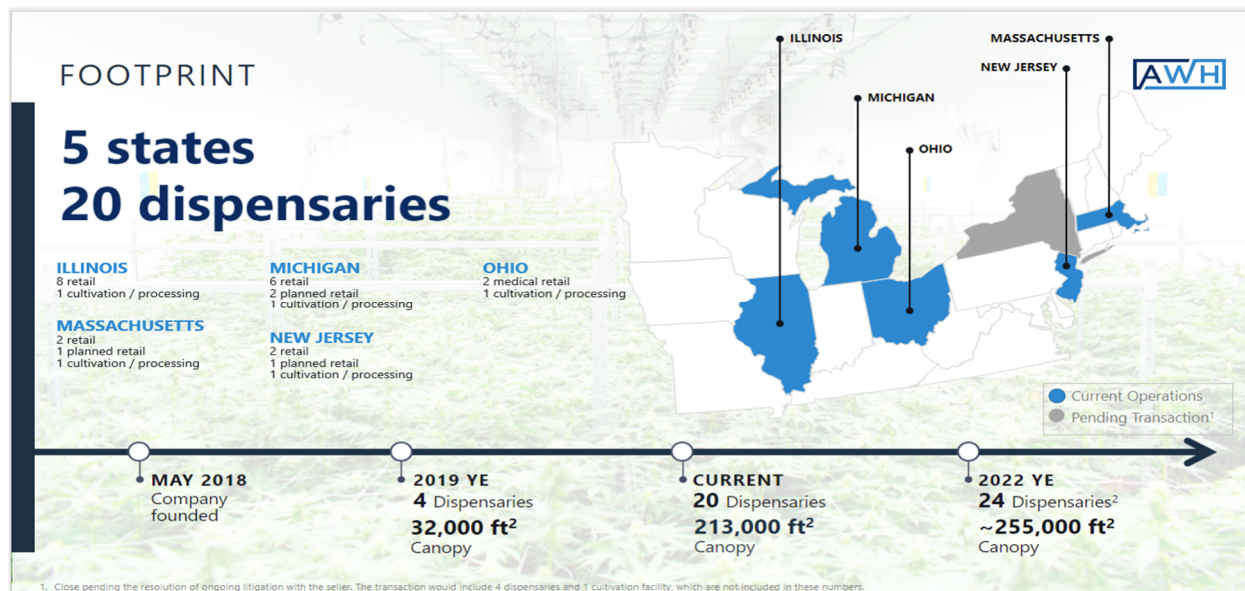
Contents

<i>Business Experience</i>	4
<i>Project Overview</i>	4
Community Impact	5
Security	5
Company's Onsite Associates and Private Security Contractors	5
Agent-in-Charge	5
Dispensary Agent	5
Private Security Contractors	5
Inspections	6
Dispensary Security Protocols and Controls	6
Loitering Protocols	6
Preventing Overflow and Overcrowding	7
Public Access Area (PAA)/Front Entrance/Outside Perimeter Areas	7
Limited Access Area (LAA)	7
Restricted Access Area (RAA)	7
Keycard Access/Locking Devices	8
Secure Storage	8
Cannabis Storage During Hours of Operation	8
Cannabis Storage When the Dispensary is Closed	8
Cannabis Storage During Construction	8
Securing Cash	8
Product Delivery	8
Electronic Security System	9
Access Control System	9
Purchaser Access Controls	9
Visitor Access Controls	9
Service Professional Access Controls	10
Dispensary Agent Access Controls	10
Alarm System	10
Exterior Windows	10
Video Surveillance System	11
VSS Hardware, Image Formatting and Printing Requirements	11
Live Link Video Feed	11
Recording Frames Per Second	11
Video Monitoring	11
Restricted Access Areas	12
Safes and vaults	12

Outside the Dispensary	12
90-Day Surveillance Recordings Requirement	12
Failure Notification System	13
Secured Security Room/Closet	13
System Testing and Maintenance	13
Power Outage.....	13
Waste Destruction Process	14
Emergency Action Plans	14
Fires and Natural Emergencies	14
Emergency Kit	15
Suspicious Individuals and Violent Incidents	15
Suspicious Individuals	16
Active Harmer and Workplace Violence	17
<i>Staffing and Training</i>	<i>18</i>
Staffing Levels.....	19
Job Summaries	19
Agent in Charge (“AIC”).....	19
Contracted Private Security Agent:	19
Sales Associates (Dispensing Organization Agents):	20
Hiring	20
Training Plan	21
Annual Training	23
<i>Recalls, Quarantine Destruction Plan.....</i>	<i>24</i>
Recall Plan	24
Mandatory v. Voluntary Recalls.....	25
Serious Adverse Events v. Product Complaints.....	25
Receiving Reports of Serious Adverse Events and Product Complaints.....	25
Recall Procedures	26
Quarantine	28
Destruction	29
<i>Ventilation / Odor Mitigation</i>	<i>30</i>
Design Measures to Prevent Off Site Odors.....	31
Appropriately Sized and Maintained HVAC System	31
Use of Activated Carbon Filters	31
Staff Training Staff to Engage in Odor Mitigating Practices.....	31
<i>Evaluating the Effectiveness of Odor Control Measures.....</i>	<i>32</i>

Business Experience

Ascend Illinois, LLC, a wholly owned subsidiary of Ascend Wellness Holdings, Inc. (collectively as, "AWH"), is committed to bettering the lives with cannabis. AWH has ample experience in understanding and embracing the larger cannabis marketplace, as a vertically integrated cannabis operator with assets and partners in Illinois, Michigan, Ohio, Massachusetts, New York,¹ and New Jersey. AWH focuses on emerging markets east of the Rockies, with flagship locations in desirable retail corridors servicing key medical and adult-use markets.



Project Overview

AWH acquired the property located at 16200 S Harlem Avenue, Village of Tinley Park, Illinois in December 2021. The site encompasses a total of 1.11 acres, with a 4,300 square feet one floor free standing building. Existing building will be renovated as shown in the attached design package. North and east façade will be modified, adding approx. 800 sq. ft of storefront system. Existing brick will be stained "Dark Grey" on all sides. Existing doors will be painted and existing metal gates will be recoated. Exterior building material comprise of 70% Brick that will be stained, 15% Storefront glazing and 15% Nichiha wall Panels. No other site work will be constructed apart for minor landscaping due to construction. Existing restaurant freezers will be removed and replaced. New wall will be built to match the existing floor plate. Roofing material at this location will match existing. Bollards in the existing trash enclosure will be replaced with new bollards to allow for vehicles to fully enter the secured loading area. There are 72 surface parking spaces and 3 handicap spaces for a total of 75 spaces. Parking requirement Per section VIII.A.10 for retail use is 29 spaces. Site is more than adequate for our use. Anticipate 15% of space used for Employee parking. Existing trash enclosure will house a smaller dumpster that is sized appropriately for the project.

AWH has identified this location as an ideal site for an adult use cannabis dispensary. The site is currently vacant is in the Zoning District B3-PUD. AWH is requesting special use approval from the Village of Tinley Park to operate an adult use cannabis retail facility. AWH will comply with Zoning Ord. Section V.C.13 and

¹ Conditionally approved by the Cannabis Control Board as of December 16, 2021.

all village regulations as noted below. Ascend intends to operate during the following hours of operation, Monday through Saturday from 9:00 a.m. to 9:00 p.m. and 12:00 pm to 6:00 p.m. on Sunday's.

Community Impact

The proposed use of the facility will have no negative impact to the public health, safety, morals, comfort or general welfare of Tinley Park. Economically this facility will create over 40 jobs initially. The village will be entitled to a 3% sales tax on all recreational marijuana sold from this store front. AWH is an established cannabis operator within Illinois and follows the cannabis regulations in accordance with the Illinois Department of Financial and Professional Operation. AWH is committed to partnering to build relationships within the communities it operates. The proposed renovations of the existing building footprint will update and modernize the facility. The improvements include updates to the exterior façade and the interior remodeled to improve the curb appeal. There will be no changes to ingress, egress or changes to the drainage system.

Security

AWH will have an adequate Security Plan and security system to protect the dispensary premises, provide a safe environment for Purchasers, dispensary agents, visitors, to prevent unauthorized access, and to deter, detect and prevent the theft of cannabis or currency. All employees will be required to review Company's Security Plan and its corresponding Standard Operating Procedures (SOPs). The Security Plan will be reviewed and amended as needed or as directed by the Department or ISP.

Company's Onsite Associates and Private Security Contractors

Agent-in-Charge

Company will designate, at a minimum, one Agent-in-Charge ("AIC") as required per the CRTA. The dispensary's General Manager will function as the dispensary's AIC. AICs will be responsible for overseeing dispensary operations, supervising dispensing agents and the private security contractors when they are on the premises.

Dispensary Agent

Company may assign registered dispensary agents with the responsibility of providing security for the interior and exterior of Company's dispensaries during business hours or after-hours for community outreach events. Company's dispensary agents will be responsible for confirming the validity of government-issued identification presented by Purchasers, ensuring that the individual is at least 21 years of age or older by scanning the government issued ID via an electronic scanning device or electronic reader and by ensuring that the individual presenting the government-issued identification matches the photo on the identification being presented. Dispensary agents report to the AIC.

Private Security Contractors

Company will enter into an agreement with a private security contractor that is licensed under Section 10-5 Private Detective, Private Alarm, Private Security, Fingerprint, Vendor and Locksmith Act of 2004 (PERC Act). The private security contractor will not be a registered dispensary agent and will not be permitted to enter the Restricted Access Area of the dispensary. The private security contractors will report to the AIC while working on Company's premises.

Inspections

All areas of Company facility, all dispensary agents and activities, all records, computer systems, databases, and vehicles are subject to inspection. Company personnel will immediately upon request make available to the Department and ISP all information that may be relevant to inspection or investigation. All documents and records shall be made available electronically or in hard copy upon request. Direct access shall be provided to any computer terminal, database, or system. Company personnel shall make all reasonable efforts to facilitate the Department and the ISP inspection and to facilitate the interviews of dispensary agents. An annual or compliance inspection or other investigation may be made prior to the issuance of a certificate of registration or renewal of registration. Additional inspections may be made whenever the Division/ISP deems it necessary for the enforcement of regulations.

Dispensary Security Protocols and Controls

We will implement the following dispensary security protocols and controls at our dispensary site locations.

Loitering Protocols

Dispensing Organization Agents in conjunction with the Private Security Contractor, will monitor the Public Access Area and the dispensary premises for loitering to ensure individuals are not lingering in or around the dispensary premises. We will do our best to ensure Purchasers are complying with social distancing guidelines and requirements while on our premises and we will adhere to space capacity limitations set in place due to the COVID-19 pandemic.

Dispensing Organization Agent will be responsible for monitoring the inside of the dispensary premises to prevent the premises from becoming unsafe or congested by not allowing Purchasers to remain on the dispensary premises once their transaction is completed and by ensuring that individuals seeking entry into the Limited Access Area ("LAA") are authorized to enter the area as indicated in the LAA section listed below. All other individuals would be asked to leave the premises immediately.

In the event that there is a security incident involving unauthorized persons loitering, Dispensing Organization Agents in conjunction with the Private Security Contractor will report the issue to the AIC or Designee. The following protocol will be implemented by the AIC, Private Security Contractor or Designee when loitering is observed on the premises or in the parking lot.

Ask the individual if assistance is needed. If no assistance is needed, the individual will be asked to leave the area immediately. If the AIC, Private Security Contractor or Designee determines that the individual does not have a real purpose for being on the dispensary premises, the employee will request that the individual leave the premises immediately.

If the individual refuses to leave, the AIC, Private Security Contractor or Designee, will inform the individual that he or she will call the local law authorities. If the individual does not leave following the notification, the AIC, Private Security Contractor or Designee will call the local law enforcement authority.

Once the individual(s) have been removed from the premises, the AIC or Designee, will be responsible for completing an Incident Report Form and pulling video footage for the incident.

Preventing Overflow and Overcrowding

Dispensing Organization Agents and the Private Security Contractor will monitor the Public Access Area/Waiting Area if the area has more Purchasers waiting to enter the Limited Access Area than can be reasonably accommodated, taking into consideration the size of the premises, the buildings fire code capacity and limitation and Associate availability.

Dispensing Organization Agents in conjunction with the Private Security Contractor will be responsible for directing traffic flow outside the dispensary premises and within the Public Access and Limited Access Areas, to ensure the areas do not become overcrowded or exceed the dispensary's maximum occupancy. Purchasers will not be permitted into the Public Access Area/Waiting Area in the event it appears unsafe, congested, or overcrowded.

Public Access Area (PAA)/Front Entrance/Outside Perimeter Areas

Dispensing Organization Agents, Private Security Contractor or Designee, will be responsible for monitoring the Public Access Area, front entrance of the dispensary premises and the outside perimeter areas of the dispensary. Our loitering protocols will be implemented if we notice any individuals loitering near or around the front entrance, loitering near or around the dispensary's outside perimeter areas of the dispensary or inside the PAA.

Limited Access Area (LAA)

There will be a locked door or barrier separating the Public Access Area, front entrance, waiting area from the LAA. An electronic access card will be required to access the LAA. Access to the LAA is limited to dispensary agents, Purchasers (who have provided valid government-issued identification demonstrating they are age 21 years of age or older), Private Security Contractors, service professionals conducting business within the dispensary, department inspectors, visitors, ISP or other person authorized by the Act or Regulations. Our loitering protocols will be implemented if we notice any individuals loitering inside the Limited Access Area.

Restricted Access Area (RAA)

We will ensure that all RAA are secure, with locking devices that will prevent unauthorized access from the LAA. An electronic access card will be required to access, the RAA. All areas containing cannabis, cannabis infused products, cannabis waste, the area behind the sales counter, surveillance equipment and records will be classified as RAAs. Access to the RAA is limited to dispensary agents, service professionals, transporting agents, agents delivering products from a cultivator, craft grower or infusers, department inspectors, security personnel, ISP and local law enforcement.

We will clearly identify entrances to RAAs with a minimum 12"x 12" sign with lettering no smaller than one inch in height stating: "Do Not Enter – Restricted Access Area – Authorized Personnel Only."

All restricted access areas will be clearly described in the floor plan for each dispensary site location, in the form and manner determined by the Department, reflecting walls, partitions, counters and all areas of entry and exit. The floor plan will show all storage, disposal and retail sales areas.

Keycard Access/Locking Devices

Dispensary agents are prohibited from leaving keys in locks and keys will be stored or placed in a location accessible to only authorized personnel. Furthermore, we prohibit accessibility of security measures, including combination numbers, passwords, or electronic or biometric security systems to persons other than specifically authorized dispensing organization agents. Our systems are designed to provide protection against theft and diversion that is facilitated or hidden by tampering with computers or electronic records.

The AIC or Designee will be responsible for maintaining an electronic daily log of all individuals who have access to the vault room/area and knowledge of access code combinations. The log will include every access or attempted access, including the date and time of entry and exit, and the name of the individual. The log will be available to the Department, upon request.

Secure Storage

We will secure and store all our cannabis inventory on the registered premises in the vault room located in the RAA, which is only accessible to authorized individuals. The vault room and any other equipment or cannabis storage areas will be securely locked and protected from unauthorized entry at all times. The vault area located in the RAA will have proper lighting, ventilation and is temperature and humidity controlled to safely maintain and store cannabis and cannabis-infused products without undue degradation.

Cannabis Storage During Hours of Operation

During hours of operation, we will keep cannabis and cannabis securely stored in and enclosed locked room or cabinet that is only accessible to specifically authorized Dispensary Agents.

Cannabis Storage When the Dispensary is Closed

When the dispensary is closed, we will securely store all cannabis and currency in a reinforced vault room or Department approved vault area/room located in the RAA for night storage in a manner as to prevent diversion, theft or loss.

Cannabis Storage During Construction

We will store cannabis and cannabis infused products in the RAA during construction.

Securing Cash

At the end of each business day, all cash is balanced & stored in a secure safe within the vault.

Product Delivery

Our dispensary site locations will only accept cannabis deliveries through the RAA. Deliveries will not be accepted through the PAA or any other area of the dispensary, unless otherwise approved by the Department. The AIC or Designee will ensure that individuals delivering the cannabis products presents identification showing that he or she is an agent of the cultivator, craft grower, infuser or transporting organization scheduled to deliver products for that particular date and time.

Electronic Security System

We will maintain an operational security and alarm system at all times. Our dispensaries are secured with a state-of-the-art video surveillance system ("VSS"), intrusion detection alarm system and access control system. Our electronic security system provides protection against theft and diversion that is facilitated or hidden by tampering with computers or electronic records. All our locks and security equipment will be maintained in good working order. The electronic security system includes the following and security measures following:

Access Control System

Our access control system controls who is allowed to enter or exit certain areas within the dispensary. With all areas of the dispensary, regardless of classification, we will restrict access to individuals with a legitimate purpose, such as employees fulfilling employment duties or Purchasers making a purchase and will require all individuals to exit the dispensary once their business is complete. Individuals who are not engaging in activity permitted by the Act or rules, are not permitted to loiter onsite.

Purchaser Access Controls

Purchaser is an individual who presents a valid, unexpired government-issued identification that contains a photo and the individual's date of birth, which shows that the person is at least 21 years of age or older. Purchasers will only be permitted to enter the Limited Access Area to purchase cannabis products after his or her identification has been validated using an electronic reader or scanning device.

Visitor Access Controls

Visitors are not qualifying patients, designated caregivers, dispensary agents, emergency personnel or service professionals. Visitors will only be permitted to enter into the Limited Access Area upon the AIC or Designee receiving approval from the Department in writing if required by law. Visitors are prohibited from entering the Restricted Access Area ("RAA"). Visitors will be required to present a valid photo ID card and sign our visitor logbook before he or she is permitted to access the Limited Access Area. Visitors will be required to keep their visitor pass visible at all times while on the dispensary premises.

The AIC or Designee will be responsible for submitting the written visitor request to the Department, if required by law. The written request will include the: (i) name of the dispensary agent making the request; (ii) name of the visitor; (iii) reason for the visit; (iv) the date and time of the proposed visit; and (v) short summary of how the visit is in furtherance of the Act. Visits must be for a purpose in furtherance of the Act. The Department must issue **written approval** before the individual is permitted to the dispensary. The AIC or Designee will be responsible for ensuring that all visitor requests are submitted to the Department in a timely manner.

Service Professional Access Controls

A service professional is a person who must be present at the dispensary to perform work, including but not limited to those installing or maintaining security devices, delivering cannabis, or providing construction services. The AIC or Designee will be responsible for submitting a list to the Department of the names of all service professionals that will work at the dispensary. The list must include a description of the type of business or service provided.

The AIC or Designee will be responsible for ensuring that any changes made to the service professional list is communicated promptly to the Department. No service professional shall work in the dispensary until the name is provided to the Department on the service professional list.

Dispensary Agent Access Controls

Dispensary Agents will be provided electronic access cards and identification badges which they must have on their person, will either be displayed or display above the waist at all times while on the dispensary premises. Dispensary Agents will gain access to the Dispensary through a single access point. The Dispensary Agents electronic access cards will be linked into the inventory control system and will create an electronic record of the dispensary agent's movement throughout the dispensary.

Alarm System

We will maintain a professionally monitored burglar alarm system at our dispensary locations to prevent and detect diversion, theft, or loss of cannabis, currency, or unauthorized intrusion using commercial grade equipment which will be installed by an Illinois licensed private alarm contractor or private alarm contractor agency. The alarm system will provide coverage for the following at a minimum as applicable for each site location: (i) dispensary entrances; (ii) dispensary exits; (iii) rooms with exterior windows; (iv) rooms with exterior walls; (v) skylights; (vi) roof hatches; and (vii) any other area deemed appropriate by Company or as directed by the Department.

We will have the proper security equipment to deter and prevent unauthorized entrance into the dispensary, including electronic door locks on the LAA and RAA that include devices or a series of devices to detect unauthorized intrusion that may include a signal system interconnected with a radio frequency method, cellular, private radio signals or other mechanical or electronic device. Our alarms system includes a duress alarm, panic button, and alarm, or holdup alarm and after-hours intrusion detection alarm that by design and purpose will directly or indirectly notify, by the most efficient means, the Public Safety Answering Point for the law enforcement agency having primary jurisdiction.

Surveillance cameras also interface with our facility intrusion detection alarm system to show live or recorded video automatically based on an alarm trigger and switch any camera in the system to any monitor in the system automatically based on an alarm trigger.

Exterior Windows

The perimeter windows at our dispensary locations will have glass break protection and all exterior windows will have security shatterproof tinted film. The alarm system will provide coverage for all rooms within the dispensary premises with exterior windows. Opacity is not regulated by State of Illinois. Ascend standards are opaque with less visibility.

Video Surveillance System

We will incorporate continuous electronic video monitoring at all our dispensary locations. Our state-of-the-art State Surveillance System (“VSS”) or Closed-Circuit Television (CCTV) System is a standalone, IP based network video management system that is serially integrated into the overall control system.

We will operate and maintain in good working order a 24-hour closed-circuit surveillance system on our dispensary sites. Our measures ensure that the interior and exterior areas of the dispensary premises are sufficiently lit to facilitate surveillance, during all times of the day and night and that trees, bushes, and other foliage outside of the dispensary premises do not allow for a person or persons to conceal themselves from sight. The VSS will provide clear and consistent recorded image of the interior and exterior areas listed below.

VSS Hardware, Image Formatting and Printing Requirements

The VSS at Company’s dispensaries installed at our dispensaries will satisfy the hardware image formatting and printing requirements listed below:

- Display monitor with a minimum screen size of 19 inches or greater that will be connected to the security systems, at all times
- A date and time stamp will be displayed on all video surveillance recording. The date and time will be synchronized and set correctly and will not significantly obscure the picture
- A printer that will have the ability to immediately produce a clear, color still photo from the surveillance video, either live or recorded
- All video surveillance equipment will allow for the exporting of still images in an industry standard image format, including .jpg, .bmp, and .gif. Exported video will have the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. Exported video will also have the ability to be saved in an industry standard file format that can be played on a standard computer operating system. All recordings will be erased or destroyed before disposal.

Live Link Video Feed

The VSS will be live linked to the Division, ISP, and local law enforcement or live viewing. This will be achieved with a connection to the VMS via the PLC/GUI on a 24-hour per day basis accessible by the Department. AWH has provided a laptop capable of viewing all cameras to the IDFPR.

Recording Frames Per Second

Our electronic video surveillance monitoring systems will record at least the equivalent of 8 frames per second and be available as recordings to the Department and ISP 24 hours a day via a secure web-based portal with reverse functionality.

Video Monitoring

Inside the Dispensary - The video surveillance system will visually record and monitor the inside of the dispensary with appropriate and normal lighting conditions for that area. VSS will also include unobstructed video surveillance of the following:

- All enclosed areas in the dispensary, unless prohibited by law
- Areas where cannabis is stored

- Areas where cannabis is handled
- Areas where cannabis is dispensed
- Areas where cannabis is destroyed
- Areas where currency is stored
- Areas where currency is handled
- Limited Access Area/Sales Area/Dispensing Area
- Points of entry
- Points of exit
- Public Access Areas/Waiting Areas

Restricted Access Areas

Safes and vaults

We have installed camera at each point-of-sale location that allows for the identification of the dispensary agent distributing cannabis products and completing the sales transactions and the identification of the Purchaser purchasing the cannabis products. The camera or cameras will capture the sales transaction, the individuals and the computer monitors.

Cameras will be placed and angled in a way to allow for facial recognition, the capture of clear and certain identification of any person entering or exiting in lighting sufficient during all times of night or day.

Outside the Dispensary

The video surveillance system will visually record and monitor the exterior areas of the dispensary with appropriate and normal lighting conditions for the areas. VSS will also include unobstructed video surveillance of the following:

- Dispensary entrances
- Dispensary exits
- Outside Areas
- Parking Lot(s)
- Rear alley areas immediately adjacent to the building
- Storefront

Cameras will be placed and angled so as to allow for the capture of facial recognition, clear and certain identification of any person entering or exiting the dispensary and the immediate surrounding area, and license plates of vehicles in the parking lot.

90-Day Surveillance Recordings Requirement

We will maintain surveillance recording for at least 90 days. We will not alter, destroy, or record over surveillance recording during this 90-day period. If we become aware of any loss or theft of cannabis, or are notified of a pending criminal, civil, or administrative investigation, or other legal proceeding for which surveillance recordings may contain relevant information, we will preserve our recordings as long as

necessary until we receive notification from the Department, ISP or other legal authority that we may dispose of the recordings.

Failure Notification System

Our security systems, both surveillance and alarm, are equipped with a failure notification system that provides an audible, text, or visual notification of any failure in the surveillance system, including, but not limited to, panic buttons, alarms, and video monitoring system. The failure notification system provides an alert to the AIC or Designee within 5 minutes after the failure, either by telephone or text message. The alarm system will have the ability to remain operational during a power outage.

Secured Security Room/Closet

We secure VSS monitoring equipment, recordings, and video storage servers in a locked and secured security room/closet to protect security recordings from theft, loss, destruction, corruption, or alterations. The security room/closet is located within the RAA, with access limited to persons who are essential to surveillance operations, law enforcement, security system service personnel, and the Department. Our General Manager (an AIC) is responsible for maintaining a current list of all authorized dispensing agents and service personnel with access to surveillance equipment and will make this list available to the Department upon request. Our security software logs all access of surveillance records automatically.

System Testing and Maintenance

We inspect and test our security systems at regular intervals, not to exceed one month from the previous inspection date, to ensure all locks and security equipment remain functional and are kept good working order. Security personnel perform a monthly test of all security systems, including holdup/panic alarms, door contacts, glass break sensors, the failure notification system, the battery backup system or generator, cameras, motion sensors, and a verification that any agents holding keys to the dispensary remember their duress code.

The AIC or Designee will ensure that the VSS is in good working order at all times. Regular maintenance, inspections, and backup power systems ensure that all security equipment remains in good condition and operational without interruption. Any changes to the floor plan or security plan will be submitted to the Department for pre- approval. The AIC or Designee will report any malfunctioning or technical problems with the VSS to the appropriate individuals immediately.

