

MEETING NOTICE

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, September 3, 2019, beginning at 7:30 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

7:30 PM            CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

**ITEM #1**

SUBJECT:        CONSIDER APPROVAL OF AGENDA

ACTION:        Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: \_\_\_\_\_  
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**ITEM #2**

SUBJECT:        CONSIDER APPROVAL OF MINUTES OF THE REGULAR  
VILLAGE BOARD MEETING HELD ON AUGUST 20, 2019.

ACTION:        Discussion: **Consider approval of minutes as written or amended.**

COMMENTS: \_\_\_\_\_  
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**ITEM #3**

SUBJECT:        CONSIDER PROCLAIMING SEPTEMBER 2019 “OVARIAN CANCER  
AWARENESS MONTH” IN THE VILLAGE OF TINLEY PARK – **President  
Vandenberg**

ACTION:        Discussion: Consider a proclamation naming the month of September 2019 as  
"Ovarian Cancer Awareness Month" in support of all Village community  
members affected by ovarian cancer. **This proclamation is eligible for  
adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #4**

SUBJECT: CONSIDER PROCLAIMING SEPTEMBER 16, 2019, "AMERICAN LEGION DAY" IN THE VILLAGE OF TINLEY PARK – **President Vandenberg**

ACTION: Discussion: Consider a proclamation naming Monday, September 16, 2019, as "The American Legion Day" in celebration of the organization's 100th anniversary. **This proclamation is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #5**

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-091 RECOGNIZING EAGLE SCOUT JOHN UCHA UPON ATTAINING ALL 139 BOY SCOUTING MERIT BADGES - **Trustee Brady**

ACTION: Discussion: The Village of Tinley Park will recognize Eagle Scout John Ucha for fulfilling the requirements to earn all 139 scouting merit badges. This tremendous accomplishment has only been achieved by less than 400 Boy Scouts since the inception of scouting in 1910. **This Resolution is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #6**

SUBJECT: CONSIDER THE APPOINTMENT OF MATTHEW LABRIOLA TO THE POSITION OF PUBLIC WORKS MAINTENANCE TECHNICIAN - **Trustee Glotz**

ACTION: Discussion: Matthew Labriola has worked as a part time Seasonal II in Public Works since October 2018. He received his GED from Victor J. Andrew High School and shortly thereafter enlisted in the U.S. Marine Corps, then deployed to Kaneohe Bay, Hawaii where he was responsible for ensuring the safety and supervision of heavy equipment operation. Matt is a resident of Tinley Park and is excited for this opportunity to serve the Village. **Consider the appointment of Matthew Labriola to the position of Public Works Maintenance Technician effective September 4, 2019.**

COMMENTS: \_\_\_\_\_  
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**ITEM #7**

SUBJECT: CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2020 - **President Vandenberg**

ACTION: Discussion: The following Commission/Committee appointments are being made for the 2020 Fiscal Year:

**Environmental**

John Houdek

**Senior Services**

Mike Cutrano, Chair

Rosemarie Bauer

Vicki Hayes

Robert Hayes

Gordon Collins

Marcia Hecht

Phyllis Groberski

Grant Steeve

Andy Ashmus

**Marketing and Branding**

Carol Racine

**Veterans Commission**

Karen Tobola

Georges Sanon

Jimmy Hunter

**Sister Cities**

Julie Dekker

Kurt Dekker

Sarah Krause

**Consider appointment of FY2020 Commission members.**

COMMENTS:

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**ITEM #8**

SUBJECT: CONSIDER A RECOMMENDATION CLARIFYING TERMS OF APPOINTMENT FOR THE CIVIL SERVICE COMMISSION - **President Vandenberg**

ACTION: Discussion: The following staggered terms are proposed for the Civil Service Commission:

**Civil Service**

Terrence Sullivan—1 Year

Barbara Moore—2 Years

Martin Gainer—3 Years

**This recommendation is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #9**

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT  
AGENDA ITEMS:

- A. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, SEPTEMBER 21, 2019, IN THE 8100 BLOCK OF KILLARNEY COURT FROM 2:00 P.M. TO 10:00 P.M.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,855,207.80 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 23, AND AUGUST 30, 2019.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS: \_\_\_\_\_  
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**ITEM #10**

SUBJECT: CONSIDER ADOPTING ORDINANCE 2019-O-048 GRANTING TEXT AMENDMENTS TO SECTIONS II.B (DEFINITIONS), V.B. SCHEDULE I (SCHEDULE OF PERMITTED USES), VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE, TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE - **Trustee Mueller**

ACTION: Discussion: The Tinley Park Zoning Ordinance currently regulates Banquet Facilities as a 'Permitted Use' in the Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts. It is not identified as a Permitted or Special Use in any other district. In addition, there is no definition provided for Banquet Facilities. The proposed text amendments will allow Banquet Facilities as a Special Use in the B-1, B-2, B-3, and B-4 Districts and a Permitted Use in the B-3 District with limitations related to the size of the facility; it will be a Prohibited Use in the B-5 and all Legacy Districts. In addition, a proposed definition will be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and specific parking requirements related to Banquet Facilities as a means to mitigate any potential impact on surrounding land uses.

The Plan Commission held a Public Hearing on August 1, 2019, and unanimously recommended the proposed text amendments for approval to the Village Board. At the first reading of the draft ordinance the Board recommended revising the parking requirement for Banquet Facilities in the B-1 District. The Ordinance has been amended to reflect a requirement of 1.5 parking spaces required per 100 sq. ft. of usable floor area. **This Ordinance is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #11**

SUBJECT: CONSIDER ADOPTING ORDINANCE 2019-O-047 APPROVING TEXT AMENDMENTS TO SECTION V.C.9.E (GLARE) OF THE ZONING ORDINANCE TO INCORPORATE LIGHTING REGULATIONS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS - **Trustee Mueller**

ACTION: Discussion: Staff has proposed a draft text amendment to the performance standards that regulates glare for multi-family, commercial and industrial districts. Proposed changes to the zoning ordinance regulating glare include additional definitions related to lighting, establishing minimum and maximum parking lot pole heights, and the creation of acceptable average light levels based on the type of use. Car dealerships will have their own unique level of lighting based on the nature of their operations with the display of vehicles and security concerns. The ordinance also addresses nonconforming properties that do not meet the new regulations.

Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

The Community Development Committee directed staff at the May 28, 2019, meeting to draft regulations to amend the zoning code. The draft regulations were discussed and reviewed by the Plan Commission at a Public Hearing on June 21, 2019; the Commission voted 4-0 to recommend approval of the text amendments. **This Ordinance is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #12**

SUBJECT: CONSIDER ORDINANCE 2019-O-049 APPROVING TEXT AMENDMENTS TO SECTION II.B. (DEFINITIONS) AND SECTION V.B. (SCHEDULE OF REGULATIONS) OF THE TINLEY PARK ZONING ORDINANCE TO ALLOW A RACINO ENTERTAINMENT COMPLEX IN THE OFFICE AND RESTRICTED INDUSTRIAL DISTRICT (ORI) AS A PERMITTED USE - **Trustee Mueller**

ACTION: Discussion: Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for a Racino Entertainment Complex. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit a Racino entertainment complex in the Office and Restricted Industrial District (ORI) as a permitted use.

The Plan Commission held a Public Hearing on August 15, 2019, and voted unanimously (9-0) to recommend approval of the text amendments. **This Ordinance is eligible for a first reading.**

COMMENTS:

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**ITEM #13**

SUBJECT: CONSIDER ORDINANCE 2019-O-050 APPROVING TEXT AMENDMENT TO SECTION V.D.3 (RICH TOWNSHIP ENTERTAINMENT AND TOURISM OVERLAY DISTRICT) OF THE TINLEY PARK ZONING ORDINANCE TO AMEND PARAGRAPH A.3 USES TO LIST A RACINO ENTERTAINMENT COMPLEX AS A PERMITTED USE - **Trustee Mueller**

ACTION: Discussion: Staff is proposing a text amendment to the Tinley Park Zoning Ordinance. The purpose is to amend the list of permitted uses in the Rich Township Entertainment and Tourism Overlay District to list a Racino entertainment complex as a permitted use.

The Plan Commission held a Public Hearing on August 15, 2019, and voted unanimously (9-0) to recommend approval of the text amendments. **This Ordinance is eligible for a first reading.**

COMMENTS:

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**ITEM #14**

SUBJECT: CONSIDER ADOPTING ORDINANCE 2019-O-051 GRANTING VARIATIONS FROM SECTION V.B. SCHEDULE II (SCHEDULE OF DISTRICT REQUIREMENTS) OF THE ZONING ORDINANCE, TO PERMIT A SECOND-FLOOR ADDITION TO BE PLACED ON A PROPERTY WITH AN EXISTING NON-CONFORMING SIDEYARD SETBACK, NON-CONFORMING LOT WIDTH AND NON-CONFORMING LOT SIZE AT 7409 173RD STREET IN THE R-4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Jose Hernandez (owner), located at 7409 173rd Street, is seeking a 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements), to permit a 4.81 foot west side yard setback on a principal structure where a 7.5 foot setback is required. The variation is being requested to construct a second-floor addition on an existing single-story home with a non-conforming setback. Staff also recommended the Petitioner pursue variations for the non-conforming lot width and lot size to bring the property into full compliance with the Zoning Code.

The Zoning Board of Appeals held a Public Hearing on August 22, 2019, and voted 4-0 to recommend approval of the requested variation in accordance with plans as listed in the "List of Reviewed Plans" in the August 22, 2019, Staff Report **This Ordinance is eligible for adoption.**

COMMENTS:

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**ITEM #15**

SUBJECT: CONSIDER ORDINANCE 2019-O-052 GRANTING VARIATIONS TO PERMIT THE CONSTRUCTION OF A ONE-STORY BUILDING ADDITION ON THE PARK OAKS BUILDING AT 17322 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), is seeking five (5) Variations from the Zoning Code related to building height, building depth, percent of street-level glazing, building materials, and architectural style to construct an approximately 352 sq. ft. (16 feet x 22 feet) 1-story addition on the existing 3-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

The 1-story building addition will continue the first-floor design of the Park Oaks building but is not proposed to match the existing building in scale since the addition proposed is only one-story. Findings presented at the Public Hearing on August 15, 2019, did not support the variation request. Therefore the Plan Commission voted 2-7 to recommend denial of all Variations in accordance with plans as listed in the "Listed Reviewed Plans" and Findings of Fact listed in the August 15, 2019, Staff Report. **This Ordinance is eligible for first reading.**

COMMENTS: \_\_\_\_\_  
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**ITEM #16**

SUBJECT: CONSIDER ADOPTING ORDINANCE 2019-O-053 APPROVING AN AMENDMENT TO ORDINANCE 2019-O-018 CREATING A PROGRAM FOR REGISTRATING DEFAULTED MORTGAGE PROPERTY WITHIN THE VILLAGE OF TINLEY PARK - **Trustee Mueller**

ACTION: Discussion: The Village Board adopted Ordinance 2019-O-018 creating a Defaulted Mortgage Property Registration Program on April 16, 2019. Due to some confusion as to the inspection requirements, the proposed amendment deletes references to inspections. It was not the intent of the registration program to require inspections by the Village. **This Ordinance is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #17**

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-093 APPROVING AN OAK PARK AVENUE FACADE GRANT BETWEEN THE VILLAGE OF TINLEY PARK AND H & J HOLDINGS FOR PROPERTY AT 17424 OAK PARK AVENUE (SIP WINE BAR) - **Trustee Mueller**

ACTION: Discussion: This Resolution approves a Facade Grant for H & J Holdings LLC. for property located at 17424 Oak Park Avenue. The grant will replace the existing vinyl siding with a cement board siding on the existing facade to match the addition to the building. The matching grant will not exceed \$23,570.