If our VSS is ever inoperative, we will temporarily close our dispensary and cease all operations until the equipment is repaired. Alarm systems secure our dispensary against unauthorized access 24 hours per day, 7days per week.

Power Outage

Our video surveillance and security alarm systems have the ability to remain operational during a power outage and ensures all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage. All security systems remain operational during a power outage with a 4-hour minimum battery backup.

Waste Destruction Process

The Cannabis Waste Destruction Area will be located within the RAA and only cannabis waste will be stored within the Cannabis Waste Destruction Area. The cannabis will be rendered unusable by the AIC or Designee through the internal inventory tracking system. Products will be destroyed according to Company's internal waste destruction process.

Any product to be destroyed will be destroyed on the same day and time weekly unless otherwise approved by the Department. The AIC or Designee will provide written notification to the Department and ISP prior to performing any waste destruction process. The AIC or Designee will ensure that the waste destruction process is performed in the full view of the camera for the entire destruction process. Any change in the day and time must be communicated to the Division and ISP at least three days before implementation.

Emergency Action Plans

We have developed a plan for crises, including strike, fire, flood, tornado, potential or active shooter, or any other crisis that affects the security or operation of the dispensary. This plan describes:

Procedures for responding to and reporting fires, armed robbery, workplace violence and other emergencies;

Emergency escape procedures and employee route assignments, including floorplans, workplace maps, and designation of safe/shelter areas;

Procedures to account for all workers following an evacuation or shelter-in-place event; and,

Designated managers and employees, along with their responsibilities in the event of an emergency.

We have designated a member of management team, an AIC, as a Coordinator and identified certain employees as Evacuation Wardens. The Coordinator is responsible for implementing emergency procedures in event of an emergency, supervising emergency response efforts, and ensuring that first responders are directed to the scene of the emergency.

The Coordinator will be assisted by Evacuation Wardens, employees responsible for directly supervising designated groups of employees in emergency response. Per OSHA guidelines, there will be one Evacuation Warden designated for every twenty employees.

We have employed active fire protection measures, including placement of fire extinguishers in key locations and installing a fire sprinkler system with facility-wide coverage. Our fire prevention plan considers all possible electrical, fire, or other hazards that may be presented by our electronics and other equipment. Where necessary, we have implemented passive fire protection measures as well.

Fires and Natural Emergencies

Management has created detailed procedures for Associate at the dispensary to follow in event of local, state, or national emergencies, including natural disasters that affect the security or operation of our dispensary.

Detection equipment, including a professionally monitored fire alarm, is present throughout the facility to alert building occupants of fire or other emergency conditions necessitating evacuation. A qualified

alarm technician tests all detection equipment at least every 30 days, and we keep all equipment in good working order. We have strategically positioned fire alarms to be visible, audible, or otherwise perceivable by everyone in the facility and from any location in the facility. A fire sprinkler system provides coverage throughout the facility to immediately begin suppression of any detected fire.

Interior lighting is sufficient to allow for safe navigation and evacuation of the dispensary by employees and visitors. Illuminated exit signs clearly mark all exits. The ERT place copies of the fire evacuation plan, including evacuation routes, throughout the facility to ensure that personnel can always find a path out of the facility.

Dispensary Associate will make safety data sheets (“SDSs”) available at entrances so firefighters can have easy access to chemical information during emergencies. SDSs will detail every commercially available substance onsite (i.e., cleaning chemicals), and all containers for water will bear a clearly visible “H₂O” label.

Severe weather emergencies may result in damages to the power supply of the facility. In the case of an extended power outage, we will activate a backup generator, which will have sufficient power to continue surveillance and door-locking technologies. The generator will remain in use until power can be restored. During a power outage, all Associate will safely exit the facility and return only when management permits reentry.

Emergency Kit

We keep an emergency kit inside a designated “shelter in place” location in case severe weather approaches quickly and evacuation is not possible. Our “shelter-in-place” location is an interior room or rooms within our facility, or one with no or few windows, with space to take refuge. Dispensary Associate will check the emergency kit once per month to verify all contents are present, in working condition, and unexpired. The emergency kit includes:

- A fire extinguisher
- Bottled water
- Food – non-perishable food such as crackers
- Flashlights with extra batteries
- First aid kit (assorted bandages, gauze, antibiotic ointment, sterile gloves, tweezers, antiseptics, cleansing wipes, scissors, and common over-the-counter medications such as Tylenol and Benadryl)
- Basic toolbox (wrench, pliers, screwdriver, hammer)
- Garbage bags
- Hand sanitizer
- Buckets
- Battery-powered radio
- Charged cellular phone with charging cord
- USB battery pack

Suspicious Individuals and Violent Incidents

While our facility incorporates many different security features, even the best features cannot be one hundred percent effective at preventing a security breach. Therefore, the ERT’s emergency plans include

procedures for employees to follow in the event of a security breach, armed robbery, or violent event. We have based these procedures on guidelines from local law enforcement, OSHA, the Federal Department of Investigation, Department of Homeland Security, and professional organizations. Other items that the ERT considered in crafting policies include local law enforcement capabilities, frequency of patrol, and response time. The ERT will also develop any additional procedures as required by the Department in response to any special security concerns.

Suspicious Individuals

We instruct our employees on the following procedures for responding to suspicious individuals and attempted or successful unauthorized entry to the facility:

Remain aware of your surroundings, particularly when traveling from the parking area to the entrance of the facility. Transitional spaces such as parking lots present a prime opportunity for criminals to ambush you and force you to allow them to enter the facility.

Trust your instincts when encountering any suspicious individuals on or around company property. If possible, lock the primary entrance to prevent any suspicious individuals from entering the facility.

If a potential threat is present outside of the facility, inform other employees and visitors of the threat, remain indoors, verify that all facility entrances are locked, and stay away from doors and windows.

If possible, do not allow the individual to access the inside of the facility. Allowing a threatening individual to enter the facility will create enormous danger to the safety of everyone in the facility.

If a suspicious individual enters the facility, contact security personnel immediately. If the individual is presenting a threat, keep your distance from them. If the individual has a weapon or attempts to harm anyone, implement armed robbery or active harmer policies as applicable and detailed below.

Call 911 or contact law enforcement immediately in response to a potential threat or suspicious individual. Even if it turns out that there is no threat, it is better to be safe than sorry. Try to provide a description of the individual and his or her behavior if you can safely do so. Make note of the following: physical characteristics, including sex, race, height, weight, and build; appearance, including clothing type and color; and, any weapons or possible weapons.

Armed Robbery

We instruct our employees on the following procedures for responding to armed robberies:

Remain calm and avoid any action that might incite the robber to act violently. The robber may be nervous or agitated, and further excitement may cause the robber to panic or harm someone.

Activate the facility holdup/duress alarm as you see the robber leaving, or earlier if you can do so safely. Remain alert for opportunities to activate the alarm. The sooner the alarm is sounded, the sooner police can respond. Do not let the robber see you activate the alarm, as this may incite them to violence. Do not attempt to activate the alarm unless you are absolutely sure you can do so safely and without being noticed by the robber.

Always obey any commands given by a robber if he/she has managed to enter the facility, has a hostage, or is otherwise presenting an immediate threat to the life of a person. If a robber has a hostage and is

demanding access to the facility, always comply. None of the company's property is more valuable than the life of a person.

During or after a robbery, employees who are not aware of the incident should be notified to stay away until police arrive and declare that the area is safe.

Call 911 or contact law enforcement immediately in response to a robbery. Try to provide a description of the individual and his or her behavior if you can safely do so. Make note of the following: physical characteristics, including sex, race, height, weight, and build; appearance, including clothing type and color; and, any weapons or possible weapons.

After a robbery, close and secure all areas where the robber was present. This will help to preserve evidence, such as fingerprints, DNA, or fibers that the robber may have left behind. Also make note of and leave in place any visible evidence left by the robber, such as notes or dropped items. Do not allow any purchasers or Associate who were present during the robbery to leave until police have arrived, as they may be needed as witnesses. Each employee should write his or her own description of the robber or threatening person and the event and should provide this description to police when they arrive.

A member of management will report any armed robbery or other trespassing events to the Department as soon as possible, and never later than 24 hours after the event. If diversion or theft of our cannabis inventory is suspected to have occurred, the AIC will immediately begin an investigation, including a full inventory audit.

Active Harmer and Workplace Violence

Prevention of workplace violence begins by creating a welcoming and respectful work environment where all employees feel comfortable. Part of our HR policies include zero-tolerance for violent or aggressive behavior or threats, discriminatory conduct, or sexual or other harassment. We encourage employees to accept individual differences, develop effective lines of communication with each other and with supervisors, and to view themselves and every co-worker as a vital part of a united team.

Nonetheless, workplace violence is an unfortunate reality of today's society. To address this threat, we have constructed procedures for response to workplace violence or active harmer incidents:

The State of Illinois is a relatively safe place, and workplace violence is relatively rare. Nonetheless, keep in mind that violence, no matter how rare, can potentially occur anywhere. Develop a response plan ahead of time to help yourself feel better prepared and to enable a rapid and efficacious response in case the unthinkable ever does occur.

Be aware of your environment. Know where the entrances and exits are. Notice when something unusual is occurring and trust your gut when you feel that something is wrong.

Be alert for warning signs in fellow employees, including unusual or erratic behavior.

Communicate any violence, aggression, or threats of violence or aggression to a supervising employee or manager. Everything should be reported, no matter how small, because even small acts may be warning signs of larger harm to come.

Active harmer incidents create chaos and confusion. Expect a confusing environment. React with a simple plan that maximizes potential for safety.

Survivors of shooting incidents often mistake gunfire for other benign sounds, such as firecrackers, which can delay incident response and put lives at risk. If a gunfire-like sound is occurring in a location where such sound is out of place, do not assume that the source is something harmless.

If you are in a hallway, run to the nearest room or exit. Avoid doorways or dead ends where you could be trapped.

The best option in an active harmer situation is to run. Get to a safe place away from where the violence is occurring. Call 911 and provide a location and description of the perpetrator, if possible. If you can safely do so, warn others about the threat and prevent them from entering the area where the perpetrator is.

The next best option is to hide. If you cannot safely get away from where the violence is occurring, shelter in place by locking and barricading all entrances. Turn off the lights, silence cell phones, spread people throughout the room, and inspect the area for potential improvised weapons. If it is possible to do so safely, activate an alarm to alert law enforcement. Remain quiet and clam, hide behind large, heavy objects, and stay away from any doors or windows.

If no other options are available, the only way to survive may be to fight. Look around for potential weapons and construct a plan of attack with other people around you. Use improvised weapons, throw items to distract the perpetrator, and consider a plan to tackle and restrain the perpetrator until help arrives.

Law enforcement will arrive at the scene with weapons drawn and may not know who the perpetrator is or where he is located. Put down any objects that you may have in your hands and keep your hands visible. Do not make any sudden movements, such as reaching out towards officers. Obey all commands and understand that the first priority of law enforcement is to stop the perpetrator, not to evacuate bystanders or render aid to injured people.

If possible, provide information about the perpetrator to responding law enforcement or a 911 dispatcher. Valuable information includes: location and physical description of the perpetrator, number of perpetrators, types of weapons involved, and number of potential victims

We have developed and implemented emergency policies and procedures for securing all product and currency following any instance of diversion, theft, or loss of cannabis, and conducting an assessment to determine whether additional safeguards are necessary.

Staffing and Training

We are dedicated to providing a safe, healthy, and economically beneficial working environment for all of our agents. To provide the best possible products and services to Illinois purchasers, we recognize that we must attract and retain talented associates. We have structured a generous compensation package for this purpose.

The HR Director will send new associates a job offer, non-disclosure agreement and job description through Docu-Sign. Upon the associate's acceptance and signature through Docu-Sign, the General Manager (AIC) will send the associate via email the forms and instructions to get the associate badged. On an associate's first day of work, the General Manager (GM) will get the associate a log-in for PowerDMS (document and notification system) The GM will help the associate to access the Ascend Handbook through PowerDMS. The GM will review the handbook with the associate and answer questions. The GM will then ask the associate to sign an acknowledgement that the associate has received the handbook and

explanation of benefits. When the Ascend handbook is updated, associates will receive a notification from PowerDMS, which will require the associate to sign-in to read the updates and digitally sign an updated acknowledgement. Our handbook explains our commitments to creating a safe, compliant, and supportive work environment for our associates, and also communicates each associate's obligations to follow all Company policies and procedures. Our HR Director review the Handbook periodically to ensure that it is up-to-date with the developing employment laws, regulations, and best practices. Revisions are made as needed.

Staffing Levels

Our dispensing organization's staffing management process consists of five interactive elements: planning, acquisition, training, management and evaluation, transition and termination. The staffing plan is updated at least annually, based on an evaluation of staffing needs during past year operations and other trends and performance metrics. Agents-in-Charge (AICs) review resource and skills gap assessments to make necessary staffing adjustments. Gap analysis identifies situations where demand exceeds supply, such as when critical work demand, number of personnel, or competencies will not meet future needs. It also identifies situations when future supply may exceed demand, such as when new facilities come online, changes in operations or regulations require significantly different staffing levels.

Position	FTE Required
General Manager (AIC)	1
Assistant Manager (AICs)	3
Contract Security Officer	1
Sales Associate	40
Hourly Supervisors	4
Internal Security Officers	5

Job Summaries

Agent in Charge ("AIC")

1. Reports to the Company owners; manages shift operations as per Department regulations & ISP policy; manages those matters assigned by the ISP.
2. Oversees all customer service protocols and initiative.
3. Oversees all of the operations of the dispensary, and agents.
4. Manages of all aspects of the operations of the dispensary in accordance with Department regulations; manages the Inventory Control System ("ICS"), Point of Sale System ("POS") and Electronic Verification System ("EVS").
5. Reconciles inventory, inventory control measures, and product tracking system, personnel, and training in accordance with Department regulations and ISP procedures and policies.
6. Manages all aspects of on-site security services and supervises security officers. Interfaces with AICs on all aspects of operations.

Contracted Private Security Agent:

1. Reports to the AIC.
2. Provides on-site security services in accordance with Department regulations and ISP policies.

3. Is licensed under §10-5 of the Private Detective, Private Alarm, Private Security, Fingerprint Vendor, and Locksmith Act of 2004

Sales Associates (Dispensing Organization Agents):

1. Reports to the AIC.
2. Handles customer records and traffic flow.
3. Answers phones and handles customer inquiries.
4. Handles verification and documentation.
5. Interfaces with other staff to manage customer flow and service.
6. Interfaces with and provides product knowledge to customers.
7. Handles orders and customer care, record sales in the Inventory Control System.
8. Handles dispensary transactions and inventory transfers from delivery to storage (restricted access areas), and storage to customer care areas (limited access areas).

Hiring

Company leadership coordinates with the AICs to advertise for, screen, interview, hire, and assure registrations of all necessary staff. The hiring process may vary depending on the vacant position and any special circumstances, including ISP review and consent. Hiring is managed by the General Manager, with support from the AICs.

AICs identify a staffing need based on metrics such as number of customers, number of POS stations, skills of current staff. The AIC completes a new hire request in Company's digital Applicant Tracking System identifying the job classification, department, job duties and knowledge and skills necessary to perform the role. HR will approve or deny the request for staffing. If the approved, HR drafts a job description for the role and advertises the role utilizing the methods that best fit the position, including: internal posting; partner posting; and/or external posting including the use of outside search firms.

General Manager will review resumes and job application forms for qualified candidates who display relevant experience, complementary skills, and a strong potential for growth. It will also conduct initial phone screens of potential candidates and perform reference checks on qualified candidates and record responses, including verifying address, education, and former and current employment. All information will be documented appropriately according to state and federal labor laws.

AICs are responsible for scheduling first and second interviews as well as making final hiring decisions. Decisions are updated in the Applicant Tracking System. HR will draft and deliver an offer letter and a non-disclosure agreement to the first-choice candidate. Upon acceptance, HR will perform a criminal background check on the selected candidate to determine eligibility for an agent registration card and to discover any other possible disqualifying history. AICs will prepare new associate applications to the state for agent registration and submit the completed application and supporting documentation to the AIC for submission to the state for badging. Once the required badges have been approved and received, associates will complete a new-hire orientation/ Associates will be hired on a 90-day probationary period. AICs will determine at the end of the probationary period whether to continue the agent's employment based on their performance records.

Our dispensing organization will not hire any person who cannot qualify for a Dispensing Organization Agent Identification Card. Other items discovered through associate information verification process that may be considered when making a hiring decision include, but are not limited to:

1. A history of theft, acts of violence, or negligence.
2. Falsified resume or application statements.
3. Negative reference checks or inability to obtain a positive reference from any former employers.
4. Lack of stability in work history or residence.

Our dispensing organization does not discriminate in its hiring or operating decisions and complies with all Equal Rights guidelines established by the State when managing personnel issues.

Training Plan

Within 90 days of employment or association, all owners, managers, associates, and agents involved in the handling or sale of cannabis or cannabis-infused product employed by our dispensing organization must attend and successfully complete a state approved Responsible Vendor Program. Each owner, manager, associate, and agent of the dispensing organization must successfully complete the program annually.

We work with an accredited, third-party provider to provide Responsible Vendor Training to all individuals involved in the sale and handling of cannabis and cannabis infused product. Responsible Vendor Program Training modules shall include at least 2 hours of instruction time approved by the Department including:

1. Health and safety concerns of cannabis use, including the responsible use of cannabis, its physical effects, onset of physiological effects, recognizing signs of impairment, and appropriate responses in the event of over consumption.
2. Training on laws and regulations on driving while under the influence.
3. Prohibition of sales to minors. Training shall cover all relevant State laws and rules.
4. Quantity limitations on sales to purchasers. Training shall cover all relevant Illinois laws and rules.
5. Acceptable forms of identification which includes:
 - a) How to check identification;
 - b) Common mistakes made in verification;
 - c) Safe storage of cannabis;
 - d) Compliance with all inventory tracking system regulations;
 - e) Waste handling, management, and disposal;
 - f) Health and safety standards;
 - g) Maintenance of records;
 - h) Security and surveillance requirements;
 - i) Permitting inspections by State and local licensing and enforcement authorities;
 - j) Privacy issues;
 - k) Packaging and labeling requirement for sales to purchasers; and
 - l) Other areas as determined by rule.

Initial training will educate associates in their primary role and responsibility of providing customers with compassionate care and accurate information. Associate education materials are science and research-

based, and designed to assist customers in making informed decisions about their cannabis consumption. Among other things, associates received education of the following topics:

1. Availability of different cannabis strains and the strains' purported effects;
2. Effectiveness of various methods of consuming cannabis; and
3. The prohibition on consuming cannabis in public places or places exposed to public view.

Furthermore, our dispensary utilizes detailed information regarding cannabis, edibles and infused cannabis products received from the cultivation centers, craft growers, and infusers to further educate customers.

Our comprehensive associate training also includes but is not limited to:

1. Proper security measures;
2. State and federal laws pertaining to the use of cannabis;
3. Product handling;
4. Transportation procedures; and,
5. Adherence to confidentiality requirements.

Additionally, our training program provides additional position-specific training designed to further associate skills and knowledge as it relates to their job duties and functions safely and in compliance with applicable laws and regulations including confidentiality, safety, hygiene and other topics specified by the State. The AICs are responsible for providing all necessary training for each individual involved in operations as well as maintaining documentation from all required training including logs and signed statements of trainees. Staff will receive a minimum eight (8) hours of on-going training annually. A module-based training strategy (both in-person and digital) has been developed to comply with regulations and to comport with best practices. The training schedule includes but is not limited to the following:

1. Within first ninety (90) days of employment, the associate must complete two (2) hours of Responsible Vendor Training.
2. Within first ninety (90) days of employment, the associate must complete sexual harassment training, unconscious bias training, and anti-bullying training.
3. During the remainder of the year, associates will receive a minimum of six (6) additional training hours. Training topics covered through continues training include conducting staff meetings, recordkeeping and confidentiality, incident/emergency management, inventory management and diversion prevention, product handling and sanitation, facility safety and security, transportation, community/customer relations, workers' compensation, OSHA, internal controls and standards, and train the trainer.

Associates may receive additional training on topics such as:

1. Terpenes
2. Infectious Disease
3. Proper hand-washing & hygiene
4. Risk Identification
5. How to do Corrective Action Reports

6. How to interview
7. How to document employment issues

Annual Training

We provide ongoing and supplemental employee training and continuously evaluate our training and education methods to determine where updates and additional details are required. Annual training will include training on the provisions of the Act and rules, any other training deemed necessary by Company, and a minimum of eight (8) hours of on the following topics at a minimum.

Two Hour Responsible Vendor Program Training

1. Health and safety concerns of cannabis use, including the responsible use of cannabis, its physical effects, onset of physiological effects, recognizing signs of impairment, and appropriate responses in the event of overconsumption.
2. Training on laws and regulations on driving while under the influence.
3. Sales to minors prohibition. Training shall cover all relevant Illinois laws and rules.
4. Quantity limitations on sales to purchasers. Training shall cover all relevant Illinois laws and rules.
5. Acceptable forms of identification. Training will include: (a) how to check identification; and (b) common mistakes made in verification
6. Safe storage of cannabis
7. Compliance with all inventory tracking system regulations
8. Waste handling, management, and disposal
9. Health and safety standards
10. Maintenance of records
11. Security and surveillance requirements
12. Permitting inspections by State and local licensing and enforcement authorities
13. Privacy issues
14. Packaging and labeling requirement for sales to purchasers
15. Other areas as determined by rule.

Six (6) Hour Annual Training

1. How to effectively operate the point-of-sale system and the State's verification system
2. Proper inventory handling and tracking
3. Specific uses of cannabis or cannabis-infused products
4. Instruction regarding regulatory inspection preparedness
5. Law enforcement interaction
6. Awareness of the legal requirements for maintaining status as an agent
7. Any other topics as specified by the Department.

Furthermore, each owner, manager, employee, and agent of our adult use dispensing organization must successfully complete the eight hours of training annually (if required by law). An AIC is responsible for maintaining required documentation of all required training, including logs and signed statements of trainees. We use PowerDMS to facilitate internal trainings and document their completion.

Recalls, Quarantine Destruction Plan

Provide a Recalls, Quarantine, and Destruction Plan. The Plan must include, at minimum:

1. A plan to segregate outdated, deteriorated, misbranded, adulterated, mis-labeled, or non-compliantly packaged cannabis products
2. A plan to destroy segregated cannabis products on the next upcoming scheduled destruction date, unless otherwise approved by the Division
3. A plan to ensure segregated products are labeled with the date they were placed into quarantine and that the quarantined products are stored in the vault in full view of the cameras
4. A plan to ensure that cannabis that was tampered with, expired, or damaged shall not be stored at the premises for more than seven calendar days (refer to 68 Ill. Adm. Code. §1290.10 for the definition of “damaged”)
5. A recall plan that meets all the requirements of Section 15-65(a)(1) of the Act, including a mechanism reasonably calculated to contact purchasers who have, or likely have, obtained product from the dispensary
6. The media with which cannabis products will be mixed during destruction
7. A plan for recording destruction activity, including weighing products prior to destruction and ensuring destruction occurs in the clear, unobstructed view of a camera
8. A plan to notify the Division and ISP at least three days before changing the scheduled destruction date and time
9. A description of destruction and disposal procedures for (i) flower, (ii) vape cartridges and syringes, (iii) non-gummy, solid cannabis infused-products, (iv) gummy cannabis infused-products, (v) liquid cannabis-infused products, (vi) topical products, such as creams and lotions, and (vii) transdermal patches

A note on destruction policies: (i) Flower shall be ground and mixed in accordance with Illinois law, (ii) vape cartridges and syringes must be broken and mixed in accordance with law, (iii) non-gummy, solid cannabis-infused products shall be broken down to a powder-like form and mixed in accordance with law, (iv) gummy cannabis infused products shall be cut into small pieces, melted in a microwave and mixed in accordance with law, (v) liquid cannabis-infused products shall be mixed in accordance with law, (vi) topical products shall be pumped or scooped out of their container and mixed in accordance with law, and (vii) transdermal patches shall be cut into pieces no bigger than ¼” x ¼” and mixed in accordance with law.

AWH has developed proper procedures for the recall, quarantine, and destruction of cannabis and cannabis-infused products are a critical component of our plan for keeping purchasers and the broader community safe from potentially harmful products. These functions are separate but interconnected; recalled products will be properly quarantined as they await destruction and, ultimately, disposal. This section also describes the various circumstances under which products will be quarantined and destroyed, as this process does not only apply to recalled products.

Recall Plan

Our dispensing organization sources cannabis only from Illinois-licensed cultivation centers, craft growers, and infusers with strict quality assurance and quality control measures throughout their cultivation and manufacturing processes, which will limit the need for recalls. Nonetheless, we understand that errors, damage, and/or contamination may occur. Our written policies and procedures are adequate to deal with recalls due to any action initiated at the request of the Department, as well as any voluntary action by our

dispensing organization to remove defective or potentially defective cannabis from the market, or any action undertaken to promote public health and safety.

Mandatory v. Voluntary Recalls

We recognize that cannabis at our dispensary may be subject to recall by multiple agencies: the Department in their function as the primary regulator of Illinois dispensaries; the Illinois Department of Agriculture in their function as the primary regulator of Illinois cultivators, infusers, and transporters; the Illinois Department of Public Health in their function as the primary regulator of food safety; and other governmental entities with similar authority. Our approach to recall procedures distinguishes between two levels of product recall: “mandatory recall” and “voluntary recall.” We use the term mandatory recall to encompass three kinds of recalls: recalls undertaken in response to externally issued recall orders from governmental agencies; recalls undertaken in response to externally issued recall orders from cultivators or infusers; and recalls undertaken in response to internally issued recall orders due to reports of serious adverse events from purchasers. We use the term voluntary recall to encompass recalls undertaken due to product complaints.

Serious Adverse Events v. Product Complaints

It is important to distinguish between serious adverse events and general complaints about a product. We define serious adverse events in accordance with FDA guidelines: a serious adverse event is any undesirable experience associated with the use of a product when the outcome is hospitalization, life-threatening injury, disability or permanent damage, death, congenital anomaly or birth defect, or any other event that may require medical or surgical intervention to prevent one of these outcomes. Typical causes of such recalls are the presence of bacteria, viruses, or allergens in products. To reduce occurrences of serious adverse events related to allergens contained in edible cannabis-infused products, we will post a placard in the sales area that states, “Edible cannabis-infused products were produced in a kitchen that may also process common food allergens.” If, upon review, our Associate believes that there is any evidence whatsoever of a serious adverse event associated with the use of products we sell at our dispensary, we will immediately initiate our mandatory recall procedure, detailed in the *Recall Procedures* section below.

Product complaints encompass a much broader set of purchaser dissatisfaction about the quality of the product itself (e.g., malodor, bad taste, or possessing characteristics not as advertised) and about the experience of the product (e.g., discomfort, anxiety, or nausea), but does not constitute likely health risks to the consumer. Depending on the nature of the product complaint and the number of complaints received, we may decide to trigger our voluntary recall procedure. We will inform the origination cultivator or infuser licensee of any and all complaints related to their products, working together to coordinate voluntary recalls.

Receiving Reports of Serious Adverse Events and Product Complaints

To ensure that we maintain the highest standards of purchaser safety and satisfaction, we will establish a procedure to receive, organize, store, and respond to all oral, written, electronic, or other complaints regarding cannabis products sold at our dispensary. This procedure begins with creating formal methods for purchasers and community members at large to submit complaints quickly and easily. The primary avenues for complaints will be via phone call or email to a continuously monitored hotline and email address. This contact information will be publicly available on our website and social media pages. We will also be prepared to document and respond to complaints received in-person, through letters, and internally from Associate. Receiving Associate will record and categorize all product complaints in a Product Complaint Log, including key information such as the name and contact information of the person

reporting the complaint, the route of administration, the dosage of product ingested, and, if reporting a serious adverse event, a description of the nature of the serious adverse event and whether a medical doctor was involved in the treatment of the individual. All documentation related to product complaints will be stored in a secure, locked location at our dispensary for a period of five (5) years.

Within 24 hours of receiving a complaint regarding the quality or safety of our cannabis products, we will review and investigate the complaint to determine if it is substantive, and if the report constitutes a serious adverse event. For all product complaints, regardless of the severity, we will respond to the individual within one business day if the individual desires a response and provides contact information. If the complaint constitutes a serious adverse event, the AIC will attempt to contact the affected individual and confirm critical details required to make a determination as to the nature of the event. Such details include: medications that the purchaser is currently taking, and their possible contraindications with the cannabis product in question; history of medical complications, especially medication conditions with symptoms similar to those experienced in the serious adverse event; the individual's prior risk factors, including their age, current illness, allergies, or an immunocompromised state. Further, if possible, an AIC will attempt to coordinate the return of the specific product in question for testing purposes, and will coordinate with the Department to request special testing of the product. The AICs will also immediately contact the originating cultivator or infuser to inform them of the incident and establish a line of communication between a representative of their company and the Department.

Based on this investigation, the AICs will produce a report that documents the serious adverse event, including the nature of the event, likely causes of the event, and other products that may potentially cause adverse events (e.g., products produced from the same batch of cannabis). Based on this report, we will take one of three paths: 1) determine that the product in question does, in fact, pose a risk to public safety and initiate a mandatory recall following our procedure as detailed in the *Recall Procedures* section below; 2) determine that the product does not pose a risk to public safety, but is nonetheless not fit for public consumption based on severe quality issues, and initiate a voluntary recall following our procedure as detailed in the *Recall Procedures* section below; or, 3) determine that no action is required due to reasonable assurance that the product does not pose a risk to public safety or possess severe quality issues, based on the information collected. In all cases, we will document a statement of reasoning supporting our decision and communicate that decision to the Department within 24 hours.

Recall Procedures

We maintain a comprehensive Standard Operating Procedure ("SOP") and train our Associate on this procedure as part of onboarding training and continuing education. Further, we will keep printed and digital versions of the product recall SOP readily available and accessible to our Associate at all times. This SOP provides step-by-step instructions to Associate for procedures for recall or market withdrawal of cannabis products.

During a recall, the General Manager ("GM") will be considered the Recall Coordinator and will be responsible for coordinating communication with three distinct groups within 24 hours of discovering defective or potentially defective cannabis: the originating adult use cultivation center, craft grower, or infuser that manufactured the cannabis; the relevant State of Illinois authorities, including the Department, the Department of Agriculture, and the Department of Public Health; and, potentially affected purchasers. The GM will initiate communication with these groups immediately upon receiving notification of a recall or upon making the decision to voluntarily recall a product. Any instructions for recall as provided by the issuing governmental authority will supersede this SOP, and any instructions for recall provided by the cultivator or manufacturer may supersede this SOP.

Upon initiation of a recall, three simultaneous actions will begin immediately: 1) prevention of further sales of recalled inventory by removing affected products from the sales floor active stock inventory and placing them within the designated quarantine area within the vault; 2) notification of potentially affected purchasers; and, 3) coordinating further steps with the Department, the originating adult use cultivation center, craft grower, or infuser that manufactured the cannabis, and other dispensaries that may carry the product.

In order to prevent further sales, we will initiate the following procedure: the GM will update affected products remaining in inventory to “RECALLED” status in the point of sale (“POS”) system; an inventory report of all affected products will be printed; and, the GM will remove all affected products from regular product storage and place them into quarantine, following the procedure as described further in the *Quarantine* section below.

We will institute a mechanism reasonably calculated to contact purchasers who have, or likely have, obtained the product from the dispensary, including information on the policy for return of the recalled product. In order to notify affected purchasers, we will initiate a multifaceted purchaser contact procedure:

1. Our dispensary will use an electronic reader or electronic scanning device to scan a purchaser's government-issued identification to determine the purchaser's age and the validity of the identification. We understand that the identifying or personal information of a purchaser obtained or received in accordance with this practice will only be retained, used, shared or disclosed for purposes authorized in the Cannabis Regulation and Tax Act. Because we are required by Statute to contact purchasers who may have obtained recalled product from our dispensary, we intend to use this data to send physical Recall Notice letters through United States Postal Service to purchasers using their registered address. These letters will only be sent to purchasers who visited the dispensary within a reasonable date range, e.g., not prior to the recalled product being available for purchase in our store.
2. We will also offer our purchasers participation in an optional Loyalty Program. The primary purpose of the Loyalty Program is to track their purchases, recording and accumulating “points” that they may then redeem for discounts on future purchases. The Loyalty Program will capture contact data such as phone number and email address, and our Associate will explain to purchasers that one benefit of participation in the Loyalty Program is that it gives us the ability to use their on-file contact information to immediately and directly contact them by phone and/or email in case of a recall involving a product they purchased from our dispensary. We will educate our purchasers that this is the most effective way in which we can protect them against ingesting recalled products purchased at our dispensary. We have established robust cybersecurity procedures in order to protect this personal data.
3. We will explicitly offer purchasers the ability to opt in to a recall-only contact list within the Loyalty Program, ensuring that they never receive unwanted promotional correspondence. We believe this will increase participation in the program, thereby allowing us to immediately contact the largest possible portion of our purchasers in case of a recall.
4. All correspondence (physical mail, electronic mail, or phone call) will serve to:
 - a. Notify purchasers of the recall;

- b. Explain the nature of the recall;
 - c. Explain what additional steps purchasers can take if they have consumed recalled product;
 - d. Identify the time during which recalled products may be returned; and,
 - e. Identify the amount of store credit owed to the purchaser as a result of the recall. We will accept recalled items for a predetermined time period no less than one month from the day the last affected purchaser was contacted. We will seek approval from the Department for our return policy for cannabis and cannabis products prior to implementing any such policy. Pending the issuance of Administrative Rules, and only with the express permission of the Department, we will accept returned product at no charge to the purchaser, but will never issue free replacement cannabis products.
5. In addition to directly contacting potentially affected purchasers, we may use all or some of the following broadcast methods to notify all purchasers, as permitted by the Department:
- a. Posting notices to our social media platforms and to the dedicated recall page hosted on our website;
 - b. Displaying posted signs within the dispensary facility. These signs will not only list recalled products carried by our dispensary, but will list all currently recalled cannabis products in the State of Illinois;
 - c. Requiring that all sales Associate inform purchasers of the products currently subject to recall at the time of dispensing;
 - d. Maintaining a dedicated hotline that purchasers can call to inquire about products on the Illinois market subject to recall; and
 - e. Communicating with media via press release for the widest possible distribution.
6. Finally, we will work closely with the Department and other State of Illinois authorities to implement any other communication methods they suggest.

We believe that these methods for communicating with potentially affected purchasers, in combination with Department-issued public notices, serve as a robust communication strategy to mitigate any potential harms arising from recalled products. At the conclusion of a recall period, we will conduct a retrospective analysis of the efficacy of our recall procedures and, if necessary, make updates to our recall SOPs accordingly.

Quarantine

Placing recalled products into quarantine is a critical part of our procedure for ensuring that recalled products are never accidentally sold to purchasers or otherwise misplaced prior to destruction and disposal. Therefore, we have developed policies for the segregation of outdated, damaged, deteriorated, misbranded, or adulterated cannabis.

The quarantine process takes place immediately for all product in active and back stock at the time a recall is initiated and at any time a purchaser returns a recalled product. We will maintain a separate, secure storage area for quarantined products within the reinforced vault room. This storage area will consist of a locking cabinet that only the AICs will have access to.

Immediately upon the initiation of a recall, and any time a purchaser returns a recalled product, the GM will transfer the recalled product to the product vault. Before separating it in storage, the GM will account for the total amount of affected product, to ensure that the correct physical amount of product is equal

to that recorded in the POS system. Next, the GM will affix a brightly colored label to the products with bold print that states: “RECALLED PRODUCT. DO NOT SELL.” Once all affected product within active stock and back stock is accounted for, the GM will seal the removed product and put it inside the locking cabinet within the reinforced vault room, which is both a restricted access area and an “enclosed, locked space” under the statute. For recalled products returned to the dispensary by purchasers, an AIC will confirm that the product being returned is in fact part of the recall, add that unit back into our inventory using the POS system and state verification system, then place the unit in the vault with other recalled products.

At the end of each business day during a recall period, an AIC will reconcile the inventory of recalled product and generate a recall report, which will include the quantity and type of recalled product received that day and the quantity and type of recalled product still on the market (yet to be returned.) On the final day of a recall period, an AIC will generate a comprehensive recall report, detailing the amount of recalled product that was returned to the dispensary during the recall period and the amount of recalled product originating from our dispensary that remains on the market. The AIC will coordinate with the Department and the licensee from which the recall product originated to determine whether recalled product at our dispensary should be returned to the Department, the originating licensee, a third-party testing facility, another entity, or destroyed on-site by our Associate. In addition to recalled product, the quarantine area within the vault will contain returned, defective, expired, damaged, and deteriorated products that are awaiting destruction.

Destruction

Destruction and disposal of recalled products are the final steps to ensuring that such products do not make their way back into the market, and we will therefore institute policies for destruction of any recalled cannabis product. This procedure will provide for written documentation of the cannabis disposition.

Any cannabis that was tampered with, expired, or damaged is not stored at the premises more than seven (7) calendar days. In order to ensure compliance with this requirement, authorized dispensing agents conduct product destruction weekly. Our dispensing organization only stores tampered with, expired, or damaged product past seven (7) calendar days when granted specific permission from the State.

Prior to the destruction, an AIC provides notification to the Division and the State Police providing the date and time of the destruction as well as product info and reasons for destruction. Any changes to the scheduled destruction date and/or time must be communicated to the Division and State Police via email at least three (3) days before changing. Documentation of destruction and disposal is retained at the dispensary organization for a period of not less than 5 years.

Authorized dispensing agents will weigh, record, and enter into the inventory system all waste, unusable cannabis concentrates, unusable cannabis-infused products, and unusable cannabis product before rendering it unusable. Verification of this event is performed by an AIC and conducted in a restricted access area under constant video surveillance.

Prior to disposal, Associate will remove cannabis products from their packaging and render them unrecognizable and unusable using methods approved by the Department as follows:

- Flower shall be ground and mixed in accordance with Illinois law;
- Vape cartridges and syringes must be broken and mixed in accordance with law;
- Non-gummy, solid cannabis-infused products shall be broken down to a powder-like form and

- mixed in accordance with law;
- Gummy cannabis infused products shall be cut into small pieces, melted in a microwave and mixed in accordance with law;
- Liquid cannabis-infused products shall be mixed in accordance with law;
- Topical products shall be pumped or scooped out of their container and mixed in accordance with law, and
- Transdermal patches shall be cut into pieces no bigger than ¼" x ¼" and mixed in accordance with law.

Associate will render these products unrecognizable by mixing cannabis waste with at least 51% non-cannabis, post-consumer waste such as: shredded paper, soil, coco coir, coffee grounds, or sand. This mixture will include a combination of the shredded plant waste, ground product waste, and liquid product waste to ensure all cannabis waste is completely unusable and beyond recovery. Upon rendering the cannabis products unrecognizable and unusable, Associate place the cannabis waste in uniformly opaque, unmarked garbage bags barren of any logo or text, and dispose of cannabis waste in a secured waste receptacle or in a secured area on the licensed premises.

Our GM will evaluate all cannabis waste generated against state and federal hazardous waste regulations to determine if the waste is designated as hazardous waste. If the GM determines the waste to be hazardous, they will manage and dispose of the waste in accordance with appropriate disposal practices under state and federal laws, including the federal Resource Conservation and Recovery Act.

Cannabis waste that has been rendered unusable will then be promptly disposed of in accordance with the Cannabis Regulation and Tax Act and future Administrative Rules. To ensure proper disposal, cannabis waste that has been rendered unusable is delivered to a permitted solid waste facility for final disposition. For compostable mixed waste, acceptable permitted solid waste facilities include: compost, anaerobic digester, or other facility with approval of the jurisdictional health department. For non-compostable mixed waste, acceptable permitted solid waste facilities include: landfills, incinerators, or other facilities with approval of the jurisdictional health department.

The entire destruction process will be captured by video surveillance; we will incorporate continuous electronic video monitoring in our dispensary, including unobstructed video surveillance of areas in which cannabis is destroyed using cameras that are angled to allow for facial recognition.

Ventilation / Odor Mitigation

Cannabis odor emanating from our facility is a valid concern for the community and our neighbors. This section describes the measures AWH will deploy to ensure that no offensive cannabis odor is emitted from our site.

AWH will take the following actions to prevent odor:

1. Adequate design measures to seal the building;
2. Utilizing a heating, ventilation, and cooling (HVAC) System designed to move an appropriate amount of air (cfm) throughout the facility to disperse odors;
3. Using industry standard carbon filters throughout the facility, including:
 - a) Canned filters; and
 - b) Placing filters within the HVAC system designed to purify the air;
4. Training staff to engage in odor mitigation practices; and
5. An odor complaint tracking and response plan.

Design Measures to Prevent Off Site Odors

AWH intends to renovate our building in a manner that focuses on preventing all air leaks by properly enclosing the building. Weather strip will be applied to all exterior door frames and windows, seal any cracks on the outside of the building, and caulk all cracks on the inside of the building. For interior rooms where cannabis is stored, the rooms will be sealed by caulking all plug outlets, doorways, and anything else that could leak air. Well circulated air prevents stifling and resulting odors.

Appropriately Sized and Maintained HVAC System

Reuse or install an appropriately sized HVAC system and a sufficient number of filters to handle the proper movement of air (cfm) throughout the building to prevent the stagnation of air.

A preventative maintenance schedule will be implemented to ensure service on the odor mitigation systems, and to optimize performance, including the inspection and changing of carbon filters as needed.

Use of Activated Carbon Filters

Carbon filtration is known in the cannabis industry to be very effective at controlling cannabis odors. We will install activated carbon air filters which remove 99.5% of all odors and other airborne particles.

- *Canister Carbon Absorbers.* Carbon filtration units, sometime referred to as “carbon cans,” are placed throughout the facility to help control odors. Carbon cans have a pre-filter to capture dust particles and an in-line fan to move air through the enclosed carbon filtration system.
 - Current technology does not exist to identify the specific volumes of activated carbon needed per volume of exhaust air leaving a facility to stop offensive odors from escaping. Internally, we have determined that the deployment of multiple Phresh Filters will be sufficient to begin our odor mitigation efforts. We will place additional Phresh Filters as necessary.
- *Carbon Filtration within HVAC System.* Carbon filters will be installed within the HVAC system, and at all points of exhaust. We utilize Phresh Inline Filters for this purpose. This involves forcing the air circulating within the HVAC system through an activated carbon filter. Additionally, carbon filters will be installed within the HVAC’s exhaust fan. The size and layout of the facility will dictate the requirements for filters in this regard. Interior air is forced through the filter to “scrub” the air of any cannabis odor that passes over them, thus creating odorless air.
- *Proper Maintenance of Carbon Filtration:* As filters age and the activated carbon becomes clogged with impurities, it becomes less effective. As such, we will develop a maintenance schedule to inspect the carbon filters regularly and to replace them per the manufacturers recommendation. Additionally, to ensure that proper air flows through the carbon filters, the dust collector “sock” device associated with the filter will also be monitored and changed regularly, per the manufacturers recommendation.

Staff Training Staff to Engage in Odor Mitigating Practices

Employees will be trained to engage in odor mitigation practices to further the effectiveness of this Odor Control and Response Plan. First, employees are trained on the importance of ensuring that doors and windows remain closed at all times to prevent escaping odors. Second, employees will be trained to

ensure that the air exhaust and filtration systems are running at all times as required. Finally, employees will be trained to alert management of any cannabis odors that are detectable from the parking lot as they enter work each day.

Evaluating the Effectiveness of Odor Control Measures

Once per week, we will engage in an odor analysis to determine the effectiveness of our odor control measures. This involves assigning an employee who has just reported for work to walk the outer perimeter of our property and the immediate exterior of our facility to assign a grade to the air quality using the following simple scale for odor intensity:

- 0 - No odor, or no odor of the designated component (no cannabis smell);
- 1 - Threshold level of the component (slight cannabis smell);
- 2 - Definite odor of the component (clear and identifiable smell of cannabis);
- 3 - Strong odor of the component (strong cannabis smell); or
- 4 - Overpowering odor of the component (overpowering cannabis smell).

Any score above a 0 will be considered a failing score which requires us to examine our odor control measures and implement an *immediate* response. This weekly exercise will result in records of these activities, and our response to them as needed. We will maintain these records and provide them to the City of Tinley Park or the state upon request.

LEGEND OF SYMBOLS & ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	SIGNAL BOX		VALVE VAULT		SQUARE FEET
	GAS VALVE		FLARED END SECTION		RECORD BEARING/DISTANCE
	WATER VALVE		WATER LINE		TOP OF FOUNDATION
	ELECTRIC METER		TELEPHONE/CATV LINE		FINISHED FLOOR
	GAS METER		GAS LINE		TOP OF PIPE
	FIRE HYDRANT		ELECTRIC LINE		BUILDING SETBACK LINE
	AUTO SPRINKLER		OVERHEAD WIRES		PUBLIC UTILITY EASEMENT
	MONITORING WELL		STORM SEWER		DRAINAGE EASEMENT
	GROUND LIGHT		SANITARY SEWER		ARC LENGTH
	BOLLARD		CHAIN LINK FENCE		RADIUS LENGTH
	B/BOX		STOCKADE FENCE		CHORD LENGTH
	SIGN		GUARD RAIL		CHORD BEARING
	FLAG POLE		CONCRETE SURFACE		CORRUGATED METAL PIPE

ITEMS CORRESPONDING TO SCHEDULE B-II

- 4 BUILDING SETBACK LINE OF 25 FEET FROM THE EAST LINE OF THE LAND AS SHOWN ON PLAT OF SUPER-K SUBDIVISION RECORDED AS DOCUMENT NUMBER 97195157. ITEM IS SHOWN.
- 5 RESTRICTION CONTAINED IN PLAT OF SUPER-K SUBDIVISION AFORESAID THAT LOT 5 SHALL BE LIMITED TO ACCESS TO HARLEM AVENUE VIA EXISTING EXITS, ONE NORTH OF LOT 5 AND TWO EXITS SOUTH OF LOT 5 IN LOT 3 OF THE SUBDIVISION. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 6 EASEMENTS PROVISIONS AS SHOWN ON PLAT OF SUPER-K SUBDIVISION, RECORDED MARCH 20, 1997 AS DOCUMENT NUMBER 97195157. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 7 PERMANENT RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR USE OF PARKING AREAS AND COMMON AREAS; USE OF ENTRANCES, EXITS, DRIVEWAYS, WALKS, SERVICE DRIVES, DIRECTIONAL SIGNS, AND LIGHTING FACILITIES; INGRESS, EGRESS, ACCESS, AND PARKING FOR VEHICULAR OR PEDESTRIAN TRAFFIC OVER PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS, AND SERVICE DRIVES; USE OF STORM DRAINAGE AND RETENTIONAL FACILITIES, LANDSCAPING, PUBLIC REST ROOMS, OTHER PUBLIC FACILITIES AND DIRECTIONAL SIGNS; LOCATION OF BUILDINGS WITHIN CERTAIN AREAS, DESIGN, CONSTRUCTION AND MAINTENANCE OF PERMITTED BUILDINGS; MAINTENANCE OF BUILDINGS AND VACANT AREAS; REPAIR AND MAINTENANCE OF COMMON AREA; AND PERMITTED SIGNS, CREATED, DEFINED AND LIMITED BY THAT CERTAIN SHOPPING CENTER RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED JUNE 20, 1991 AND RECORDED JUNE 21, 1991, AS DOCUMENT NUMBER 91303316. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 8 A SHOPPING CENTER SIGN EASEMENT 20 FEET BY 40 FEET IN THE. SOUTHEAST CORNER OF LOT 7, (AFFECTS PARCEL 2). ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY, ITEM IS NOT SHOWN.
- 9 DETENTION EASEMENT OVER LOT 10. (AFFECTS PARCEL 2). ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY, ITEM IS NOT SHOWN.
- 10 EASEMENTS AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 92914537, AS FOLLOWS:
(A) PUBLIC UTILITY EASEMENT IN FAVOR OF VILLAGE OF TINLEY PARK, ILLINOIS BELL, TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY AND CABLE TELEVISION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE RIGHT AND AUTHORITY TO INSTALL, OPERATE, INSPECT, REPAIR AND MAINTAIN, WATER MAINS, SANITARY AND STORM SEWERS, GAS MAINS, DRAINAGE FACILITIES, SWALES, DITCHES AND OVERFLOWS, ELECTRIC TRANSMISSION, SOUNDS AND SIGNALS, DISTRIBUTION WIRE CABLE AND THEIR RELATED APPURTENANCES AND FACILITIES AS MAY NECESSARY IN OR UPON, THROUGH, ACROSS AND UNDER THE FOLLOWING DESCRIBED PARCEL: 2 (ON LOT 5), ITEM IS NOT ON AND DOES NOT TOUCH THE SUBJECT PROPERTY, ITEM IS NOT SHOWN.
(B) BLANKET EASEMENT IN FAVOR OF THE VILLAGE OF TINLEY PARK, ILLINOIS BELL, TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY AND CABLE TELEVISION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE RIGHT AND AUTHORITY TO INSTALL, OPERATE, INSPECT, REPAIR AND MAINTAIN, WATER MAINS, SANITARY AND STORM SEWERS, GAS MAINS, DRAINAGE FACILITIES, SWALES, DITCHES AND OVERFLOWS, ELECTRIC TRANSMISSION, SOUNDS AND SIGNALS, DISTRIBUTION WIRE CABLE AND THEIR RELATED APPURTENANCES AND FACILITIES AS MAY NECESSARY IN OR UPON, THROUGH, ACROSS AND UNDER ALL LAND SHOWN ON PLATS AS LOTS L. 2, 4, 5, 6, 7, 8 AND 9, NOT INCLUDING THE BUILDING SITES. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 11 EASEMENT FOR PUBLIC UTILITIES OVER THE EAST 10 FEET OF LOT 5 AND OVER THE EAST 10 FEET AND WEST 10 FEET OF PARCEL 2 AS CONTAINED IN DOCUMENT RECORDED AS DOCUMENT NUMBER 88157960. ITEM IS SHOWN.
- 13 TERMS AND PROVISIONS, INDUCEMENT AGREEMENT - PARK PLACE - TERRA VENTURE, MADE BY AND BETWEEN VILLAGE OF TINLEY PARK DEVELOPMENT COMPANY, LARRY ROSS, L. GRAY TURNER AND JACK ISLEY, DATED JUNE 7, 1991 AND RECORDED JUNE 14, 1991 AS DOCUMENT NUMBER 91287622, AMENDMENT RECORDED AS DOCUMENT NUMBERS 91287623 AND 91303343, ASSIGNED TO K-MART CORPORATION RECORDED JUNE 12, 1991 AS DOCUMENT NUMBERS 91303344 AND 93717788, SECOND AMENDMENT TO INDUCEMENT AGREEMENT - PARK PLACE - K-MART RECORDED AUGUST 30, 1996 AS DOCUMENT NUMBER 96686848, FIRST AMENDMENT TO INDUCEMENT AGREEMENT DISCLOSED BY MEMORANDUM THEREOF RECORDED MARCH 26, 1997 AS DOCUMENT NUMBER 97209925. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 14 TERMS AND PROVISIONS OF SHOPPING CENTER RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED JUNE 20, 1991 AND RECORDED JUNE 21, 1991 AS DOCUMENT NUMBER 91303346. (AFFECTS PARCELS 1 AND 2). ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- 15 EASEMENT FOR SERVICING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IN FAVOR OF AMERITECH TELEPHONE COMPANY, AUTHORIZED CATV FRANCHISE AND COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "EASEMENT" CREATED BY PLAT OF SUPER-K SUBDIVISION AFORESAID. ITEM IS SHOWN.
- 16 EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, CREATED BY PLAT OF SUPER-K SUBDIVISION AFORESAID. ITEM IS SHOWN.
- 17 COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANT DATED APRIL 10, 1997 AND RECORDED MAY 23, 1997 AS DOCUMENT NUMBER 97370869 BY AND BETWEEN APPLE SOUTH, INC., AND TROY CAMS PROPERTY, L.L.C., RELATING TO USE AND PARKING AREAS, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUS. ITEM IS BLANKET AND NOT SHOWN.

MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
INFO@JLHLSURVEY.COM
- MN2 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN3 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5 ASSUMED BEARING: THE WEST RIGHT OF WAY LINE OF HARLEM AVENUE TO BE SOUTH 01 DEGREES 50 MINUTES 42 SECONDS EAST.
- MN6 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 16200 S HARLEM AVENUE.
- MN8 THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO AND FROM HARLEM AVENUE WHICH IS GOVERNED BY THE VILLAGE OF TINLEY PARK.
- MN9 IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN10 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN11 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

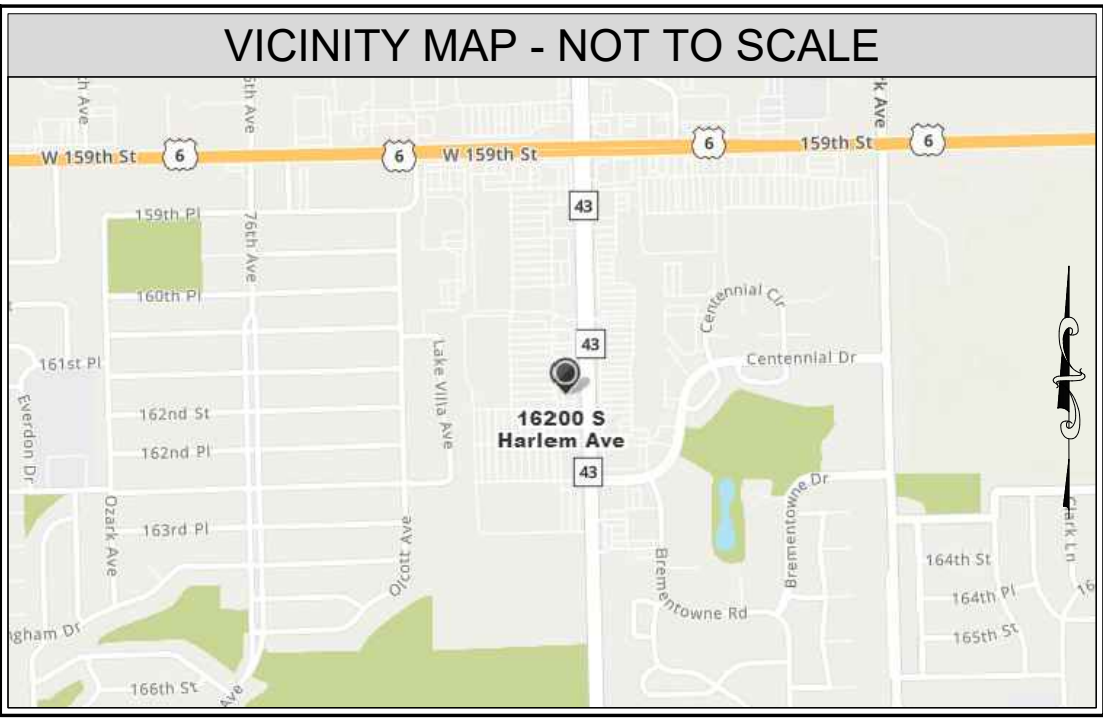
SIGNIFICANT OBSERVATIONS

THERE ARE NONE

ZONING INFORMATION

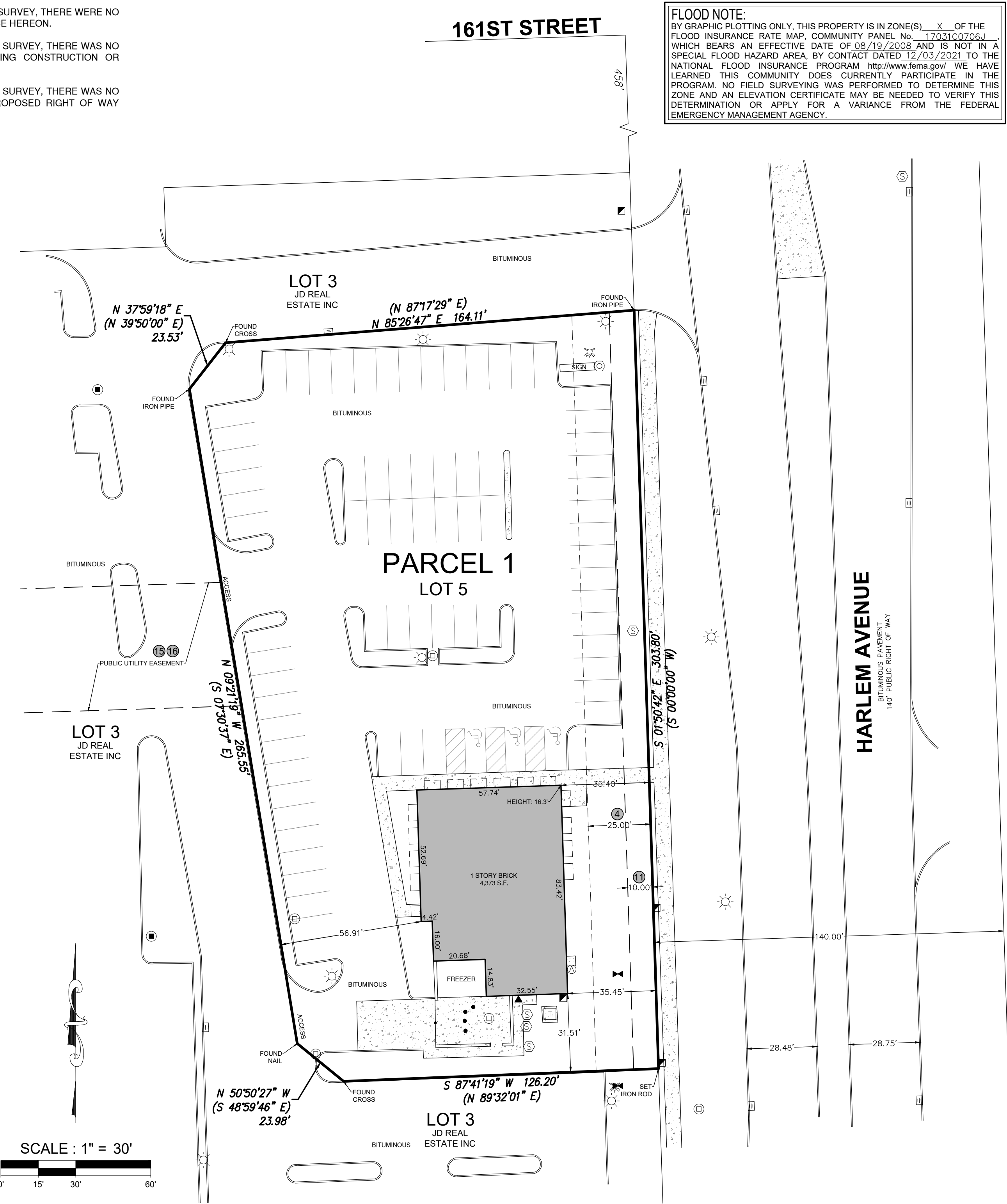
THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	72
ADA	3
TOTAL	75



AREA: 48,353.35 SF± OR 1.11 ACRES±

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0706, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 12/03/2021 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



RECORD DESCRIPTION

PARCEL 1 :

LOT 5 IN SUPER-K SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 TO 11 IN PARK PLACE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1997 AS DOCUMENT NUMBER 97195157.

PARCEL 2:

PERMANENT RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR, USE OF PARKING AREAS AND COMMON AREAS; USE OF ENTRANCES, EXITS, DRIVEWAYS, WALKS, SERVICE DRIVES, DIRECTIONAL SIGNS, AND LIGHTING FACILITIES; INGRESS, EGRESS, ACCESS, AND PARKING FOR VEHICULAR OR PEDESTRIAN TRAFFIC OVER PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS, AND SERVICE DRIVES; USE OF STORM DRAINAGE AND RETENTIONAL FACILITIES, LANDSCAPING, PUBLIC REST ROOMS, OTHER PUBLIC FACILITIES AND DIRECTIONAL SIGNS; LOCATION OF BUILDINGS WITHIN CERTAIN AREAS, DESIGN, CONSTRUCTION AND MAINTENANCE OF PERMITTED BUILDINGS; MAINTENANCE OF BUILDINGS AND VACANT AREAS; REPAIR AND MAINTENANCE OF COMMON AREA; AND PERMITTED SIGNS, CREATED, DEFINED AND LIMITED BY THAT CERTAIN SHOPPING CENTER RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED JUNE 20, 1991 AND RECORDED JUNE 21, 1991, AS DOCUMENT NUMBER 91303316.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 21000031369, DATED SEPTEMBER 21, 2021.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/03/2021	FIRST DRAFT		
12/28/2021	CERTIFICATION		

FIELD WORK: RC & KH	DRAFTED: JLH	CHECKED BY: JLH	FB & PG: N/A
---------------------	--------------	-----------------	--------------

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

for
ASCEND PARK RIDGE
NV5 PROJECT NO. 202105668-001
16200 SOUTH HARLEM AVENUE, TINLEY PARK, IL 60477

BASED UPON TITLE COMMITMENT NO. 21000031369
OF STEWART TITLE GUARANTY COMPANY
BEARING AN EFFECTIVE DATE OF SEPTEMBER 21, 2021

SURVEYOR'S CERTIFICATION

To: ASCEND ILLINOIS, LLC; STEWART TITLE GUARANTY COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2021.

JAMES L. HARPOLE, PLS
REGISTRATION NO. 035-4046
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
NETWORK PROJECT NO. 202105668-001 RLS

12-28-2021
DATE

PROFESSIONAL LAND SURVEYOR
JAMES L. HARPOLE
035-004046
SHOREWOOD
IL
STATE OF ILLINOIS

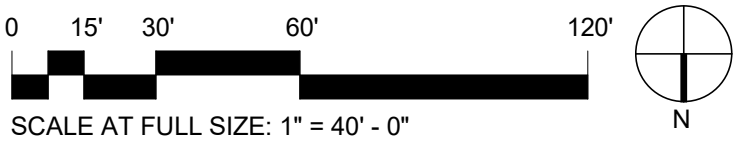
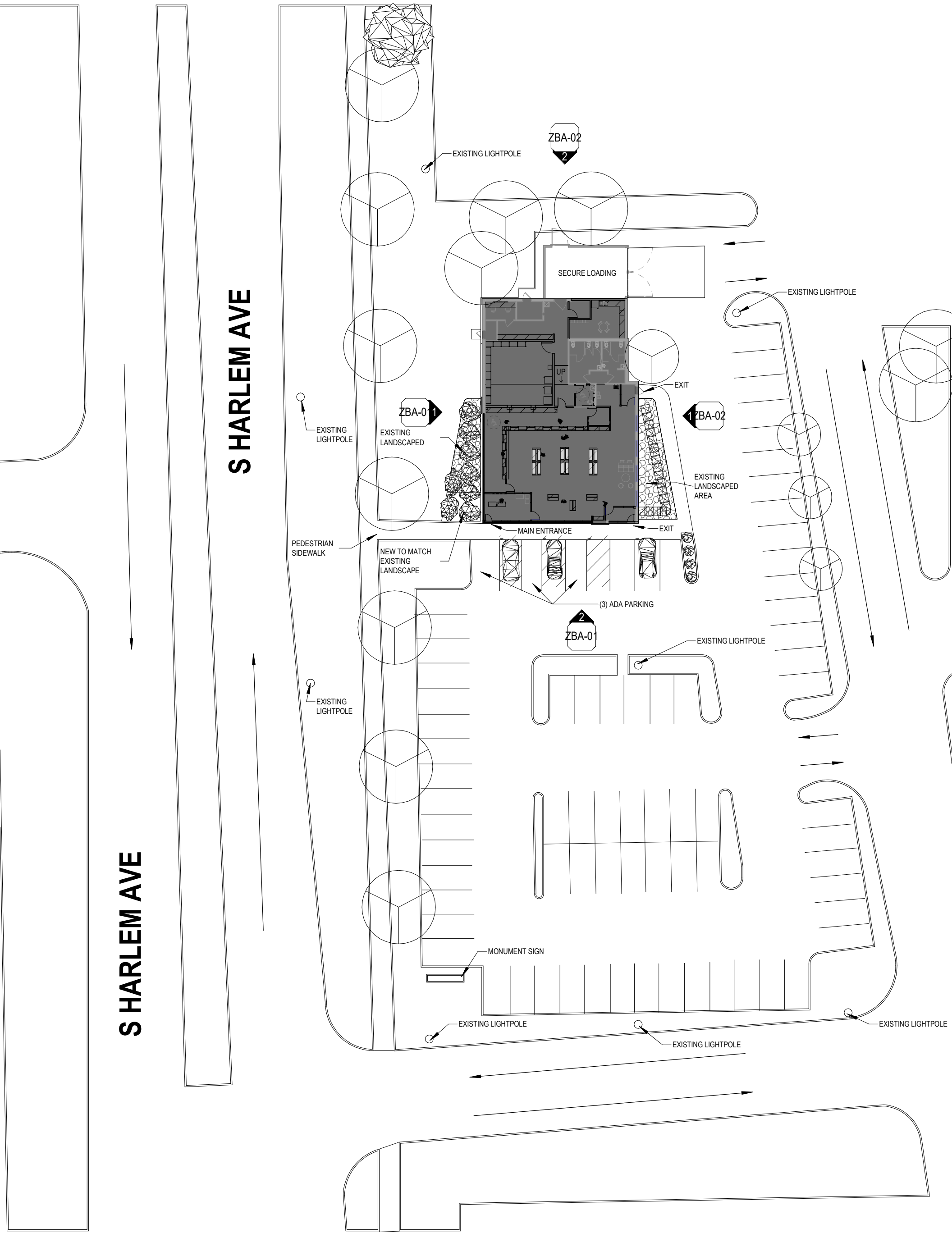
SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

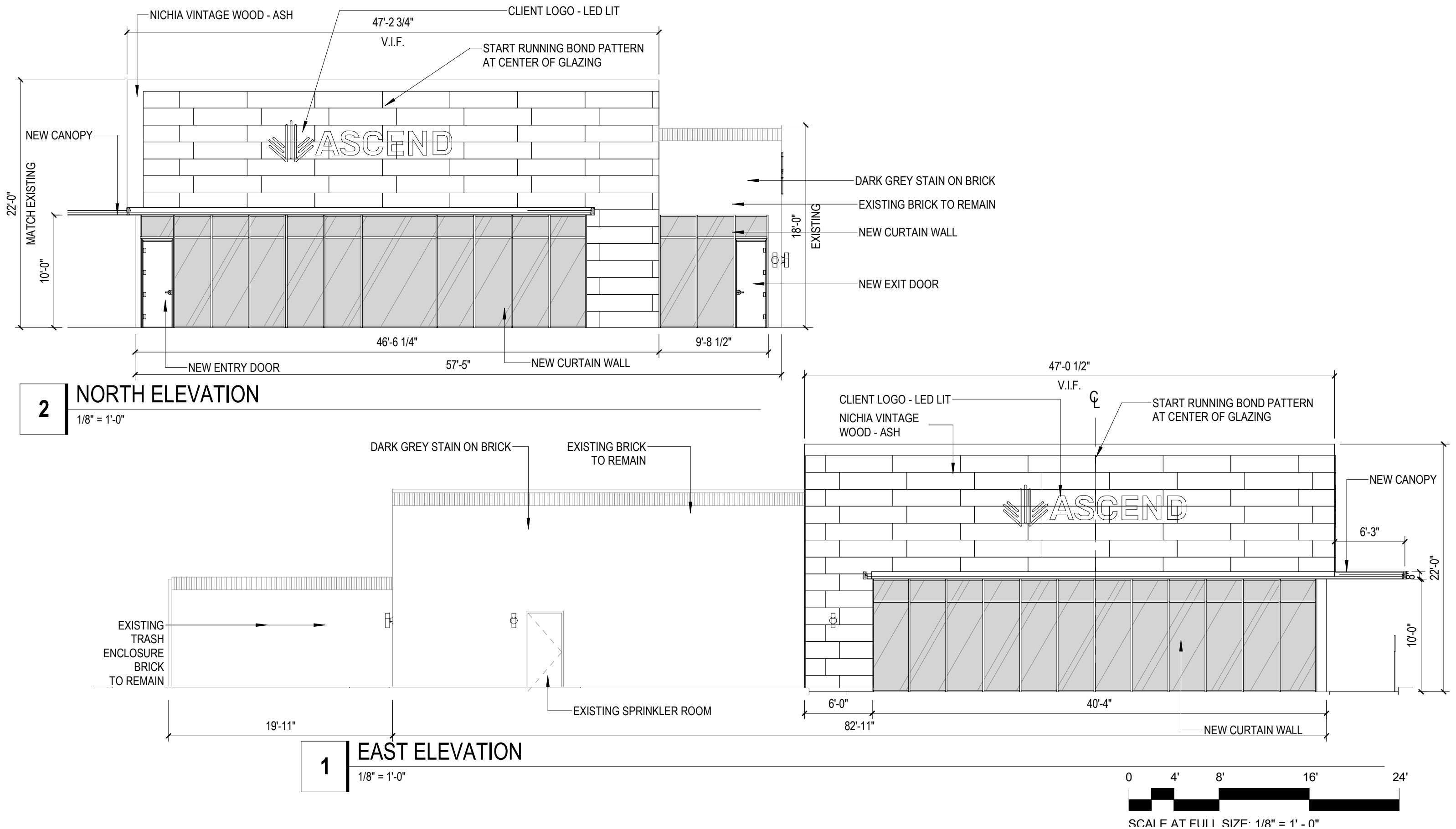
NV5

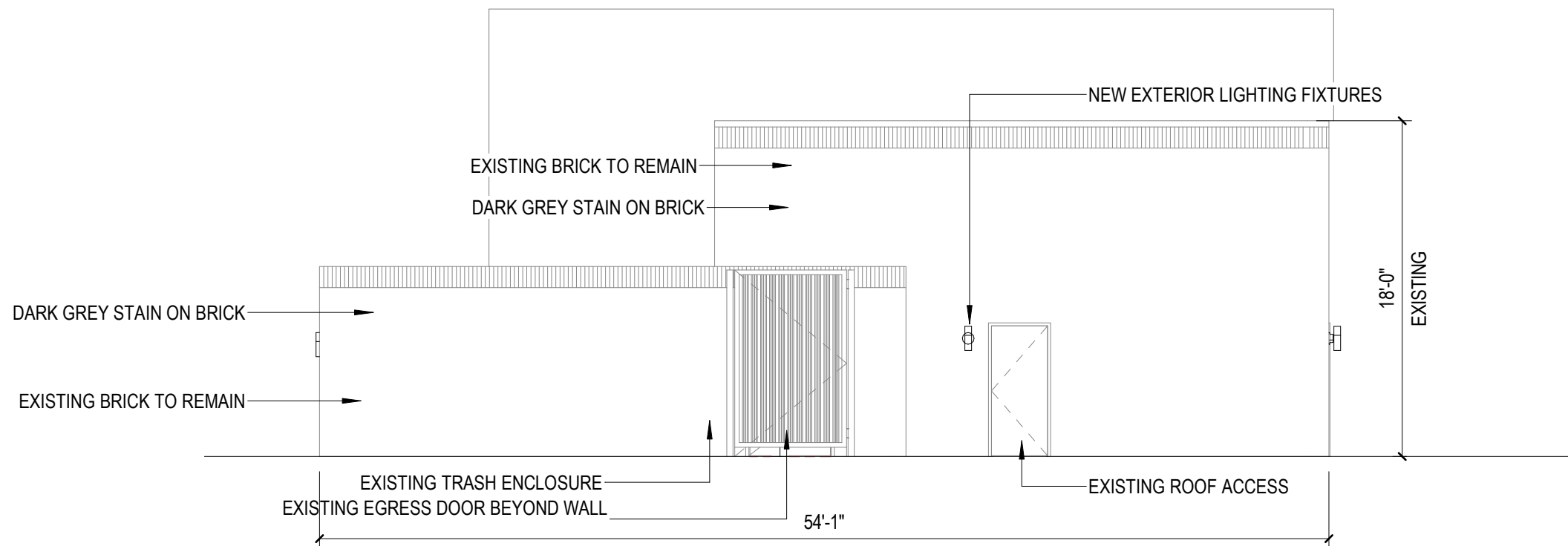
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywhehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



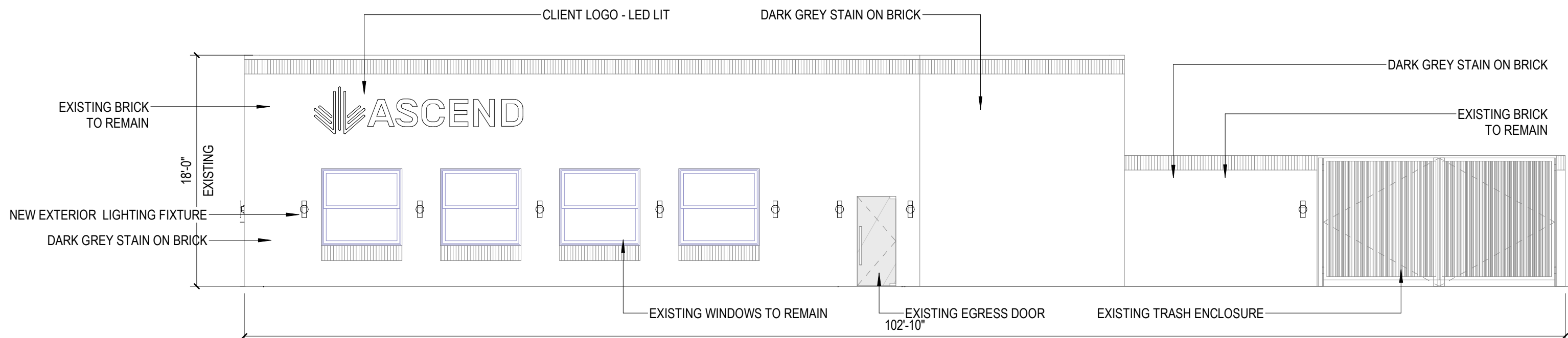
EXISTING:





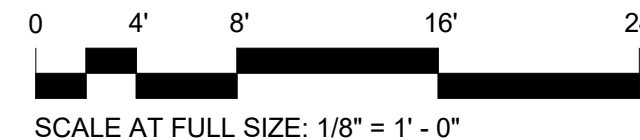
2 SOUTH ELEVATION

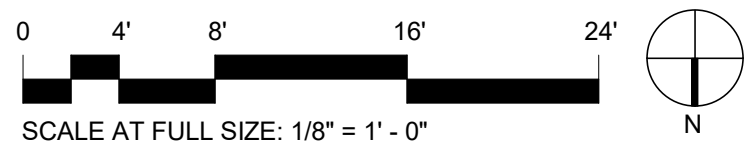
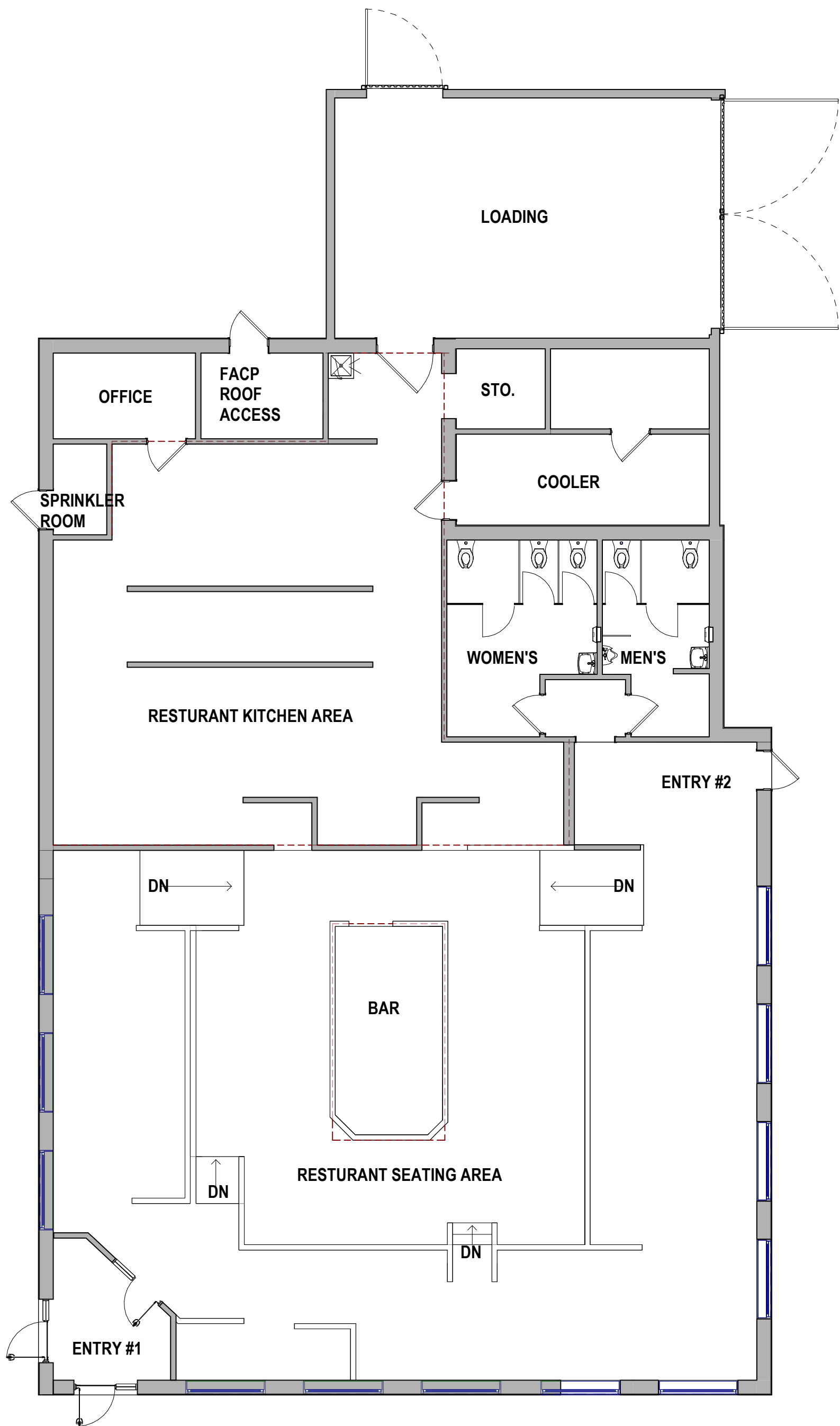
1/8" = 1'-0"