The Economic and Commercial Commission recommended approval of the grant at the August 5, 2019 meeting. The Community Development Committee reviewed the ECC recommendation at the August 27, 2019, meeting and recommended the grant for adoption to the Village Board. **This Resolution is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #18**

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-094 APPROVING AN OAK PARK AVENUE SIGN GRANT BETWEEN THE VILLAGE OF TINLEY PARK AND TINLEY PARK CHAMBER OF COMMERCE FOR PROPERTY AT 17316 OAK PARK AVENUE (TPCC). - **Trustee Mueller**

ACTION: Discussion: This Resolution approves an Oak Park Avenue Sign Grant for Tinley Park Chamber of Commerce for property located at 17424 Oak Park Avenue. The total matching grants will not exceed \$380 for the installation of a new blade sign above the business storefront.

The Economic and Commercial Commission (ECC) discussed and recommended approval of the grant application at the August 5, 2019 meeting. The Community Development Committee reviewed the ECC's recommendation at the August 28, 2019, meeting. **This Resolution is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #19**

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-095 APPROVING AN OAK PARK AVENUE SIGN GRANT BETWEEN THE VILLAGE OF TINLEY PARK AND ENGLISH GARDEN LLC FOR PROPERTY AT 16800 OAK PARK AVENUE - **Trustee Mueller**

ACTION: Discussion: This Resolution approves a Sign Grant for English Garden LLC. for property located at 16800 Oak Park Avenue. The grant will replace the existing monument sign that currently encroaches in the Village's right of way and construct a new monument sign. The matching grant will not exceed \$1,447.50.

The Economic and Commercial Commission recommended approval of the grant at the August 5, 2019, meeting. The Community Development Committee reviewed the ECC recommendation at the August 27, 2019, meeting and recommended the grant for adoption. **This Resolution is eligible for adopting.**

COMMENTS: \_\_\_\_\_  
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**ITEM #20**

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-092 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE TINLEY PARK PARK DISTRICT FOR PROPERTY USE AT VOLUNTEER PARK - **Trustee Glotz**

ACTION: Discussion: The Tinley Park Park District has applied for an Open Space Land Acquisition and Development (OSLAD) grant through the Illinois Department of Natural Resources to assist in improvements to Volunteer Park. In conjunction with these planned improvements, the Park District has requested to use the Village's undeveloped street right-of-way that lies between Volunteer Park and the Pottawatomi Highlands subdivision to expand Volunteer Park and enhance its recreational offerings. This right-of-way lies west of homes on Iroquois Trace and east of the Park District's Volunteer Park property. The street right-of-way had originally been intended for a road connecting between 175<sup>th</sup> Street and 179<sup>th</sup> Street, however, the planned roadway was later abandoned. This agreement provides for the Park District's use of the right-of-way to expand Volunteer Park, but requires the easternmost ten feet remain clear and accessible should the Village need to obtain access to adjacent underground utilities. This agreement was reviewed and recommended for approval at the Public Works Committee meeting held on August 13, 2019. **This Resolution is eligible for adoption.**

COMMENTS: \_\_\_\_\_  
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**ITEM #21**

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: \_\_\_\_\_  
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**ITEM #22**

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: \_\_\_\_\_  
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**ITEM #23**

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: \_\_\_\_\_  
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**ITEM #24**

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.

ADJOURNMENT

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**Regular Meeting of the Board of Trustees - Minutes****MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD AUGUST 6, 2019**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on August 20, 2019. President Vandenberg called this meeting to order at 7:30 p.m. and led the Board and audience in the Pledge of Allegiance.

Village President: Jacob C. Vandenberg  
Village Clerk: Kristin Thirion

Trustees: Cynthia A. Berg  
William P. Brady  
William A. Brennan  
Diane M. Galante  
Michael W. Glotz  
Michael G. Mueller

Absent: None

Also Present:

Village Manager: David Niemeyer  
Asst. Village Manager: Patrick Carr  
Village Attorney: Patrick Connelly

Motion was made by Trustee Berg, seconded by Trustee Mueller, to approve the agenda as written or amended for this meeting. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to approve and place on file the minutes of the special Village Board Meeting held on August 6, 2019. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Berg, to adopt and place on file **RESOLUTION 2019-R-087 RECOGNIZING DEAN, DREW, AND GWEN FORST ON ASSISTING A NEIGHBOR IN DISTRESS**. On July 19, 2019, Linda Knight was walking alone in her neighborhood and fell on Budingen Lane without a cellphone, sustaining injuries. The Forst kids witnessed the incident and came to her assistance, eventually ensuring that timely medical assistance arrived on site. Ms. Knight wants to recognize the quick actions of these resourceful young children in ensuring the situation did not become worse. Vote by voice call. President Vandenberg declared the motion carried.

At this time **POLICE OFFICER ROBERT SHERVINO WAS RECOGNIZED BY THE VILLAGE BOARD ON BEING NAMED ILLINOIS DARE OFFICER OF THE YEAR**. On June 14, 2019, Officer Bob Shervino was named Illinois DARE (Drug Abuse Resistance Education) Officer of the Year at the Annual DARE and Juvenile Officers Conference in Peoria. Officer Shervino's law enforcement career started 24 years ago as a cadet in Orland Hills and a community service officer for the Orland Park Police Department. He became a Tinley Park police officer in 2000 and has been a DARE officer since 2002. Bob is responsible for graduating over 5,500 fifth graders over the course of his career and has chaired a DARE committee of volunteers for several

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years. He is a member of the department's Active Shooter Educational Team that helps students and staff with information and options on how to survive an active shooter incident. Bob is also a veteran field training officer, elderly service officer, and Crisis Intervention Team member. Bob's uncle, Sam Shervino, was a sergeant with the Tinley Park Police Department for over 30 years; and his brother, Steve, is a Plainfield officer. Bob often draws inspiration from them and credits much of his success and dedication from following their lead. Bob was selected by the Illinois DARE Officers Committee from a pool of over 100 nominations.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to **CONSIDER THE APPOINTMENT OF CONNOR RICH TO THE POSITION OF PUBLIC WORKS INVENTORY TECHNICIAN**. The Village recently conducted an internal recruitment for an Inventory Technician, following the promotion of another employee and a change in civil service classification. A thorough interview process was conducted and it was determined that Connor Rich was the best candidate. Connor has worked for the Village as a part time Seasonal II employee in Public Works since August 2017 in the Streets and Water divisions. He has prior experience with Burr Ridge and with the Tinley Park Park District, and is a graduate of Tinley Park High School. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to **CONSIDER THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2020**. The following Commission/Committee appointments are being made for the 2020 Fiscal Year :