1 WEST ELEVATION

1/8" = 1'-0"

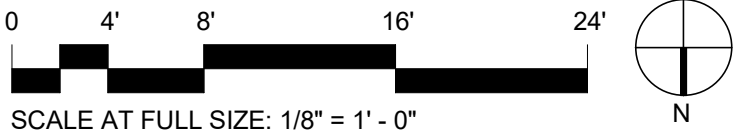
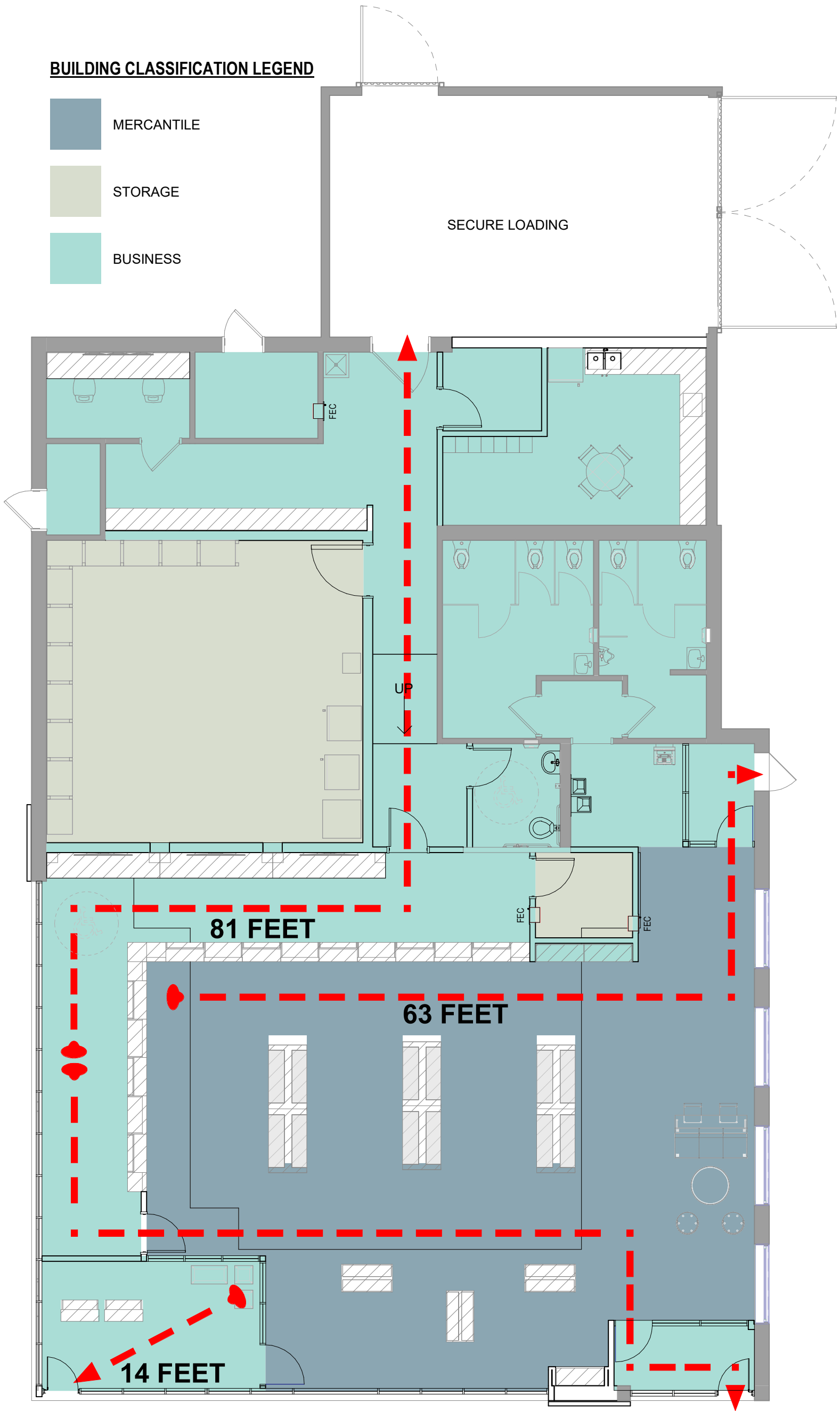




EXISTING:

BUILDING CLASSIFICATION LEGEND

- MERCANTILE
- STORAGE
- BUSINESS

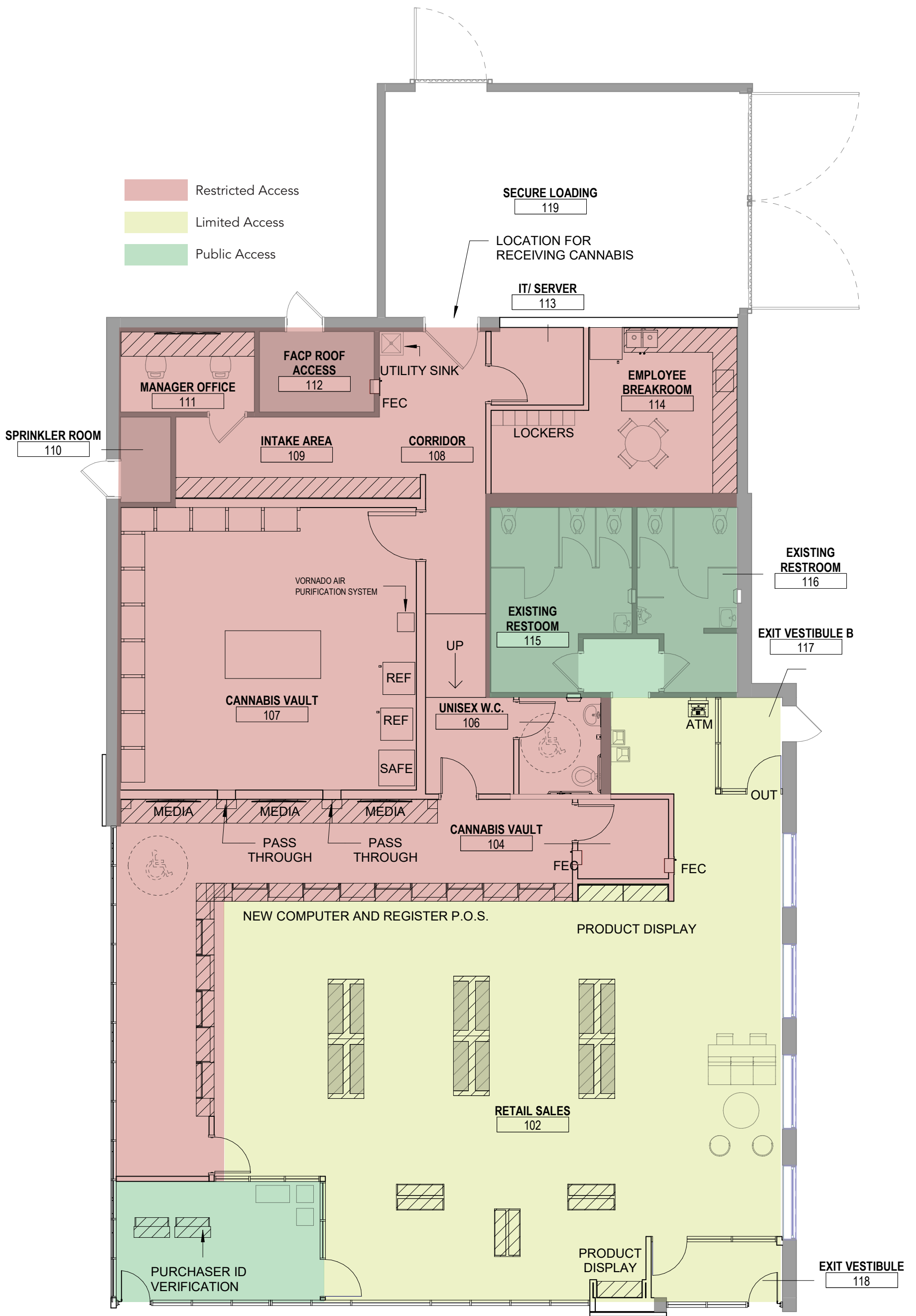


BUILD OUT:

**HARLEM AVENUE
DISPENSARY** 16200 S Harlem Ave
Tinley Park, IL

LEVEL 01
EGRESS PLAN
BUILD OUT



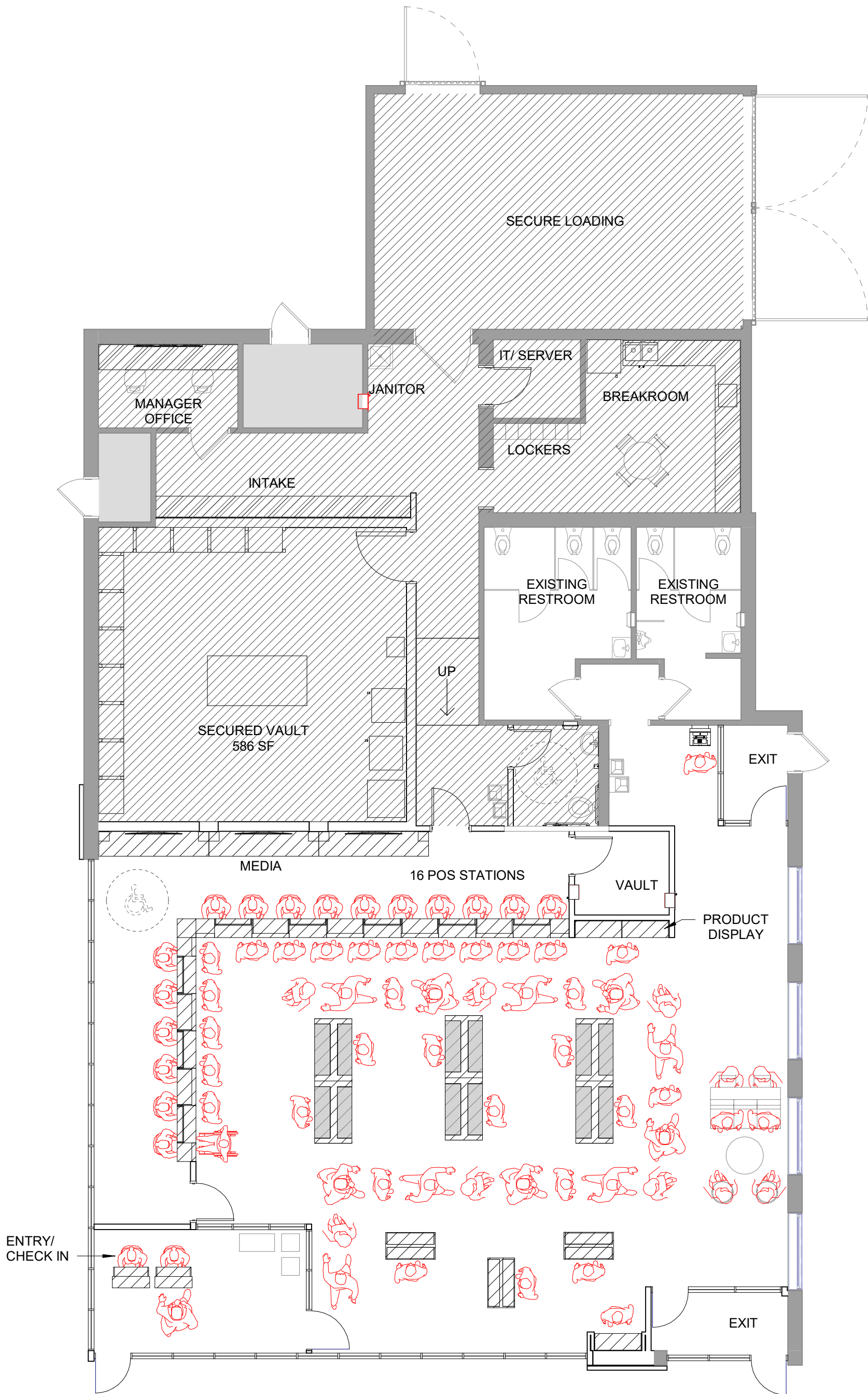


BUILD OUT:

HARLEM AVENUE DISPENSARY 16200 S Harlem Ave
Tinley Park, IL

LEVEL 01
ACCESS PLAN
BUILD OUT





QUEUING PLAN



ASCEND TINLEY PARK
PROJECT NO. 7322021
REF. SHEET

INTERFORM

ARCHITECTURE + DESIGN

DATE 11/08/21

SCALE 1/8" = 1'-0"

DRWN mk

SHEET

SP-2

© 2021 INTERFORM ARCHITECTURE + DESIGN



TINLEY PARK - DESIGN PRESENTATION
03.29.2022

I INTERFORM
ARCHITECTURE AND DESIGN

19 S LA SALLE SUITE 300 CHICAGO, IL 60603
INFO@INTERFORM.DESIGN
TEL: 312.933.2701

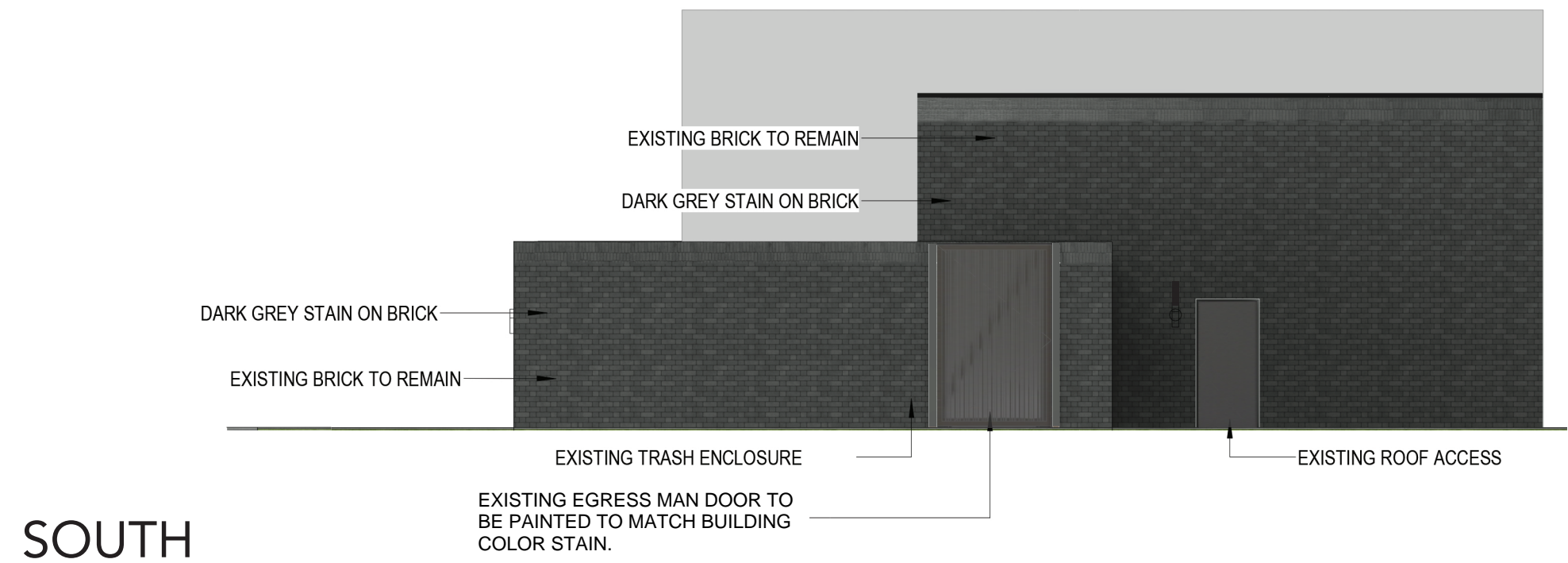
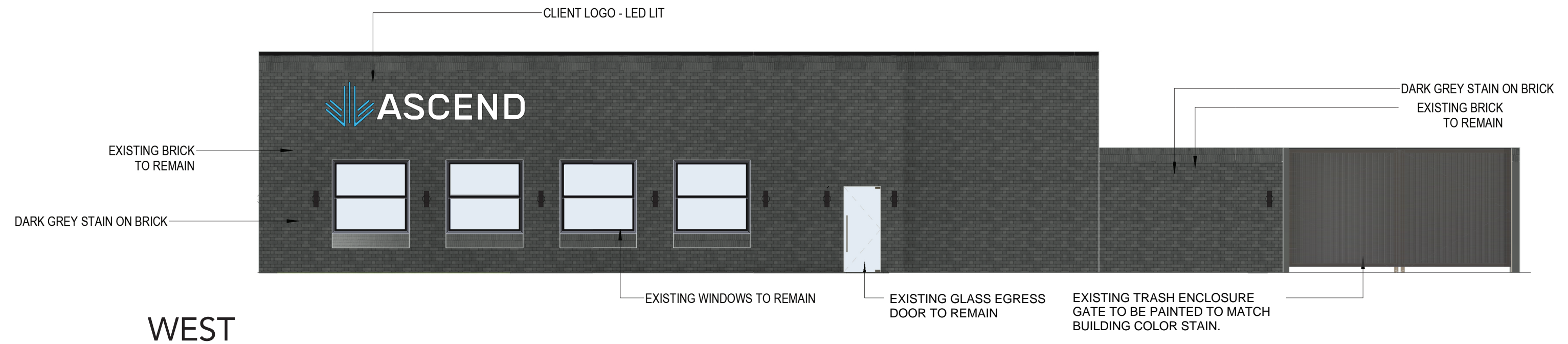
EXTERIOR 3D VIEW | NORTHEAST



EXTERIOR 3D VIEW | NORTH



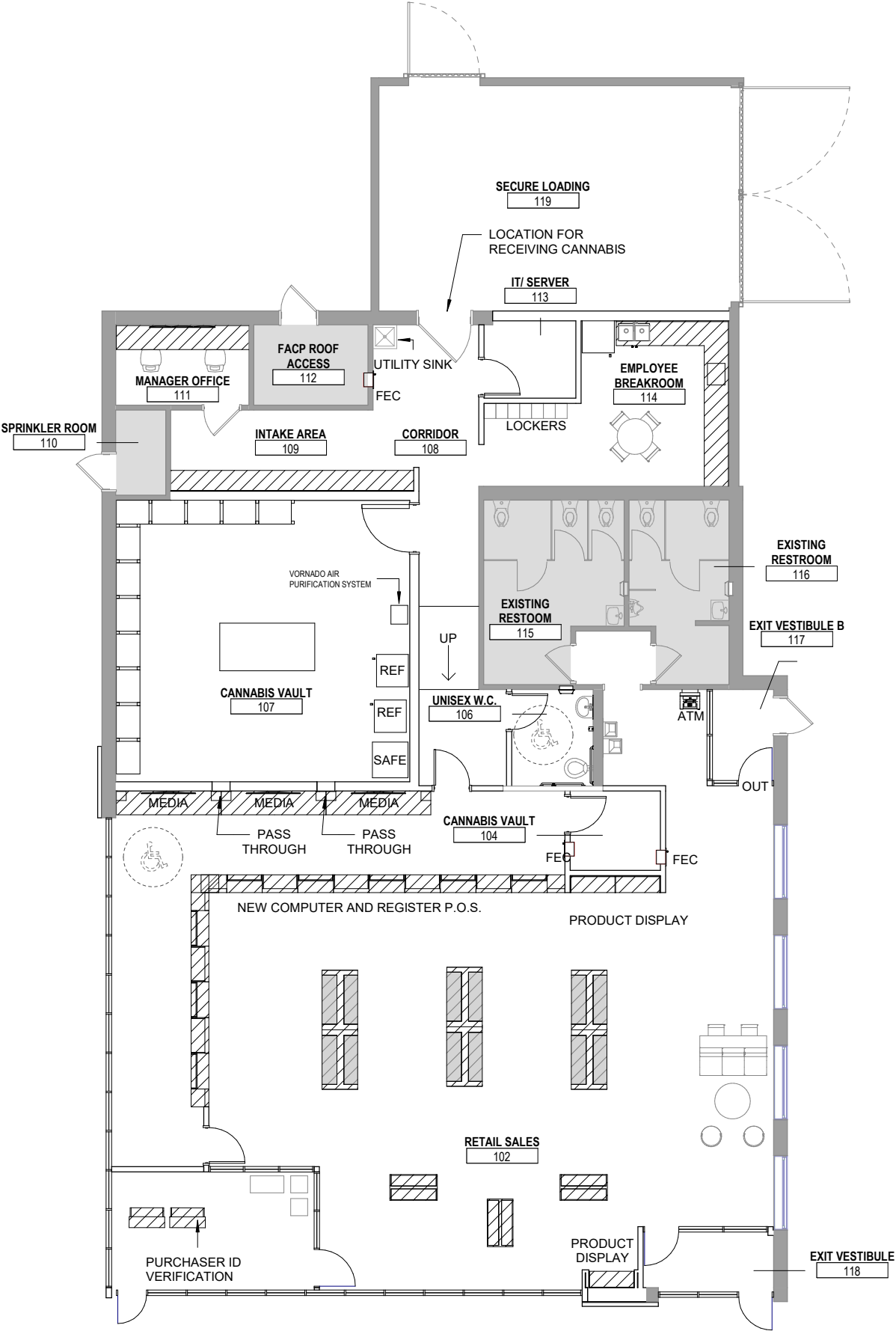
EXTERIOR ELEVATION



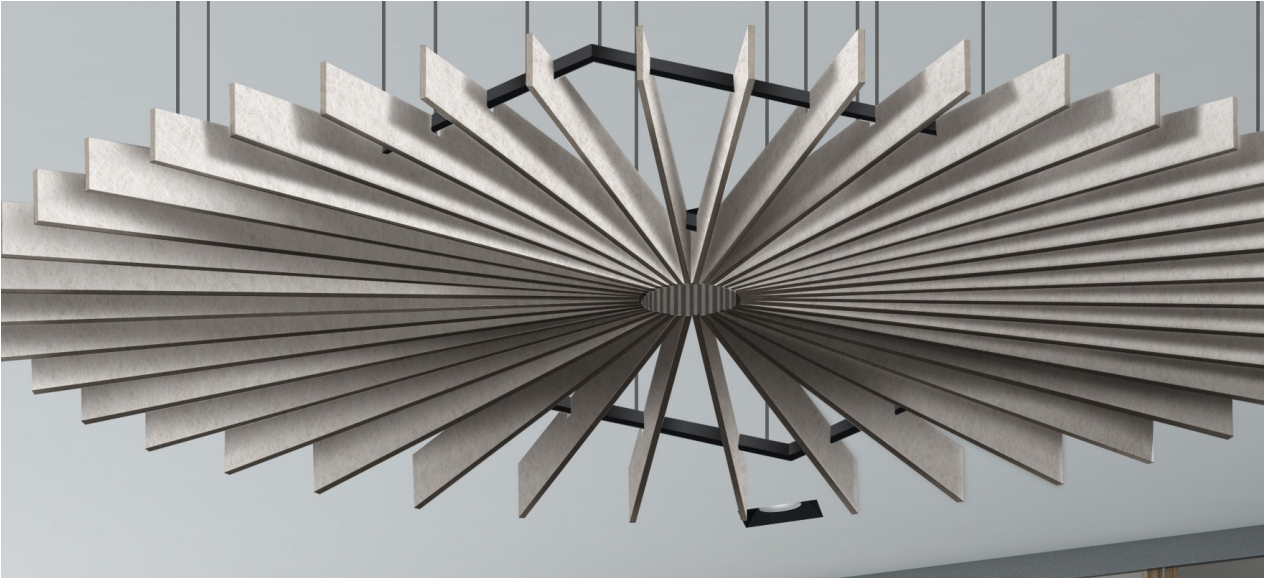
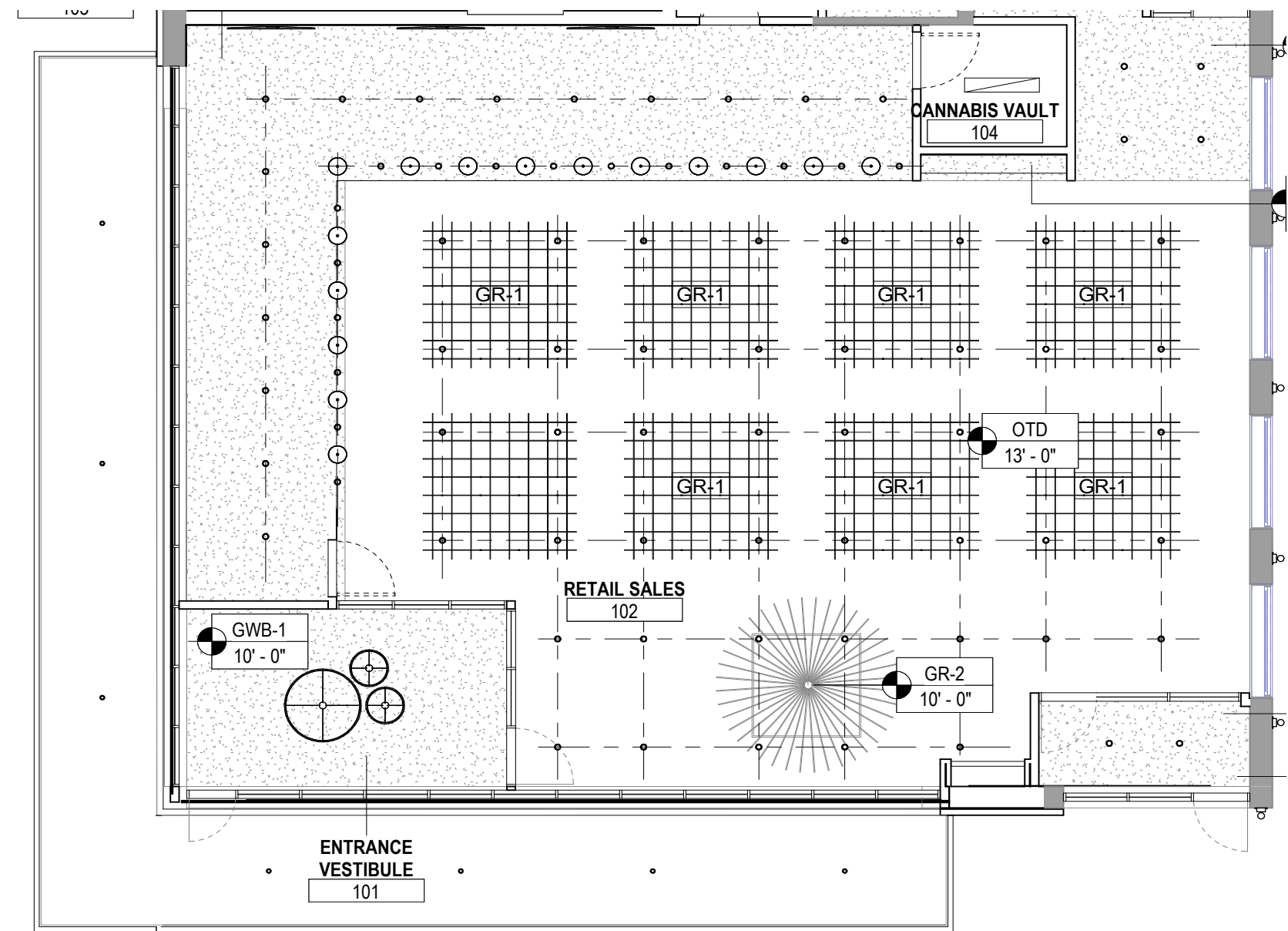
SPACE PLAN

GENERAL NOTES :

- 1) NORTH AND EAST SIDES OF BUILDING TO RECEIVE NEW CURTAIN WALL
- 2) PROVIDE NEW LVT FLOORING IN EMPLOYEE BREAK AREA
- 3) NEW PAINT THROUGHOUT
- 4) BACK OF HOUSE AREA -PROVIDE TO REPLACE ALL LIGHTING WITH NEW LED FIXTURES. REPLACE ALL DIRTY OR DAMAGED ACT TILE
- 5) RETAIL AREA - PROVIDE POWER IN FLOOR FOR 3 DISPLAY CASES



REFLECTED CEILING PLAN



RETAIL SALES



EXTERIOR



RECEPTION



RETAIL SALES



3D VIEW | SALES FLOOR



3D VIEW | SALES FLOOR + POS STATIONS

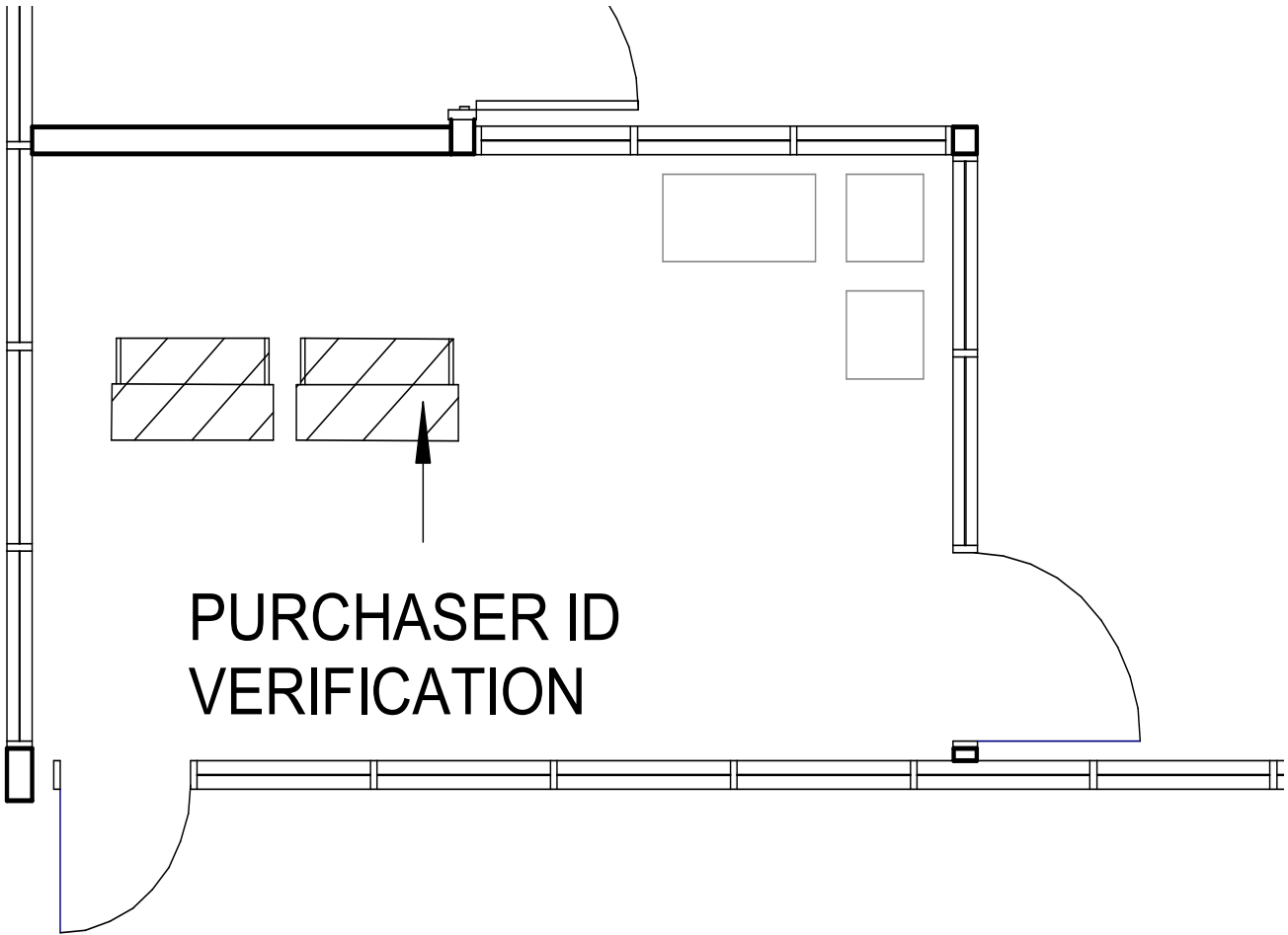
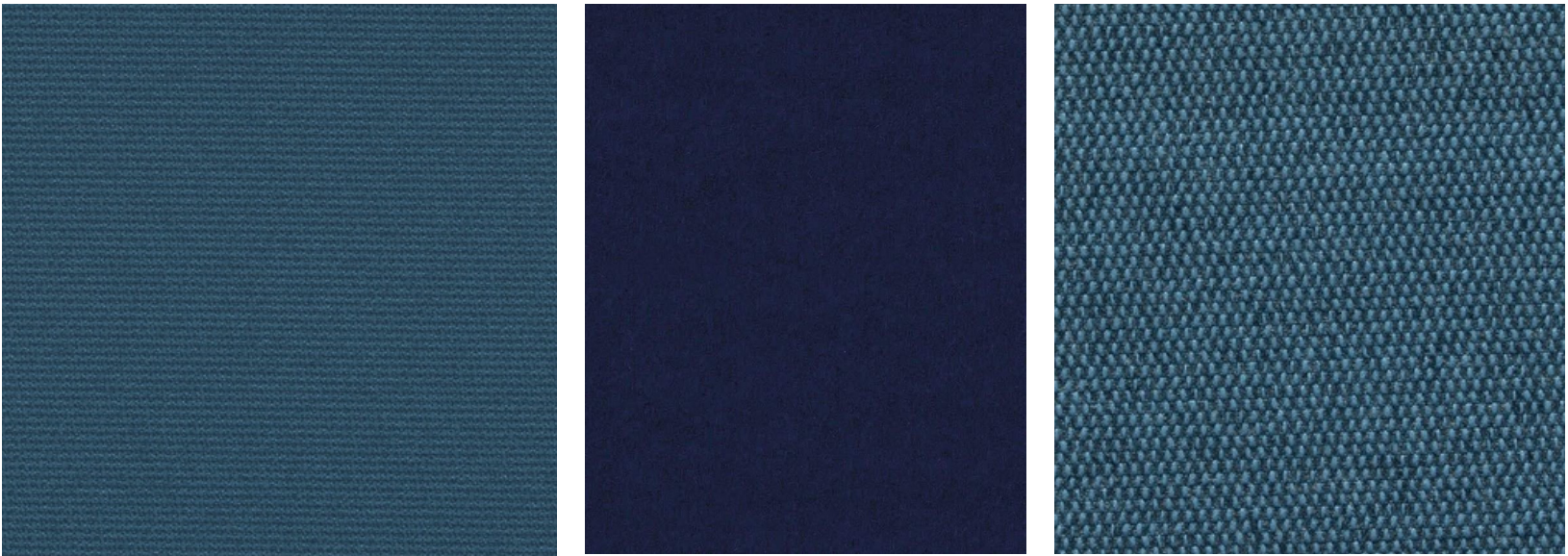


3D VIEW | POS STATIONS



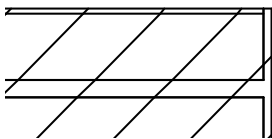
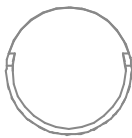
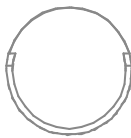
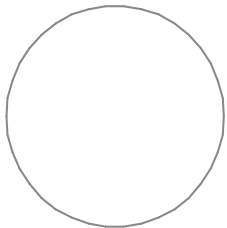
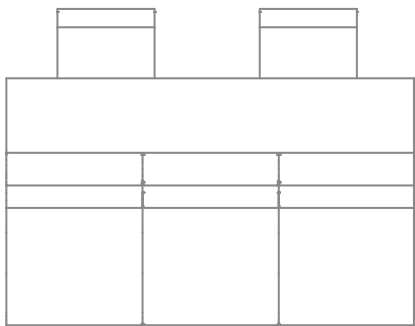
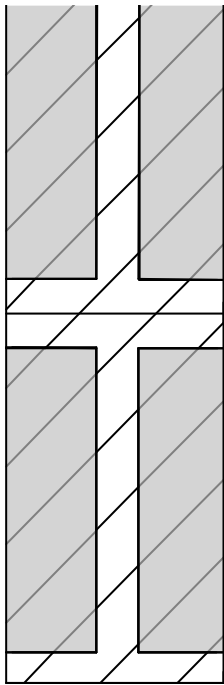
FURNITURE | ENTRY

- ALLERMUIR -MOZAIK (QUICK SHIP)
- MAHARAM - MESSENGER - CAPRI FABRIC (QUICK SHIP)
- MAHARAM - METRIC - CAPRI (QUICK SHIP)
- CAMIRA - BLAZER OXFORD (QUICK SHIP)



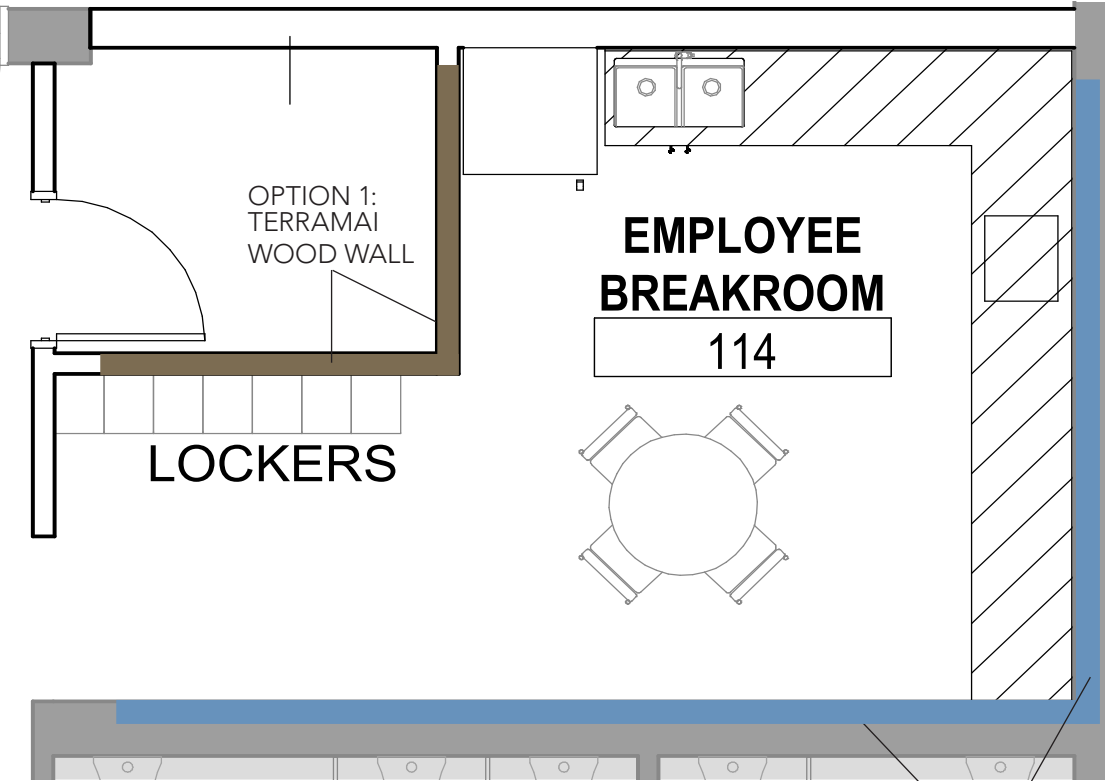
FURNITURE | RETAIL LOUNGE

OFS BOOST MINI , OFS - X&O TABLE WITH INTEGRATED POWER ,
OFS COACT BOOTH WITH LEDGE, ALLERMUIR KIN STOOL
MAHARAM - MESSENGER - CAPRI FABRIC
CAMIRA - BLAZER OXFORD

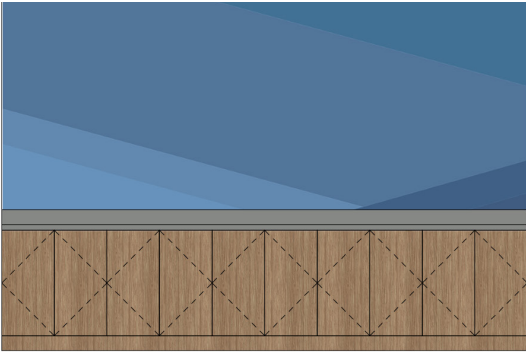
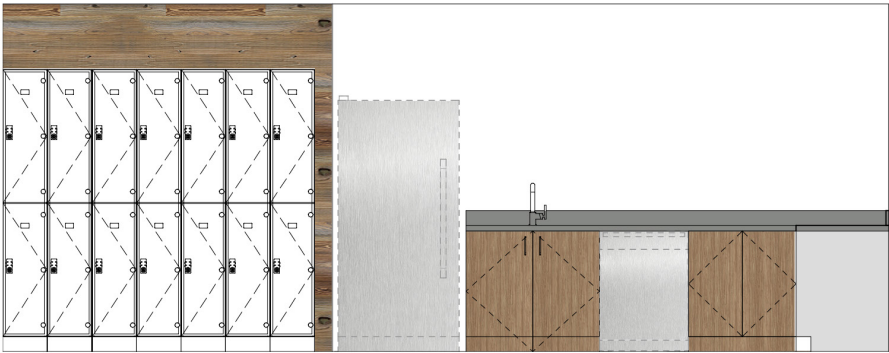


BREAKROOM PANTRY | FURNITURE + WALL FINISHES

ALLERMUIR -KIN CHAIR GRAY (QUICK SHIP)
ALLERMUIR - KIN STOOL GRAY (QUICK SHIP)
ALLERMUIR - FORTY SEVEN TABLE GRAY / WHITE (QUICK SHIP)



OPTION 1:
ASCEND MURAL ON DIGITALLY
PRINTED ACOUSTICAL WALL
COVERING



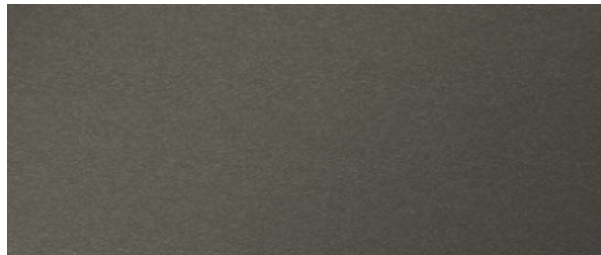
OPTION 2:
DI-NOC ARCHITECTURAL SELF ADHESIVE
FILMS IN WHITE AND CHARCOAL



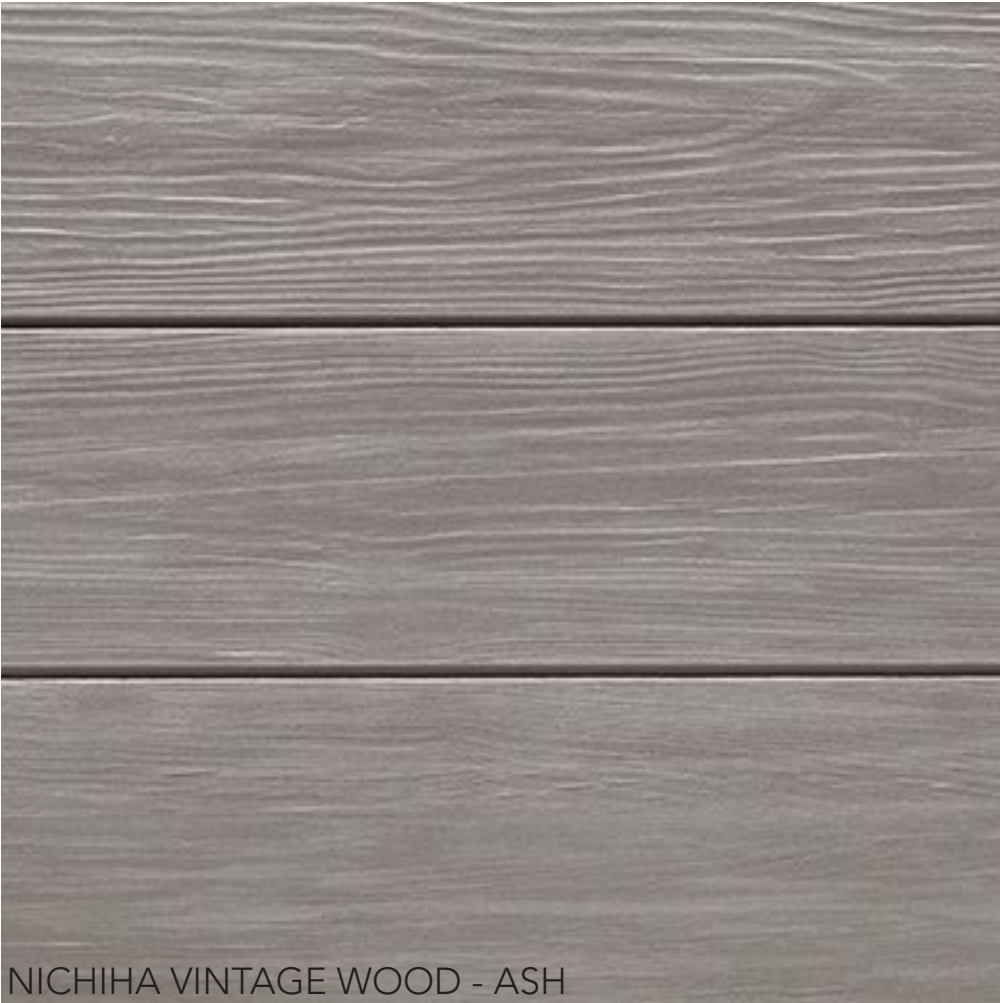
COLOR AND MATERIAL PALLETE



EXTERIOR BRICK ON WALL AND MONUMENT
SIGN TO BE STAINED TO CUSTOM MATCH
EARTH TONE "DARK GREY". SAMPLES/
MOCK UPS WILL BE PRESENTED.



EXTERIOR GATE TO CUSTOM MATCH
SOLID METAL SM9529





Technical
Data
Sheet

#1020 SiLazur

Interior & Exterior Silicate Dispersion
Stain for Concrete, Stone, Bricks, Concrete Block,
Lime and Cement Mortar, Plaster and Drywall







Properties

#1020 SiLazur is a highly durable Silicate Dispersion Stain for interior and exterior use. It is breathable, anti-microbial, mildew resistant, non-combustible, flame-retardant, washable and bonds by soaking into the surface. This product cures by petrifying and molecularly bonding to the substrate. SiLazur is 96% mineral sourced in a water base. It is odourless within hours (zero VOCs) and displays all the properties of natural stone (i.e, it is water vapour permeable). It does not blister or peel, is water-repellent and has a life expectancy of 20 plus years or more.

Where to use it

#1020 SiLazur Silicate Dispersion Stain can be used on rigid, absorbent, mineral based, chemically neutral wall surfaces. Ideal are mineral-based surfaces such as concrete, lime & cement plaster (stucco), unglazed brickwork, any absorbent stone and even old powdery stucco (after it has been solidified with a coat of #1050 PrimaSil or #1075 Masonry Strengthener) . Not suitable for wood (not stable), plastic, metal (not absorbent), floors (mechanical abrasion) and gypsum plaster (not chemically neutral).

Surface preparation is important for proper product performance:

-  All surfaces must be chemically neutral or alkaline (if unsure, pressure-wash with TSP solution).
-  Loose and powdery particles on old mineral surfaces must be removed or stabilized with 1 coat of #1050 PrimaSil clear, or #1075 Masonry Strengthener. Seek manufacturer's advice as to which product to use.
-  Old film-forming paint coats (latex and alkyd paints) that restrict the surface absorbency must be removed completely. Very absorbent surfaces must be primed / saturated with 1 coat of # 1050 PrimaSil.
-  The surface MUST be dry, with a moisture content less than 20%, to ensure proper penetration into the substrate and allow curing to occur.

Colour	Over 150 standard colours. SiLazur can be diluted up to 90% with #1050 PrimaSil to increase transparency. Custom tinting is available depending on order quantities.
Coverage	approx. 240 sq ft. per gallon (varies depending on surface type, pretreatment and dilution)
Drying Time	Depending on temperature and relative humidity, dry to touch after approx. 1-2 hrs , but allow at least 12 hours for thorough drying before re-coating
Application	Stir well before use. Do not use if the working (air + substrate) temperature is below + 5 °C or above + 45 ° C. Apply by brush, roller or airless sprayer depending on surface roughness.
Cleaning	Wash tools with warm water and soap immediately after use.
Storage	Keep containers tightly sealed in a cool, dry and frost-free place. Shelf life is min. 24 months in unopened containers.
Safety	Keep containers tightly sealed . K eep out of reach of children. Do not empty into drains or water courses, but let dry and discard solid leftovers with regular garbage. Use goggles and protective gear when working over -head.
Ingredients	water, potassium silicate, earthen & mineral pigments, pure acrylate stabilizer, ammonium solution, polysaccharide, cellulose, sodium-phosphonate, fatty acid defoamer, hydro-phobing agent.

Disclaimer:

All directions in this technical data sheet are given in good faith to help you to achieve the desired results. Due to unpredictable circumstances no legal liability can be based on this content. By purchasing this product, the user assumes full responsibility for testing its suitability for the intended purpose including any consequential liability arising from its use. The manufacturer's liability is limited to the replacement of faulty product.

Manufactured by: PermaTint Limited
100 Bradwick Dr., Concord, ON, L4K 1K8
www.permatint.com, info@permaint.com, 866.850.TINT (8468)



Technical
Data
Sheet

#1020 SiLazur

Interior & Exterior Silicate Dispersion
Stain for Concrete, Stone, Bricks, Concrete Block,
Lime and Cement Mortar, Plaster and Drywall



General Preparation

Surfaces must be rigid, absorbent and chemically neutral or alkaline, dry (less than 20% moisture content), clean and free of dust, oily residues and grease. Remove any loose plaster and make good with cementitious filler. Old coats of latex and alkyd paints must be removed completely to restore surface absorbency. Protect adjacent glass, metal, ceramic etc against splatters and remove unavoidable splatters immediately with water.

Note: Silicate Stain products are slightly alkaline. (pH = 8.5 - 9.0)

Old Lime and Cement Stucco, High Absorbent Mineral Surfaces

Solidify powdery, sandy mineral surfaces such as mortar stucco, adobe, sandstone, concrete or old unglazed bricks with one conditioning coat of #1050 PrimaSil straight or #1075 Masonry Strengthener. #1020 SiLazur is available as an opaque to semi-transparent coating. Details to be discussed with our sales staff.

Concrete, Mortar Stucco, etc.