**Community Resource**

Don Budny  
Ron Centanni  
Mike Cutrano  
Janet Czuchra  
Debbie Melchert  
Michael Sevier  
Al Siegers  
Barbara Whalen  
Garrett Gray, Associate

**Environmental**

**Antonio Halek, Chair**  
Aireen Arellano  
Jeffery Loftus  
Frank Markowicz

**ETSB**

Trustee Brennan  
Pat Carr  
Forest Reeder  
John Urbanski  
**Matthew Walsh**

**Veterans Commission**

**Wiley Roberts, Chair**  
Robert Baisa  
Norm Pestlin  
Doug Rasmusen (William)  
Bill Porter (American Legion Commander)  
Jim Hudik (VFW Commander)  
Christine Hansley  
Ken Wrezzes, Associate  
Robert Ballard (Submarine Rep., Associate)  
Eva J. Reyes (Amer. Leg. Aux. Rep., Assoc.)  
Jim Taylor (Marine Corp Rep., Associate)

**Civil Service**

**Terrance Sullivan, Chair**  
Barbara Moore  
Martin Gainer

**DARE**

**Bob Shervino**  
Rich Adamski  
Keith Schissler  
Stella Sierra-Cruz  
Don Budny, Associate  
Debbie Melchert, Associate  
Ron Centanni, Associate

**Zoning Board**

**Steve Sepessy, Chair**  
Bob Paszcyk  
Jennifer Vargas  
James Fritts  
Donald Bettenhausen  
Kellie Schuch

**Crime Prevention**

**Dina Navas**  
Gregory Serratore  
Don Larsen  
Camille Hicks  
Colleen Shaughnessy  
Maureen Levins

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President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Brady, to consider approving the following Consent Agenda items:

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER ADOPTING ORDINANCE 2019-O-045 AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK.
- B. CONSIDER ADOPTING RESOLUTION 2019-R-086 APPROVING THE RELEASE OF MINUTES FROM CERTAIN EXECUTIVE SESSION MEETINGS.
- C. CONSIDER REQUEST FROM HARALD VIKING LODGE #13 TO CONDUCT A QUEEN OF HEARTS RAFFLE BEGINNING SEPTEMBER 3, 2019, WITH THE WINNER BEING DRAWN EACH TUESDAY AT AT THE VIKING LODGE, 6730 175TH STREET.
- D. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$3,478,148.97 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED AUGUST 9 AND AUGUST 16, 2019.

President Vandenberg asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to adopt and place on file **ORDINANCE NUMBER 2019-O-046 AMENDING TITLE XI, CHAPTER 112.22 OF THE TINLEY PARK MUNICIPAL CODE - ADDITION OF ONE (1) CLASS E LIQUOR LICENSE (SPEEDY BURRITOS, 7108 171ST STREET)**. The proposed Ordinance would increase the Class E Liquor Licenses by one (1). The applicant currently operates a full service restaurant at 7108 171st Street, Tinley Park, IL 60477. Upon approval of this Ordinance, the total number of Class E Liquor Licenses would be eight (8). President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: Galante. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to place on first reading **ORDINANCE 2019-O-047 APPROVING TEXT AMENDMENTS TO SECTION V.C.9.E (GLARE) OF THE ZONING ORDINANCE TO INCORPORATE LIGHTING REGULATIONS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**. Staff has proposed a draft Text Amendment to the performance standards that regulates glare for multi-family, commercial and industrial districts. Proposed changes to the Zoning Ordinance regulating glare include additional definitions related to lighting, establishing minimum and maximum parking lot pole heights, and the creation of acceptable average light levels based on

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the type of use. Car dealerships will have their own unique level of lighting based on the nature of their operations with the display of vehicles and security concerns. The ordinance also addresses nonconforming properties that do not meet the new regulations.

Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

The Community Development Committee directed staff at the May 28, 2019 meeting to draft regulations to amend the Zoning Code. The draft regulations were discussed and reviewed by the Plan Commission at a Public Hearing on June 21, 2019; the Commission voted 4-0 to recommend APPROVAL of the Text Amendments. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to place on first reading **ORDINANCE 2019-O-048 GRANTING TEXT AMENDMENTS TO SECTIONS II.B (DEFINITIONS), V.B. SCHEDULE I (SCHEDULE OF PERMITTED USES), VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE, TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE.** The Tinley Park Zoning Ordinance currently regulates banquet facilities as a "Permitted Use" in the Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts. It is not identified as a permitted or special use in any other district. In addition, there is no definition provided for banquet facilities. The proposed text amendments will allow banquet facilities as a special use in the B-1, B-2, and B-4 districts and a permitted use in the B-3 district with limitations related to the size of the facility; it will be a prohibited use in the B-5 and all legacy districts. In addition, a proposed definition will be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and specific parking requirements related to banquet facilities as a means to mitigate any potential impact on surrounding land uses. The Plan Commission held a Public Hearing on August 1, 2019 and unanimously recommended the proposed text amendments for approval to the Village Board. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to amend the original motion to place on first reading **ORDINANCE 2019-O-048 GRANTING TEXT AMENDMENTS TO SECTIONS II.B (DEFINITIONS), V.B. SCHEDULE I (SCHEDULE OF PERMITTED USES), VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE, TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE** to reflect the number of parking spaces required be 1.5 per 100 square foot of facility prior to the adoption of this ordinance. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2019-R-083 APPROVING A CONTRACT EXTENSION WITH BEVERLY SNOW & ICE INC FOR SNOW AND ICE REMOVAL AT TWENTY-ONE (21) PARKING**

August 20, 2019 5

**Regular Meeting of the Board of Trustees - Minutes**

**LOT LOCATIONS IN THE VILLAGE OF TINLEY PARK.** In 2018, the Village of Tinley Park competitively bid the service contract for snow removal by a qualified contractor for twenty-one (21) parking lot locations located throughout the Village. The bids were required to include pricing for two (2) optional contract extensions of one (1) year each that may be approved at the sole discretion of the Village. Beverly Snow & Ice Inc. provided the Village with acceptable service levels during the 2018-19 winter season. Funds for this contract are budgeted and available in the current fiscal year budget.