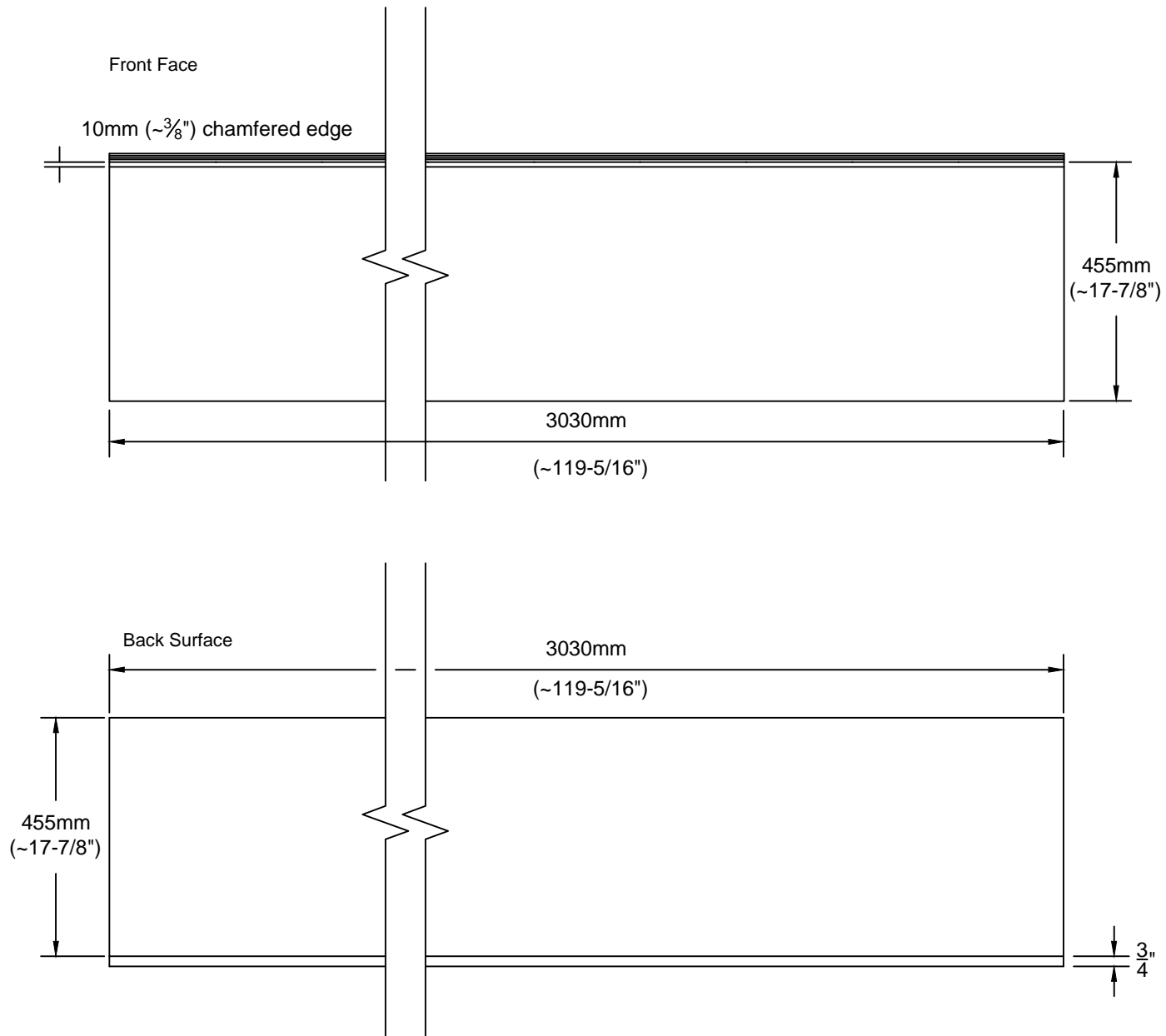
On new concrete etc. make sure surfaces are fully cured, i.e. min. 30 days old at time of painting. Remove any oily residues such as form release agents, etc. On old cleaned /restored concrete use 1 coat diluted with up to 10% #1050 PrimaSil plus 1 coat undiluted.

Mix thoroughly with an electric drill mixer (2500 RPM) or equivalent. Do not use other manufacturers' tints or pigments with Silicate Stains as they may be silicate-resistant or not sufficiently light fast.

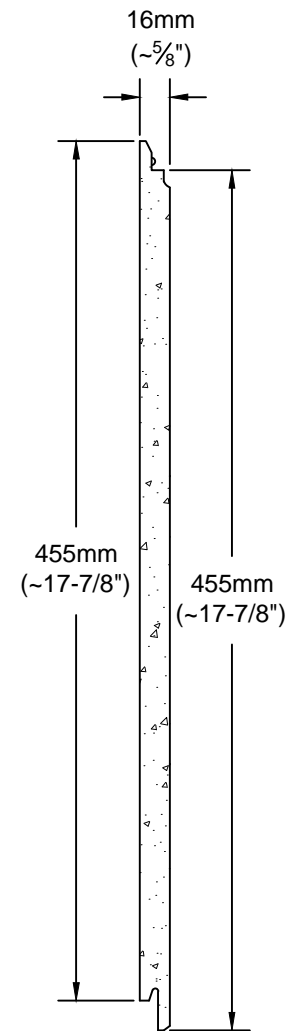
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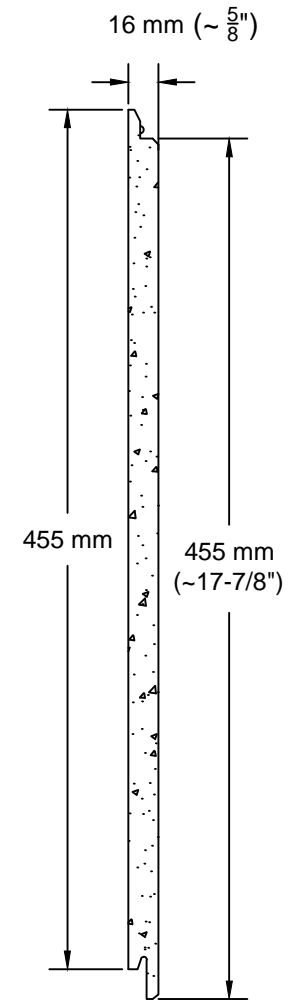
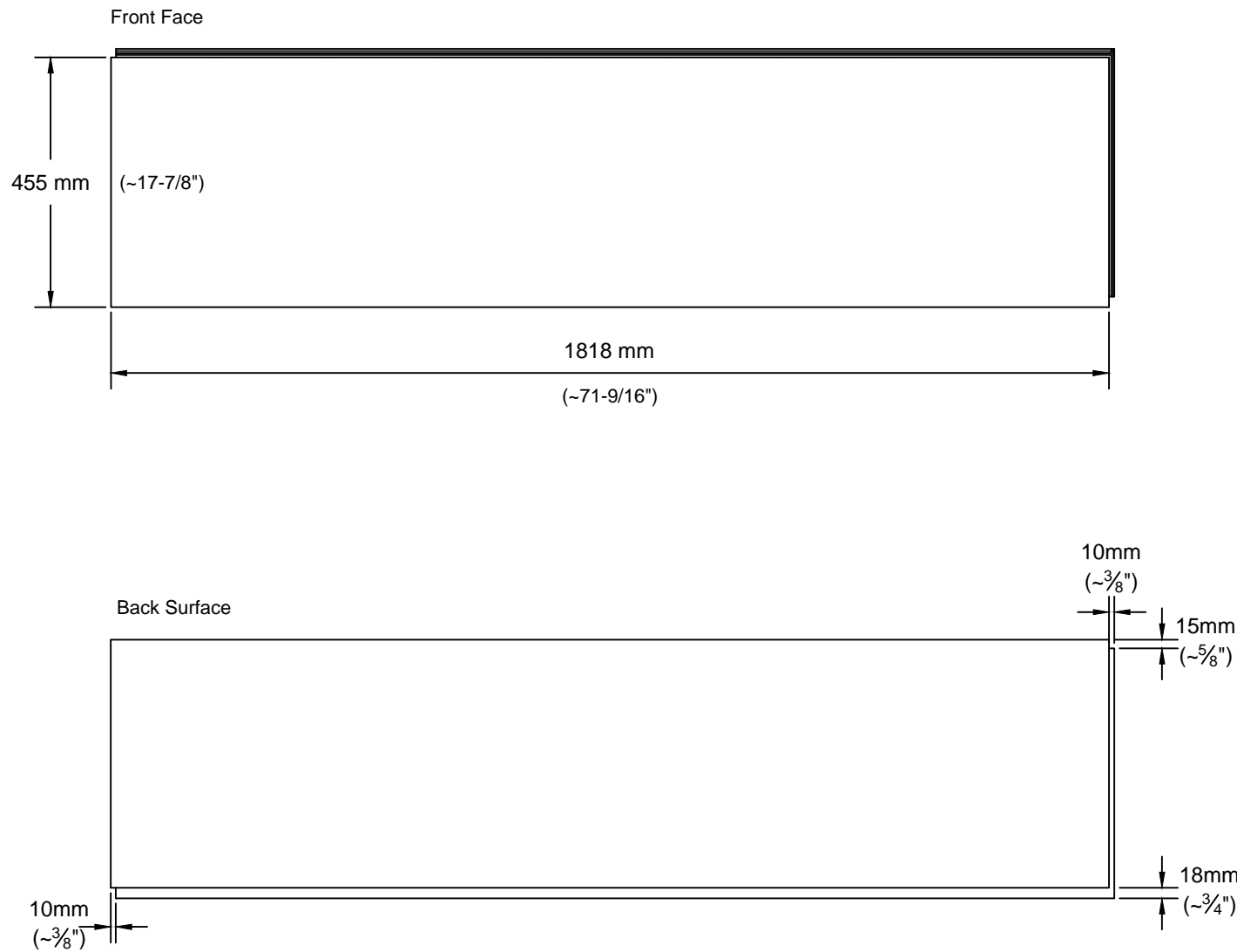
*Manufactured by: PermaTint Limited
100 Bradwick Dr., Concord, ON, L4K 1K8
www.permatint.com, info@permatint.com, 866.850.TINT (8468)*



AWP3030 ILLUMINATION PANEL DETAIL
SCALE: 1" = 1'-0"



SCALE: 3" = 1'-0"



PANEL SECTION

SCALE: 3" = 1'-0"

ILLUMINATION AWP-1818 PANEL DETAIL

SCALE: 1" = 1'-0"



VintageWood Three-Part Specification

07 42 43

Composite Wall Panels

Part I - General

1.1 SECTION INCLUDES:

- A. Exterior, panelized fiber cement cladding system and accessories to complete a drained and back-ventilated rainscreen.
- B. Interior fiber cement panelized cladding system and accessories.

1.2 RELATED SECTIONS

- A. Section 05 41 00 - Structural Metal Stud Framing
- B. Section 06 10 00 - Rough Carpentry
- C. Section 06 16 00 - Sheathing
- D. Section 07 20 00 - Thermal Protection
- E. Section 07 25 00 - Weather Barriers
- F. Section 07 60 00 - Flashing and Sheet Metal
- G. Section 07 90 00 - Joint Protection

1.3 REFERENCES

- A. American Architectural Manufacturers Association (AAMA):
 - 1. AAMA 509-14 – Voluntary Test and Classification Method of Drained and Back Ventilated Rain Screen Wall Cladding Systems
- B. ASTM International (ASTM):
 - 1. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
 - 2. ASTM C 1185 - Standard Test Methods for Sampling and Testing Non-Asbestos Fiber Cement.
 - a. ASTM C 1186 – Standard Specification for Flat Fiber-Cement Sheets.
 - 3. ASTM E-84 - Standard Test for Surface Burning Characteristics of Building Materials.
 - 4. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
 - 5. ASTM E 228 - Standard Test Method for Linear Thermal Expansion of Solid Materials with a Vitreous Silica Dilatometer.

- 6. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
- 7. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
- C. Florida Building Code - Test Protocol HVHZ
 - 1. Testing Application Standard (TAS) 202, 203 – HVHZ Test Procedures
- D. National Fire Protection Association (NFPA):
 - 1. NFPA 285 - Fire Test Method for Exterior Wall Assemblies Containing Combustible Material.
 - 2. NFPA 268 – Ignition Resistance of Exterior Wall Assemblies.
- E. Standards Council of Canada & Underwriters Laboratories Canada (ULC):
 - 1. CAN/ULC S-102 – Standard Method of Test for Surface Burning Characteristics.
 - 2. CAN/ULC S-134 – Standard Method of Fire Test of Exterior Wall Assembly.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 33 00.
- B. Product Data: Submit manufacturer's product description, storage and handling requirements, and installation instructions.
- C. Product Test Reports and Code Compliance: Documents demonstrating product compliance with local building code, such as test reports or Evaluation Reports from qualified, independent testing agencies.
- D. LEED Credits: Provide documentation of LEED Credits for project certification under USGBC LEED 2009 (Version 3.0) or 2012 v.4.
- E. Manufacturer's Details: Submit drawings (.dwg, .rvt, and/or .pdf formats), including plans, sections, showing installation details that demonstrate product dimensions, edge/termination conditions/treatments, compression and control joints, corners, openings, and penetrations.
- F. Samples: Submit samples of each product type proposed for use.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
 - 1. All fiber cement panels specified in this section must be supplied by a manufacturer with a minimum of 10 years of experience in fabricating and supplying fiber cement cladding systems.
 - a. Products covered under this section are to be manufactured in an ISO 9001 certified facility.

2. Provide technical and design support as needed regarding installation requirements and warranty compliance provisions.

B. Installer Qualifications: All products listed in this section are to be installed by a single installer trained by manufacturer or representative.

C. Mock-Up Wall: Provide a mock-up wall as evaluation tool for product and installation workmanship.

D. Pre-Installation Meetings: Prior to beginning installation, conduct conference to verify and discuss substrate conditions, manufacturer's installation instructions and warranty requirements, and project requirements.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Panels must be stored flat and kept dry before installation. A waterproof cover over panels and accessories should be used at all times prior to installation. Do not stack pallets more than two high. Refer to the information included on each pallet.

B. If panels are exposed to water or water vapor prior to installation, allow to completely dry before installing. Failure to do so may result in panel shrinkage at ship lap joints, and such action may void warranty.

C. Panels MUST be carried on edge. Do not carry or lift panels flat. Improper handling may cause cracking or panel damage.

D. Direct contact between the panels and the ground should be avoided at all times. It is necessary to keep panels clean during installation process.

1.7 WARRANTY

A. Provide manufacturer's 15-year warranty against manufactured defects in fiber cement panels. Additional 5-year extension available when refinished in year 14-15.

B. Provide manufacturer's 15-year warranty against manufactured defects in panel finish.

C. Warranty provides for the original purchaser. See warranty for detailed information on terms, conditions and limitations.

PART II: PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Nichiha Corporation, 18-19 Nishiki 2-chome Naka-ku, Nagoya, Aichi 460-8610, Japan.

B. Acceptable Manufacturer's Representative: Nichiha USA, Inc., 6465 E. Johns Crossing, Suite 250, Johns Creek, GA 30097. Toll free: 1.866.424.4421, Office: 770.805.9466, Fax: 770.805.9467, www.nichiha.com.

1. Basis of Design Product: Nichiha VintageWood.

- a. Profile colors: Bark, Cedar, Redwood, Ash, and Spruce.
- b. Profiles: Wood plank texture with three, 3/8" grooves running lengthwise, spaced 5-5/8" apart.
- c. Accessory/Component Options:
 - i. Manufactured Corners with 3-1/2" returns for each profile color.
 - ii. Aluminum trim options: Corner Key, Open Outside Corner, H-Mold, J-Mold, Compression Joint, Inside Corner
 - 1. Finish: Bark, Cedar, Clear Anodized, or Primed.
 - iii. Essential Flashing System: Starter, Overhang.
 - 1. Finish: Matte black.
- d. Dimensions:
 - 1. AWP-1818: 455mm (17-7/8") (h) x 1,818 mm (71-9/16") (l).
 - 2. AWP-3030: 455mm (17-7/8") (h) x 3,030 mm (119-5/16") (l).
- e. Panel Thickness: 16 mm (5/8").
- f. Weight: AWP-1818: 35.27 lbs. per panel, AWP-3030: 57.32 lbs. per panel.
- g. Coverage: 8.88 sq. ft. per panel (1818), 14.81 sq. ft. per panel (3030).
- h. Factory sealed on six [6] sides.

C. Substitutions: Not permitted.

D. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00.

2.2 MATERIALS

- A. Fiber cement panels manufactured from a pressed, stamped, and autoclaved mix of Portland cement, fly ash, silica, recycled rejects, and wood fiber bundles.
- B. Panel surface pre-finished and machine applied.
- C. Panels profiled along 3030mm edges so that the long joints between the installed panels are ship-lapped.
- D. Factory-applied sealant gasket added to top panel edge; all 3030mm edge joints contain a factory sealant.

2.3 PERFORMANCE REQUIREMENTS:

A. Fiber Cement Cladding – Must comply with ASTM C-1186, Type A, Grade II requirements:

1. Wet Flexural Strength: Result: 1418 psi, Lower Limit: 1015 psi.
2. Water Tightness: No water droplets observed on any specimen.
3. Freeze-thaw: No damage or defects observed.
4. Warm Water: No evidence of cracking, delamination, swelling, or other defects observed.
5. Heat-Rain: No crazing, cracking, or other deleterious effects, surface or joint changes observed in any specimen.

B. Mean Coefficient of Linear Thermal Expansion (ASTM E-228): Max 1.0×10^{-5} in./in. F.

C. Surface Burning (CAN-ULC S102/ASTM E-84): Flame Spread: 0, Smoke Developed: 0.

D. Wind Load (ASTM E-330): Contact manufacturer for ultimate test pressure data corresponding to framing type, dimensions, fastener type, and attachment clips. Project engineer(s) must determine Zone 4 and 5 design pressures based on project specifics.

1. Minimum lateral deflection: L/120.

E. Water Penetration (ASTM E-331): No water leakage observed into wall cavity.

F. Steady-State Heat Flux and Thermal Transmission Properties Test (ASTM C-518): 16mm thick panel thermal resistance R Value of 0.47.

G. Fire Resistant (ASTM E-119): The wall assembly must successfully endure 60-minute fire exposure without developing excessive unexposed surface temperature or allowing flaming on the unexposed side of the assembly.

H. Ignition Resistance (NFPA 268): No sustained flaming of panels, assembly when subjected to a minimum radiant heat flux of $12.5 \text{ kW/m}^2 \pm 5\%$ in the presence of a pilot ignition source for a 20-minute period.

I. Fire Propagation (NFPA 285): Wall assembly of Nichiha AWP, Ultimate Clips and Starter Track, Tyvek Commercial Wrap, $\frac{1}{2}$ " Densglass Gold Sheathing, 16" o.c. 18 gauge steel studs, mineral wool in-cavity insulation, and interior 5/8" Type X gypsum met the acceptance criteria of NFPA 285.

J. Fire Propagation (CAN/ULC S-134): Wall assembly of Nichiha AWP, Ultimate Clips and Starter Track, Tyvek Housewrap, 5/8" FRT plywood, 16" o.c. 2x wood studs, fiberglass in-cavity insulation, and interior 5/8" Type X gypsum met the acceptance criteria of CAN/ULC S-134.

K. Drained and Back Ventilated Rainscreen (AAMA 509-14): System classifications: W1, V1.

L. Florida Building Code - Test Protocol HVHZ (TAS 202, 203): Horizontal Application
Design Pressure: 95 psf, Vertical Application Design Pressure: 85 psf.

2.4 INSTALLATION COMPONENTS

A. Ultimate Clip System:

1. Starter Track:
 - a. Horizontal Panel Installations - FA 700 – 3,030mm (I) galvalume coated steel.
 - b. Vertical Panel Installations (AWP-3030 only) – FA 710T – 3,030mm (I) galvalume coated steel.
2. Panel Clips: JEL 778 “Ultimate Clip II” (10mm rainscreen for 16mm AWP) – Zinc-Aluminum-Magnesium alloy coated steel.
 - a. Joint Tab Attachments (included) – used at all AWP-1818 panel to panel vertical joints, NOT used with AWP-3030 installations.
3. Corner Clips: JE 777C (10mm rainscreen for 5/8” AWP Manufactured Corners) -- Zinc-Aluminum-Magnesium alloy coated steel.
4. Single Flange Sealant Backer – FHK 1015 R (10mm) – 6.5’ (I) fluorine coated galvalume.
5. Double Flange Sealant Backer – FH 1015 R (10mm) – 10’ (I) fluorine coated galvalume.
6. Corrugated Spacer – FS 1005 (5mm), FS 1010 (10mm) – 4’ (I).

B. Aluminum Trim (optional): Paint primed trim as specified in finish schedule.

C. Essential Flashing System (optional):

1. Starter – main segments (3,030mm), inside corners, outside corners
2. Overhang – main segments (3,030mm), inside corners, outside corners, joint clips

D. Fasteners: Corrosion resistant fasteners, such as hot-dipped galvanized screws appropriate to local building codes and practices must be used. Use Stainless Steel fasteners in high humidity and high-moisture regions. Panel manufacturer is not liable for corrosion resistance of fasteners. Do not use aluminum fasteners, staples or fasteners that are not rated or designed for intended use. See manufacturer’s instructions for appropriate fasteners for construction method used.

- E. Flashing: Flash all areas specified in manufacturer's instructions. Do not use raw aluminum flashing. Flashing must be galvanized, anodized, or PVC coated.
- F. Sealant: Sealant shall comply with ASTM C920, Class 35.

PART III: EXECUTION

3.1 EXAMINATION

A. Verification of Conditions:

1. Fiber cement panels can be installed over braced wood, steel studs and sheathing including plywood, OSB, plastic foam (1" or less) or fiberboard sheathing. Fiber cement panels can also be installed over Structural Insulated Panels (SIP's), Concrete Masonry Units (CMU's) and Concrete Block Structures (CBS's) with furring strips, and Pre-Engineered Metal Construction. Insulated Concrete Forms (ICFs) require added measures. Consult with Nichiha Technical Services.
2. Allowable stud spacing: 16" o.c. maximum.
3. A weather resistive barrier is required when installing fiber cement panels. Use an approved weather resistive barrier (WRB) as defined by the 2015 IBC or IRC. Refer to local building codes.
4. Appropriate metal flashing should be used to prevent moisture penetration around all doors, windows, wall bottoms, material transitions and penetrations. Refer to local building codes for best practices.

B. Examine site to ensure substrate conditions are within alignment tolerances for proper installation.

C. Do not begin installation until unacceptable conditions have been corrected.

D. Do not install panels or components that appear to be damaged or defective. Do not install wet panels.

3.2 TOLERANCE

A. Wall surface plane must be plumb and level within +/- ¼ inch in 20 feet in any direction.

1. One layer of Nichiha 5mm (~3/16") Spacer may be used as shim.

3.3 INSTALLATION

A. General: Install products in accordance with the latest installation guidelines of the manufacturer and all applicable building codes and other laws, rules, regulations and

ordinances. Review all manufacturer installation, maintenance instructions, and other applicable documents before installation.

1. Consult with your local dealer or Nichiha Technical Department before installing any Nichiha fiber cement product on a building higher than 45 feet or three stories or for conditions not matching prescribed standard installation guide requirements and methods. A **Technical Design Review (TDR)** process is available to evaluate project feasibility.

2. **Vertical Control/Expansion Joints** are required with AWP-1818, for walls wider than 30 feet, within 2-12 feet of outside corners finished with metal trim *and* approximately every 30 feet thereafter.

A. **Vertical Control/Expansion Joints** are required at each AWP-3030 vertical joint, or H-Mold trim may be used instead.

3. **Horizontal/Compression Joints** are required for multi-story installations of AWP. Locate joints at floor lines. Joints are flashed minimum ½" breaks. Do not caulk. Refer to installation guide(s).

A. Wood framed buildings of three or more floors require a compression joint at each floor.

B. Steel framed buildings (including reinforced concrete core with LGMF exterior walls) of more than three floors (or 45 feet) require a compression joint every 25 feet at a floor line.

B. Panel Cutting

1. Always cut fiber cement panels outside or in a well ventilated area. Do not cut the products in an enclosed area.

2. Always wear safety glasses and NIOSH/OSHA approved respirator whenever cutting, drilling, sawing, sanding or abrading the products. Refer to manufacturer SDS for more information.

3. Use a dust-reducing circular saw with a diamond-tipped or carbide-tipped blade.

a. Recommended circular saw: Makita 7-1/4" Circular Saw with Dust Collector (#5057KB).

b. Recommended blade: Tenryu Board-Pro Plus PCD Blade (#BP-18505).

c. Shears (electric or pneumatic) or jig saw can be used for complicated cuttings, such as service openings, curves, radii and scrollwork.

4. **Silica Dust Warning:** Fiber cement products may contain some amounts of crystalline silica, a naturally occurring, potentially hazardous mineral when airborne in

dust form. Consult product SDS or visit

<https://www.osha.gov/dsg/topics/silicacrystalline/>.