The estimated amount of this contract extension is \$342,720, but can vary based on the frequency and amounts of snow removal required. This item was discussed at the Public Works Committee meeting held August 13, 2019. Consider awarding a contract extension to Beverly Snow & Ice Inc. for Fiscal Year 2020 Parking lot Snow Removal. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file **RESOLUTION 2019-R-084 APPROVING THE CONTRACT EXTENSION WITH ZENERE TRUCKING AND EXCAVATION FOR SNOW REMOVAL IN THE CUL-DE-SACS IN THE VILLAGE OF TINLEY PARK.** In 2017, the Village of Tinley Park competitively bid its 252 cul-de-sacs for snow removal. The contract terms allow the Village, at its sole discretion, to extend the agreement up to two (2) additional years. Zenere Trucking and Excavating provided the Village with acceptable service levels during the 2017-18 and 2018-19 winter season. This service contract would be 2% higher than the previous year per the contract. Staff is recommending that the Village exercise its option to extend the agreement with Zenere Trucking and Excavating for the 2019-20 snow season. The estimated amount of this contract extension is \$236,250, but can vary based on the frequency and amounts of snow removal required.

This item was discussed at the Public Works Committee meeting held August 13th, 2019. Consider awarding a contract extension to Zenere Trucking & Excavating for Fiscal Year 2020 Cul-de-sac Snow Removal. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2019-R-089 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND J & J NEWELL CONCRETE CONTRACTORS, INC. FOR 2019 SIDEWALK GAP PROGRAM.** The Public Works Department, in its role to maintain its Village-owned sidewalk, has added a separate line item in the FY2020 Budget to construct new sidewalks along a number of selected streets throughout the Village.

This service contract was advertised in the local newspaper and on Quest CDN. Three (3) sealed bids were received on August 2, 2019. The low, responsible bidder was J&J Newell Concrete Contractors, Inc. in the amount of \$131,217.50. Village staff has worked with this contractor before and found it to be a credible, trustworthy contractor and it is also IDOT prequalified.

**Contractor**

J&amp;J Newell Concrete Contractors, Inc.

**Location**

Burnham, IL

**Bid Total**

\$131,217.50

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**Regular Meeting of the Board of Trustees - Minutes**

Davis Concrete Construction Company	Monee, IL	\$161,430.00
M&J underground, Inc.	Monee, IL	\$190,550.00

Engineer's Estimate: \$149,930.00

Budget Available: \$150,000.00 (Sidewalk Gap Program Fund)

This item was discussed at the Public Works Committee Meeting held on August 13, 2019. Consider awarding a contract to J & J Newell Concrete Contractors, Inc. in the amount of \$131,217.50. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Berg, to adopt and place on file **RESOLUTION 2019-R-085 APPROVING A CONTRACT EXTENTION WITH B&B HOLIDAY DECORATING, LLC, DES PLAINES, IL FOR THE 2019 CHRISTMAS DECORATIONS.** In 2018, the Village of Tinley Park put a request for proposal (RFP) for Christmas lighting and decoration services in the downtown area. B&B Holiday Decorating was awarded a contract. The contract allows the Village of Tinley Park to renew the contract in one (1) year increments at the Village's discretion. B & B Holiday Decorating provided the Village with acceptable service levels during the 2018-2019 holiday season. As such, staff is recommending that the Village exercise its option to extend the agreement for the 2019-2020 holiday season. Funds for the contract are budgeted and available for this expenditure.

Consider awarding a contract for the 2019 Downtown Christmas Decorations to B&B Holiday Decorating, LLC, Des Plaines, IL at a cost not to exceed \$32,925.82. This contract was discussed at the Public Works Committee held August 13, 2019. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2019-R-090 FOR THE APPROVAL OF THE PURCHASE AND INSTALLATION OF NEW HOLIDAY ILLUMINATED DECORATIONS FOR DOWNTOWN TINLEY.** In preparation for the 2019 Holiday season, the following Holiday decorations for Downtown Tinley are recommended for purchase:

- Four 6' 6" illuminated snowflakes at \$14, 944.00;
- One 9' 8" illuminated reindeer at \$4,273.50;
- Three 6'6" illuminated reindeer at \$6,854.00;
- One 6'6" illuminated reindeer at \$3,757.05;
- One fountain light up display \$ 11,050.00; and
- Installation, takedown, maintenance and storage costs of \$9,810.00.

The total purchase and installation cost of \$ 50,688.55. These decorations were budgeted for in the FY20 marketing budget and discussed by the Public Works Committee on August 13, 2019 and recommended for approval. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

August 20, 2019

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**Regular Meeting of the Board of Trustees - Minutes**

Motion was made by Trustee Brennan, seconded by Trustee Mueller, to adopt and place on file **RESOLUTION 2019-R-088 AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN CONSOLIDATED HIGH SCHOOL DISTRICT 230 AND THE VILLAGE OF TINLEY PARK PROVIDING FOR A SCHOOL RESOURCE OFFICER**. Under the terms of the new School Resource Officer (SRO) agreement, a Tinley Park police officer would be assigned to the high school throughout the school year. The agreement was revised to create a standardized agreement among all the municipalities serving the three high schools in District 230 - Stagg (Palos Hills), Sandburg (Orland Park) and Andrew (Tinley Park). Duties of the School Resource Officer will include, but are not limited to, the following:

- 1) Protecting school property, students, school personnel, and visitors from criminal activity by patrolling the school building and grounds and attending school functions;
- 2) Enforcing state and local criminal laws and ordinances;
- 3) Taking appropriate action on violations of the law involving juveniles; and
- 4) Working with the Andrew High School administration and teaching staff concerning safety, drug education, conduct, counseling, and preventative discipline.

Per the terms of the agreement, the school will pay the Village an annual sum for the SRO's services. For the first year of the agreement, the payment to the Village will be \$104,334.60. In subsequent years of the agreement, the payment shall be increased annually by two and one-half percent (2.5%). The agreement will continue until terminated, with 60 days notice by either party. This item was discussed at the Public Safety Committee meeting held on August 13, 2019. President Vandenberg asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

At this time, President Vandenberg asked if anyone from Staff would care to address the Board.

Assistant Village Manager Patrick Carr clarified that the senior discount on the waste and recycling collection agreement with Homewood Disposal Services is \$1.50 off per month and the discount for 100% certified Disabled Veterans is free service.

Marketing Director Donna Framke stated that the Community Resource Commission is searching for videographers. The Commission will hold an open house at the Village's TV Studio, 18241 S. 80<sup>th</sup> Avenue, on Monday, September 9, from 6 to 8 p.m. She also stated that Rockstar Rodeo will play country music during the Village's Music in the Plaza concert from 7 to 10 p.m. Saturday, Aug. 24 at Zabrocki Plaza.

At this time, President Vandenberg asked if anyone from the Board would care to address the Board.

Trustee Brady introduced Boy Scout Jack McDonald. Scout McDonald was attending the Village Board meeting to complete is Citizen of the Community Merit Badge

President Vandenberg wished all the teachers on the Board, in the community, and all the kids in the Village good luck for the upcoming school year.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

August 20, 2019

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**Regular Meeting of the Board of Trustees - Minutes**

Jim Sulcus stated his concerns about the proposed Racino development. He feels that horse racing may be a dying industry.

Ron Centanni, DARE Committee member, noted that the Village of Tinley Park has been fortunate to have had a great DARE program for many years and hopes this will continue in the future. He commended Officer Shervino and the Tinley Park Police Department for all their hard work and dedication to the program.

Motion was made by Trustee Berg, seconded by Trustee Brady, at 8:12 p.m. to adjourn to Executive Session to discuss the following:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Berg, seconded by Trustee Brady, to adjourn the Executive Session and reconvene the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and reconvened the regular Board meeting at 8:56 p.m.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adjourn the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 8:57 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

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Village President

ATTEST:

August 20, 2019 | 9

**Regular Meeting of the Board of Trustees - Minutes**

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Village Clerk

DRAFT

# TINLEY PARK



## **PROCLAMATION** *RECOGNIZING* *SEPTEMBER 2019 AS* *“OVARIAN CANCER AWARENESS MONTH”* *IN THE VILLAGE OF TINLEY PARK*

**WHEREAS**, ovarian cancer is the deadliest of all gynecologic cancers; and

**WHEREAS**, ovarian cancer is the 5<sup>th</sup> leading cause of cancer deaths among women in the United States; and

**WHEREAS**, approximately 22,000 women will be diagnosed with ovarian cancer this year, and 15,500 will die from the disease; and

**WHEREAS**, these deaths are those of our mothers, sisters, daughters, family members, and community leaders; and

**WHEREAS**, the mortality rate for ovarian cancer has not significantly decreased since the “War on Cancer” was declared more than 40 years ago; and

**WHEREAS**, in June 2007, the first national consensus statement on ovarian cancer symptoms was developed to provide consistency in describing symptoms to make it easier for women to learn and remember said symptoms; and

**WHEREAS**, awareness of the symptoms of ovarian cancer by women and health care providers can lead to a quicker diagnosis; and

**WHEREAS**, each year during the month of September, the Ovarian Cancer National Alliance and its partner members hold a number of events to increase public awareness of ovarian cancer; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, that the month of September 2019 be proclaimed as “Ovarian Cancer Awareness Month” in the Village of Tinley Park to increase public awareness and stand in solidarity with those affected by ovarian cancer.

**APPROVED** this 3<sup>rd</sup> Day of September 2019.

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Jacob C. Vandenberg, Village President

ATTEST:

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Kristin A. Thirion, Village Clerk

TINLEY PARK



PROCLAMATION  
RECOGNIZING

*MONDAY, SEPTEMBER 16<sup>TH</sup>, 2019 AS  
“THE AMERICAN LEGION DAY”  
IN THE VILLAGE OF TINLEY PARK*

**WHEREAS**, the American Legion was chartered by Congress in 1919 on September 16<sup>th</sup> as a wartime veterans organization based on the four pillars of Veterans Affairs & Rehabilitation, National Security, Americanism, and Children & Youth; and

**WHEREAS**, over the years, the American Legion has become a preeminent community-service organization which now numbers more than 2.5 million men and women in over 14,000 American Legion posts worldwide; and

**WHEREAS**, these worldwide posts provide a variety of programs that support the four pillars and benefit our nation’s veterans, its service members, the youth of America and its citizens; and

**WHEREAS**, the members of the American legion are dedicated to upholding the ideals of freedom and democracy, while working to make a difference in the lives of fellow Americans; and

**WHEREAS**, observance of American Legion Day on its 100<sup>th</sup> anniversary provides an opportunity to recognize Legionnaires in our community for their many contributions to our community, the state of Illinois, and the country; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, that Monday, September 16<sup>th</sup>, 2019 be proclaimed as “The American Legion Day” in the Village of Tinley Park.