5. Immediately clean dust from cut panels as it may bind to the finish.

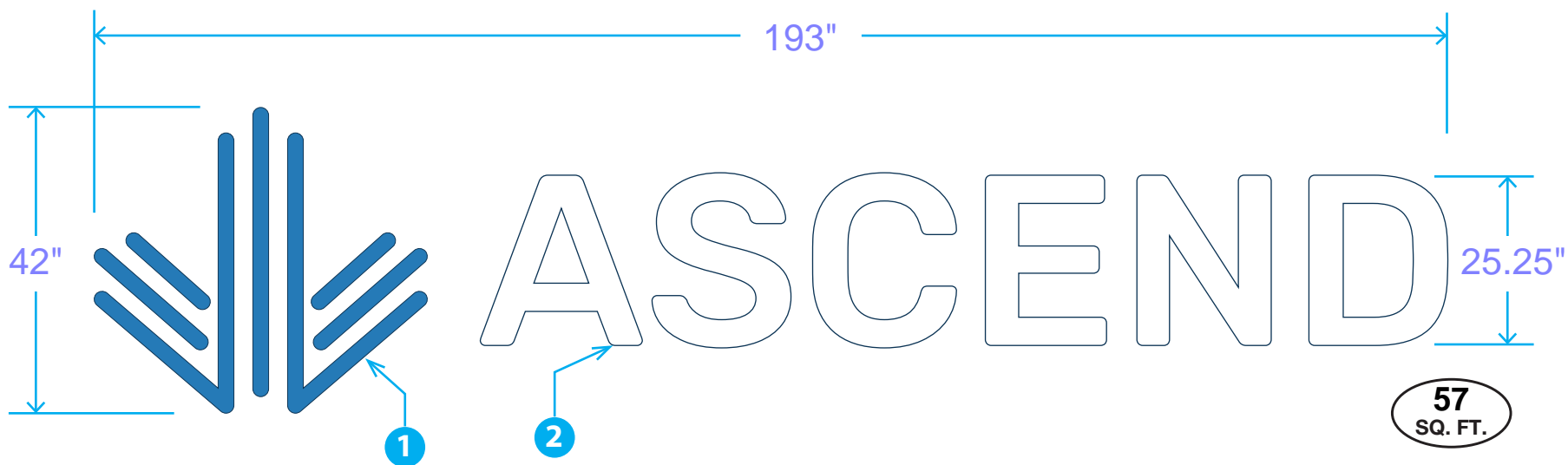
3.4 CLEANING AND MAINTENANCE

A. Review manufacturer guidelines for detailed care instructions.

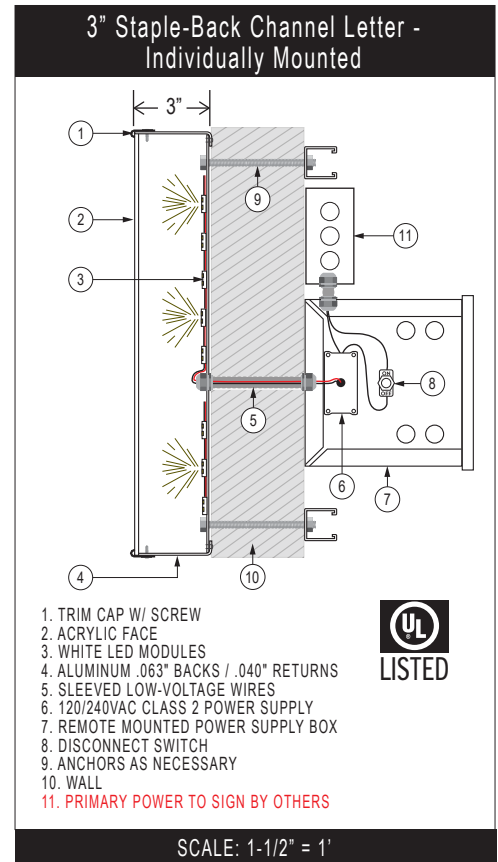
A
1 NORTH ELEVATION - Sign Location
SCALE: 1/8" = 1'



A
2 SIGN DETAIL - Dimensions
SCALE: 1/2" = 1'



A
3 SIGN DETAIL - Section
SCALE: 1-1/2" = 1'



option

3

Customer / Job Site

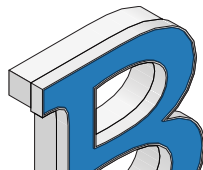
ASCEND

16200 S. Harlem Ave.
Tinley Park, IL

Scope of Work

A. LED
ILLUMINATED LOGO
& LETTERS

1 3-1/2" Staple-Back Channel Letter -
Isometric View



CHANNEL LETTERS SPECS

MOUNTING:	Individual
RACEWAY COLOR:	N/A
LED COLOR:	white
RETURN SPECS:	DEPTH 3-1/2" COLOR White
FACE SPECS:	FACE COLOR white TRIM COLOR see below
3M 3630-57 Olympic Blue	
LETTER HEIGHT:	44"
TRIM COLOR:	White

2 3-1/2" Staple-Back Channel Letter -
Isometric View



CHANNEL LETTERS SPECS

MOUNTING:	Individual
RACEWAY COLOR:	N/A
LED COLOR:	white
RETURN SPECS:	DEPTH 3-1/2" COLOR Heron Blue
FACE SPECS:	FACE COLOR white TRIM COLOR None
LETTER HEIGHT:	25.25"
TRIM COLOR:	Jewelrite Intense Blue

ELECTRICAL REQUIREMENTS

AMPS @ 120V	5.0 TOTAL MAX
INPUT VOLTAGE: 100-277VAC	
DISCONNECT SWITCH WIRED IN SIGN	

IMPORTANT:
Dedicated primary power for
sign to be run by others.
If existing at time of install
(within 6 ft. of sign),
final connection can be
completed by Ace

Scale is
Approximate
Must Verify.

EXISTING CONDITIONS

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

JOB#: 105976
designed by: MA/lg

PROOF DATE: 03/14/22

SCALE: Varies, See Drawing

☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

B
1

EAST ELEVATION - Sign Location

SCALE: 1/8" = 1'

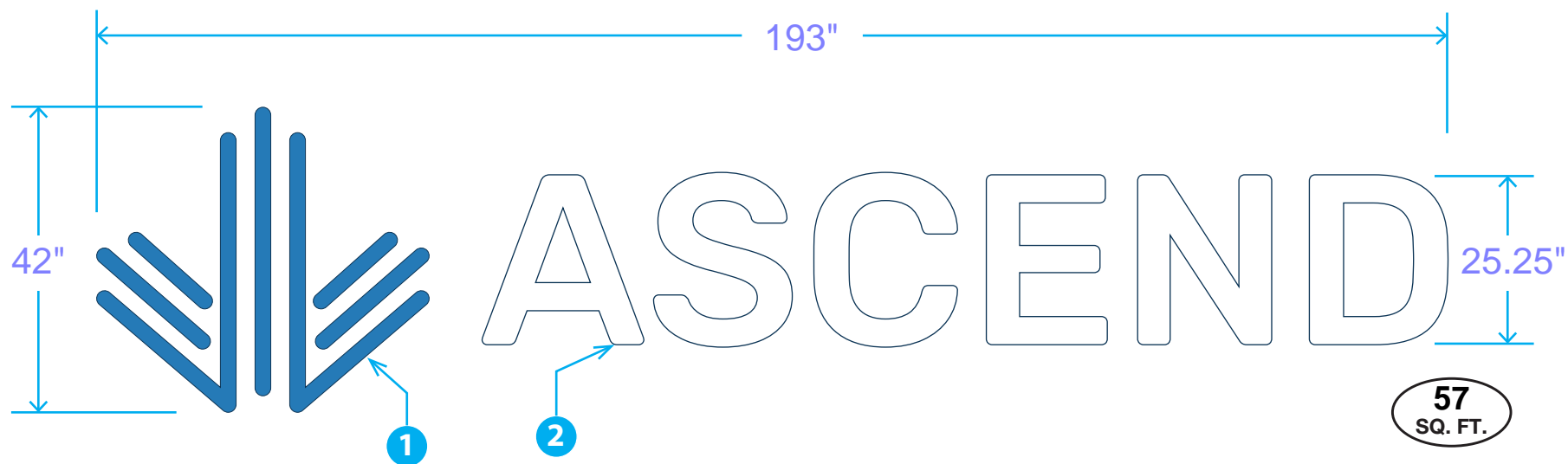


82' x 1 =
80 Sq. ft. Sign Allowance
57 Sq. ft. Provided

B
2

SIGN DETAIL - Dimensions

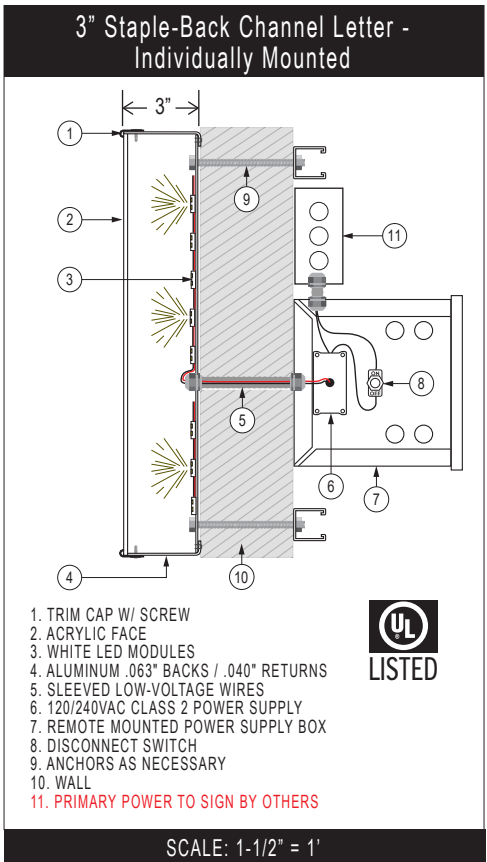
SCALE: 1/2" = 1'



B
3

SIGN DETAIL - Section

SCALE: 1-1/2" = 1'



option

3

Customer / Job Site

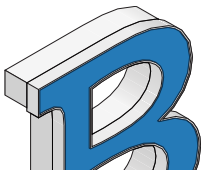
ASCEND

16200 S. Harlem Ave.
Tinley Park, IL

Scope of Work

B. LED
ILLUMINATED LOGO
& LETTERS

1 3-1/2" Staple-Back Channel Letter -
Isometric View



CHANNEL LETTERS SPECS

MOUNTING:	Individual
RACEWAY COLOR:	N/A
LED COLOR:	white
RETURN SPECS:	DEPTH 3-1/2" COLOR White
FACE SPECS:	FACE COLOR white TRIM COLOR see below
3M 3630-57 Olympic Blue	
LETTER HEIGHT:	44"
TRIM COLOR:	White

2 3-1/2" Staple-Back Channel Letter -
Isometric View



CHANNEL LETTERS SPECS

MOUNTING:	Individual
RACEWAY COLOR:	N/A
LED COLOR:	white
RETURN SPECS:	DEPTH 3-1/2" COLOR Heron Blue
FACE SPECS:	FACE COLOR white TRIM COLOR None
LETTER HEIGHT:	25.25"
TRIM COLOR:	Jewelrite Intense Blue

ELECTRICAL REQUIREMENTS

AMPS @ 120V	5.0 TOTAL MAX
INPUT VOLTAGE: 100-277VAC	
DISCONNECT SWITCH WIRED IN SIGN	

IMPORTANT:
Dedicated primary power for
sign to be run by others.
If existing at time of install
(within 6 ft. of sign),
final connection can be
completed by Ace

Scale is
Approximate
Must Verify.

EXISTING CONDITIONS

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JOB#: 105976 PROOF DATE: 03/14/22 SCALE: Varies, See Drawing
designed by: MA/lg ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

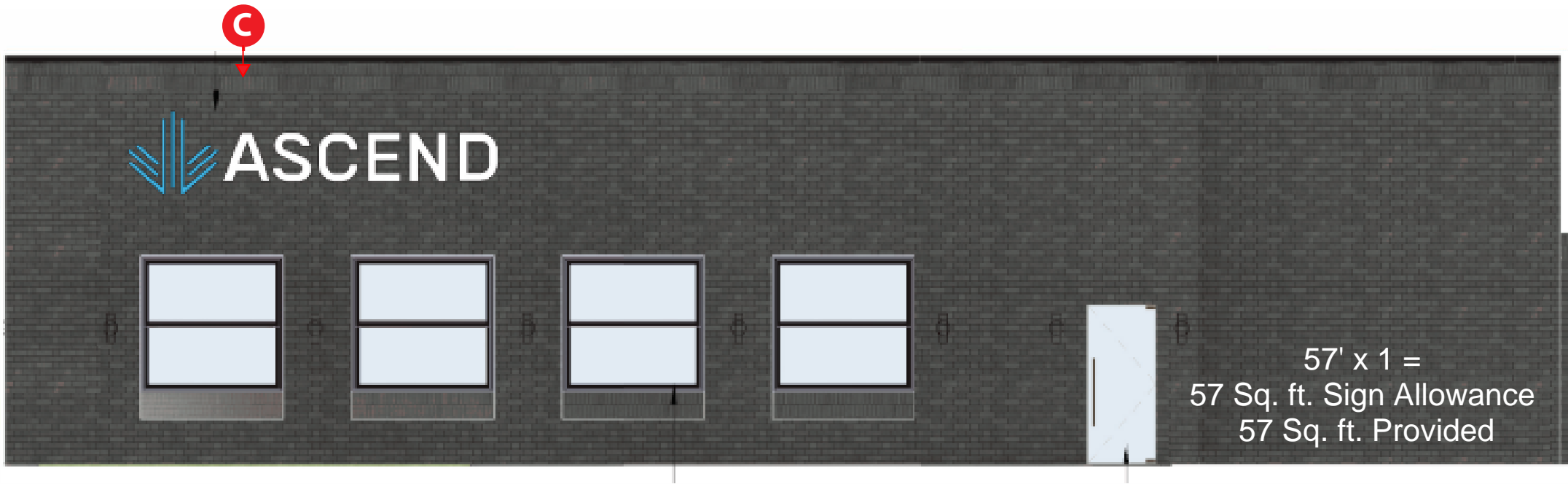
*Proofs will predict design layout, text accuracy, image proportion and placement. Colors on a digital screen or printed proof may not reflect actual color.
11" x 17" paper size

ACE Sign CO.

REF: 104822

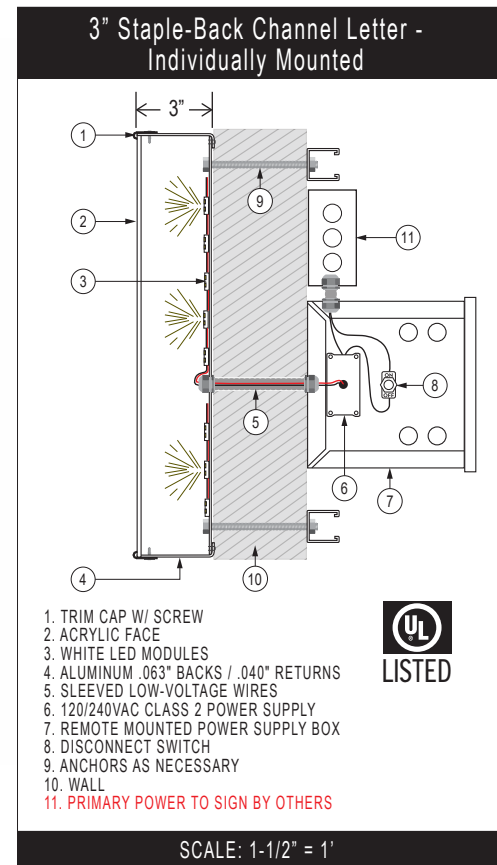
C
1

WEST ELEVATION - Sign Location
SCALE: 1/8" = 1'



C
3

SIGN DETAIL - Section
SCALE: 1-1/2" = 1'



option
2

Customer / Job Site

ASCEND

16200 S. Harlem Ave.
Tinley Park, IL

Scope of Work

**C. LED
ILLUMINATED LOGO
& LETTERS**

1 3-1/2" Staple-Back Channel Letter -
Isometric View



CHANNEL LETTERS SPECS	
MOUNTING:	Individual
RACEWAY COLOR:	N/A
LED COLOR:	white
RETURN SPECS:	DEPTH 3-1/2" COLOR Heron Blue
FACE SPECS:	FACE COLOR white WHITE COLOR None
LETTER HEIGHT:	54"
TRIM COLOR:	Jewelrite Intense Blue

2 3-1/2" Staple-Back Channel Letter -
Isometric View



CHANNEL LETTERS SPECS	
MOUNTING:	Individual
RACEWAY COLOR:	N/A
LED COLOR:	white
RETURN SPECS:	DEPTH 3-1/2" COLOR Heron Blue
FACE SPECS:	FACE COLOR white WHITE COLOR None
LETTER HEIGHT:	31"
TRIM COLOR:	Jewelrite Intense Blue

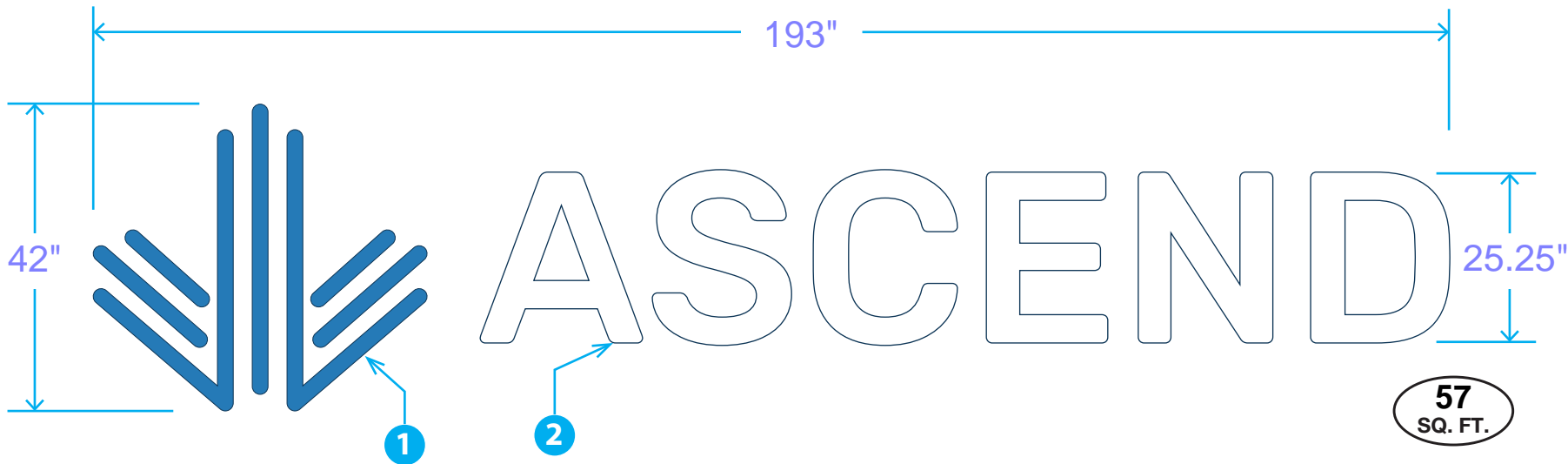
ELECTRICAL REQUIREMENTS	
AMPS @ 120V	5.0 TOTAL MAX
INPUT VOLTAGE: 100-277VAC	
DISCONNECT SWITCH WIRED IN SIGN	

IMPORTANT:
Dedicated primary power for
sign to be run **by others**.
If existing at time of install
(within 6 ft. of sign),
final connection can be
completed by Ace

**Scale is
Approximate
Must Verify.**

C
2

SIGN DETAIL - Dimensions
SCALE: 3/8" = 1'



EXISTING CONDITIONS

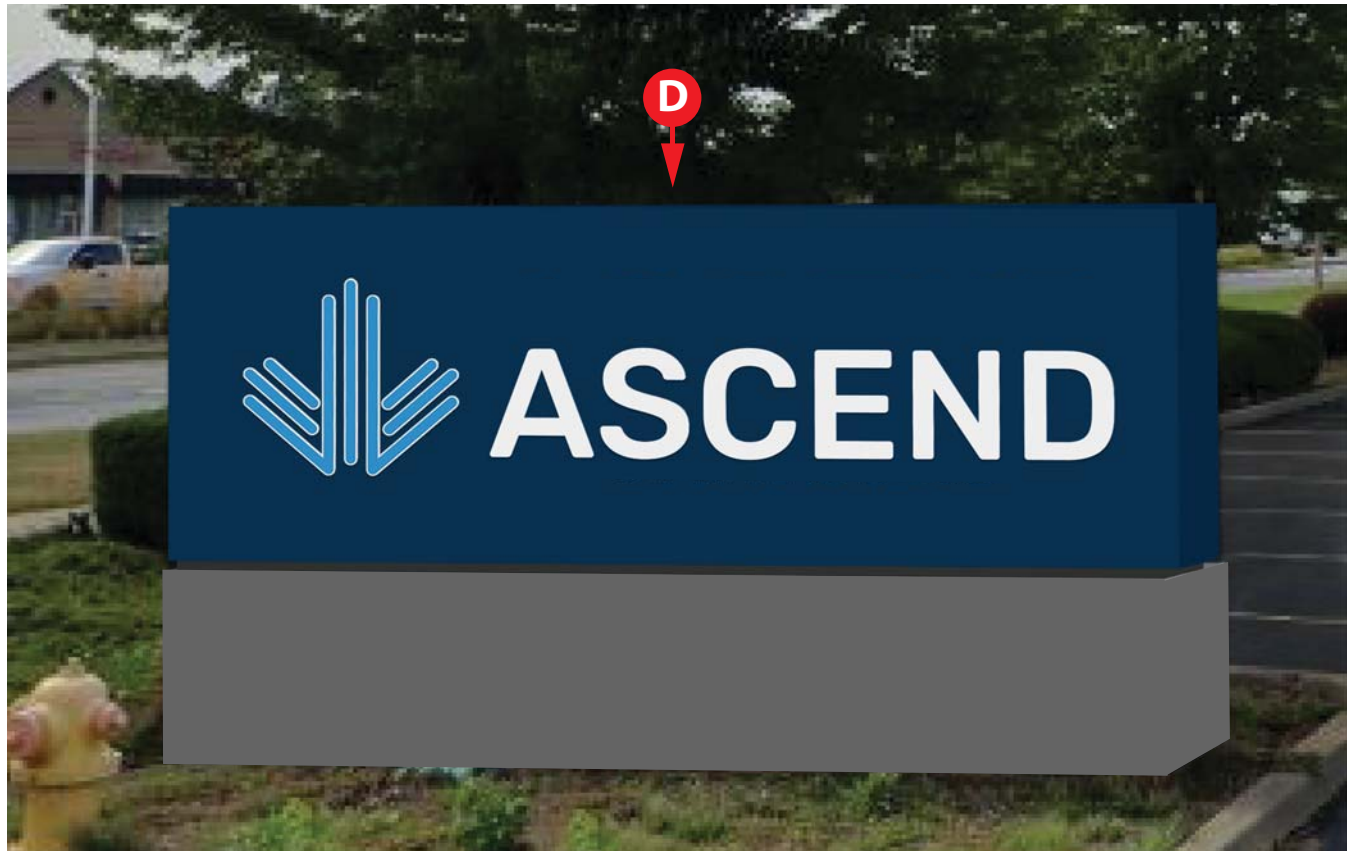
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JOB#: 105976 PROOF DATE: 03/14/22 SCALE: Varies, See Drawing
designed by: MA/lg ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

REF: 104822

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11" x 17" paper size

D
1
MONUMENT ELEVATION - Sign Location
SCALE: 3/8" = 1'



D
1
SIGN DETAIL - Dimensions
SCALE: 3/8" = 1'



Customer / Job Site

ASCEND

16200 S. Harlem Ave.
Tinley Park, IL

Scope of Work

D. DOUBLE-SIDED
ILLUMINATED
CABINET ON
EXISTING BASE

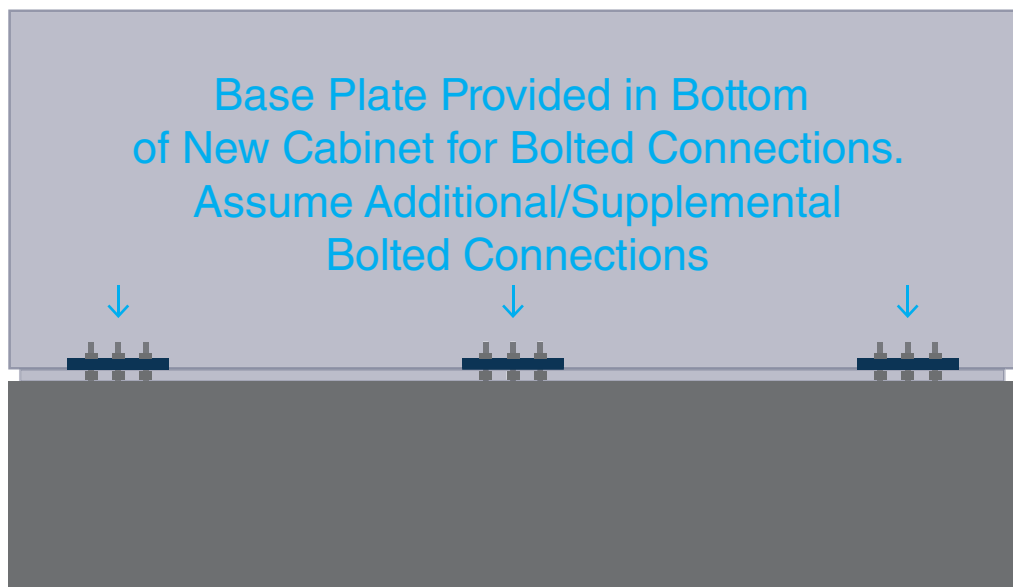
CABINET SPECS	
CABINET SIZE:	60"h x 166.5" w x 2'-10" d
CONST. STYLE:	1" Steel Tube
CABINET COLOR:	MP Brilliant Blue
GRAPHICS:	3/4" Push-Thru Acrylic
LIGHTING:	Internal T8
FACE MATERIAL:	.125 aluminum

ALUMINUM TUBE ACCENT	
HEIGHT:	2"
COLOR:	MP Med Grey
FINISH:	Sprayed

BASE / EXISTING	
Existing Base to be Stained by Others	
*Assumed to be in Good Condition for New Cabinet.	

60
SQ. FT.

D
1
MONUMENT ELEVATION - Sign Location
SCALE: 3/8" = 1'



EXISTING CONDITIONS



ELECTRICAL REQUIREMENTS	
AMPS @ 120V	5.0 TOTAL MAX
INPUT VOLTAGE: 100-277VAC	
DISCONNECT SWITCH WIRED IN SIGN	

IMPORTANT:
Dedicated primary power for sign to be run by others. If existing at time of install (within 6 ft. of sign), final connection can be completed by Ace

ACE SIGN CO.

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designed by: MA/Ig ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

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11" x 17" paper size