**APPROVED** this 3<sup>rd</sup> Day of September 2019.

\_\_\_\_\_  
Jacob C. Vandenberg, Village President

ATTEST:

\_\_\_\_\_  
Kristin A. Thirion, Village Clerk

# TINLEY PARK



## RESOLUTION 2019-R-091

### *RECOGNIZING EAGLE SCOUT JOHN UCHA UPON ATTAINING ALL 139 BOY SCOUTING MERIT BADGES*

**WHEREAS,** John has fulfilled the requirements of earning all 139 scouting merit badges, which not only has taught him life skills, but also helped develop character and values; and

**WHEREAS,** the Village of Tinley Park recognizes Eagle Scout John Ucha for his tremendous accomplishment, which has only been achieved by less than 400 Boy Scouts since the beginning of scouting in 1910 and;

**WHEREAS,** John's unyielding dedication and passion to the Boy Scouts of America, and his citizenship to the community has had a positive impact on the community.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Trustees of the Village of Tinley Park, Illinois, Cook and Will Counties, on behalf of its citizens, herein represented, that John Ucha be recognized for his accomplishment upon attaining all 139 Boy Scouting Merit Badges. We wish Eagle Scout John Ucha the best in all of his future endeavors.

**ADOPTED THIS** 3<sup>rd</sup> day of September, 2019.

\_\_\_\_\_  
Jacob C. Vandenberg, Village President

\_\_\_\_\_  
Kristin A. Thirion, Village Clerk

\_\_\_\_\_  
Trustee Cynthia A. Berg

\_\_\_\_\_  
Trustee William P. Brady

\_\_\_\_\_  
Trustee William A. Brennan

\_\_\_\_\_  
Trustee Diane M. Galante

\_\_\_\_\_  
Trustee Michael W. Glotz

\_\_\_\_\_  
Trustee Michael G. Mueller

CONSIDER THE  
APPOINTMENT OF  
MATTHEW LABRIOLA TO  
THE POSITION OF PUBLIC  
WORKS MAINTENANCE  
TECHNICIAN

Trustee Glotz

CONSIDER COMMISSIONER  
APPOINTMENTS FOR THE 2020  
FISCAL YEAR

President Vandenberg

CONSIDER  
RECOMMENDATION  
CLARIFYING TERMS OF  
APPOINTMENT FOR THE CIVIL  
SERVICE COMMISSION

President Vandenberg

**BLOCK PARTY APPLICATION**

Village of Tinley Park  
 16250 South Oak Park Avenue, Tinley Park, Illinois 60477  
 Phone: 444-5000

Representative: Carleen Skarzynski  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Organization: Residential  
 Specific Location of Party: Killarney Court  
 Request Date: September 21, 2019  
 Time: 2pm a.m./p.m. To: 11 pm a.m./p.m.  
 Purpose: Block Party  
 Person or Persons In Charge:  
 Name: Carleen Skarzynski Phone: \_\_\_\_\_  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Number of Barricades Needed: 4 DO NOT USE VEHICLES AS BARRICADES.

**PLEASE NOTE**

The applicants have the responsibility of ascertaining that the street is not blocked in such a manner as to cause delay in the performance of emergency duties by the police department, fire department, ambulance or public works department. It is recommended that there be no parking on the hydrant side of the street. (moveable road block, refreshments served from curb, no large vehicles parked on street, no entertainment, music boxes or band blocking street).

A person or persons shall be responsible for the removal of any road block in the event of an emergency.

The applicants are responsible for any injury, damage to property or illegal actions during the block party.

The applicants are responsible for maintaining order and obedience to the village, county, and state laws.

In the event that there should be directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply.

Signed: Carleen A. Skarzynski

**SUBMIT**

**VILLAGE USE ONLY**

Fire Chief:	Approved <input type="checkbox"/>	Not Approved <input type="checkbox"/>
Police Chief:	Approved <input type="checkbox"/>	Not Approved <input type="checkbox"/>
Village Clerk:	Approved <input type="checkbox"/>	Not Approved <input type="checkbox"/>

Permits & Licenses Committee: \_\_\_\_\_

vchlist  
08/23/2019 8:42:13AM

Voucher List  
Village of Tinley Park

Page: 1

Bank code : ap\_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126224	8/23/2019	003127 BLUE CROSS BLUE SHIELD	PR090119		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	1,778.00
Total :						1,778.00
126225	8/23/2019	004640 HEALTHCARE SERVICE CORPORATION	PR090119		A/C#271855-HEALTH INS-AUG PMT, 86-00-000-20430	14,907.83
Total :						14,907.83
2 Vouchers for bank code : ap_py						Bank total : 16,685.83

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08/23/2019 8:42:13AM

**Voucher List**  
**Village of Tinley Park**

Page: 2

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183542	8/23/2019	010955 A T & T LONG DISTANCE	827776689		CORP ID 931719 01-17-225-72120	30.46
					<b>Total :</b>	<b>30.46</b>
183543	8/23/2019	010318 ADVOCATE CHRIST MEDICAL CNTR	081319		5 BLS PROVIDER E-CARDS 01-19-020-73606	15.00
					<b>Total :</b>	<b>15.00</b>
183544	8/23/2019	002734 AIR ONE EQUIPMENT, INC	146731		REFLECTIVE LABELS 01-19-020-72310	125.00
			147347		METER CALIBRATION INCLUDED G 01-19-000-74604	525.00
					<b>Total :</b>	<b>650.00</b>
183545	8/23/2019	011466 ALBERTSONS/SAFEWAY	436239-080819-3165		**** 0415 SODA 60-00-000-73115	7.84
					64-00-000-73115	3.36
					01-26-023-73115	11.20
					01-26-024-73115	5.60
					01-14-000-73115	35.45
					01-41-056-72937	10.00
			668799-072319-3165		**** 0415 BBQ SAUCE,PINEAPPLE 01-14-000-72974	9.01
			720077-080119-3165		****0415 SODA,COFFEE 01-14-000-73115	108.36
			801736-072419-3165		**** 0415 BUCKETS OF WINGS 01-14-000-72974	90.00
			802631-080619-3165		**** 0410 SODA,CHIPS 01-41-056-72937	29.96
			802632-080619-3165		**** 0415 COOKIE/BROWNIE TRAY 01-14-000-73115	38.48
			803828-073119-3165		**** 0415 WATER 01-14-000-73115	1.67
					01-26-025-73115	1.67
					01-33-300-73115	1.67
					01-33-310-73115	1.67
					60-00-000-73115	16.66

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**Voucher List**  
**Village of Tinley Park**

Page: 3

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183545	8/23/2019	011466 ALBERTSONS/SAFEWAY	(Continued)		01-26-023-73115	23.80
					01-26-024-73115	11.89
					01-41-056-72937	18.60
					64-00-000-73115	7.14
			805344-080519-3165		**** 0415 WATER	
					01-14-000-73115	6.00
					60-00-000-73115	19.32
					64-00-000-73115	8.28
					01-33-300-73115	6.00
					01-33-310-73115	6.00
					01-26-023-73115	21.60
					01-26-024-73115	10.00
					01-41-056-72937	10.80
			805423-080519-3165		****0410 CAKES	
					01-41-056-72937	26.97
			807076-072619-3165		**** 0415 COFFEE,WATER	
					01-14-000-73115	6.00
					01-26-025-73115	6.00
					01-33-300-73115	5.99
					01-33-310-73115	5.99
					60-00-000-73115	26.82
					64-00-000-73115	11.50
					01-26-023-73115	38.32
					01-26-024-73115	19.17
					<b>Total :</b>	<b>668.79</b>
183546	8/23/2019	016908 ALICE TRAINING INSTITUTE, LLC	E-8683	VTP-017307	ALICE INSTRUCTOR TRAINING	
					01-17-220-72140	695.00
					<b>Total :</b>	<b>695.00</b>
183547	8/23/2019	018781 ALTORFER INDUSTRIES INC	P35C0068197		FILTERS	
					01-26-023-72540	105.14
					<b>Total :</b>	<b>105.14</b>
183548	8/23/2019	002628 AMERICAN WATER	4000174812		FLAT MONTHLY FEE	
					64-00-000-73225	455.67

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**Voucher List**  
**Village of Tinley Park**

Page: 4

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183548	8/23/2019	002628 002628 AMERICAN WATER	(Continued)		<b>Total :</b>	<b>455.67</b>
183549	8/23/2019	002470 AMPEST EXTERMINATION LLC	72975		BEES/WASPS SERV 18012 65TH AV 01-26-023-72790	175.00
			72976		SERV BEES/WASPS 7800 MARQUE 01-26-023-72790	95.00
			72977		SERV BEES/WASPS 17000 GRISSO 01-26-023-72790	175.00
			72978		BEES/WASPS 6541 166TH ST 01-26-023-72790	175.00
					<b>Total :</b>	<b>620.00</b>
183550	8/23/2019	014936 AQUAMIST PLUMBING & LAWN	93715		MID SEASON INSPECTION 01-26-023-72790	1,065.00
					<b>Total :</b>	<b>1,065.00</b>
183551	8/23/2019	014511 AREA LANDSCAPE SUPPLY, INC.	2060388		SOD 01-26-023-73680	39.00
			2060399		SOD 01-26-023-73680	6.50
					<b>Total :</b>	<b>45.50</b>
183552	8/23/2019	015018 AUSTIN TYLER CONSTRUCTION, LLC	1910-07		NORTH ST RECONSTR PAYOUT 7 8 27-00-000-75300	129,306.40
					<b>Total :</b>	<b>129,306.40</b>
183553	8/23/2019	018119 AWOGS	2474		FACEMASK STICKERS 01-19-000-74614	83.50
					<b>Total :</b>	<b>83.50</b>
183554	8/23/2019	010953 BATTERIES PLUS - 277	P17641090		BATTERIES 14-00-000-74150	140.00
					<b>Total :</b>	<b>140.00</b>
183555	8/23/2019	002974 BETTENHAUSEN CONSTRUCTION SERV	190120		HAULING SPOILS 01-26-023-73681	210.00
					60-00-000-73681	308.70
					63-00-000-73681	34.30

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183555	8/23/2019	002974	BETTENHAUSEN CONSTRUCTION SERV (Continued)			
			190121		64-00-000-73681 HAULING SPOILS	147.00
					01-26-023-73681	210.00
					60-00-000-73681	308.70
					63-00-000-73681	34.30
			190122		64-00-000-73681 HAULING STONES	147.00
					01-26-023-73860	45.00
					70-00-000-73860	15.00
					60-00-000-73860	56.70
					63-00-000-73860	6.30
			190123		64-00-000-73860 HAULING SPOILS	27.00
					01-26-023-73681	165.00
					60-00-000-73681	242.55
					63-00-000-73681	26.95
			190124		64-00-000-73681 HAULING STREET SWEEPINGS	115.50
					01-26-023-72890	500.00
			190125		HAULING STONES	
					01-26-023-73860	90.00
					70-00-000-73860	30.00
					60-00-000-73860	113.40
					63-00-000-73860	12.60
					64-00-000-73860	54.00
					<b>Total :</b>	<b>2,900.00</b>
183556	8/23/2019	002923	BLACK DIRT INC.	072619-40	4 WHEELERS DIRT	
					01-26-023-73680	480.00
					<b>Total :</b>	<b>480.00</b>
183557	8/23/2019	003127	BLUE CROSS BLUE SHIELD	AP090119	IL065LB000001212-0 HEALTH INS E	
					01-26-023-72435	166.00
					01-33-300-72435	101.00
					60-00-000-72435	52.63
					63-00-000-72435	10.02

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183557	8/23/2019	003127 BLUE CROSS BLUE SHIELD	(Continued)			
					64-00-000-72435	26.85
					60-00-000-72435	52.63
					63-00-000-72435	10.02
					64-00-000-72435	26.85
					60-00-000-72435	52.63
					63-00-000-72435	10.02
					60-00-000-72435	59.39
					63-00-000-72435	11.31
					64-00-000-72435	30.30
					01-12-000-72435	107.00
					01-19-020-72435	226.00
					01-26-023-72435	304.00
					01-33-300-72435	80.00
					60-00-000-72435	49.39
					63-00-000-72435	9.41
					64-00-000-72435	25.20
					60-00-000-72435	52.63
					63-00-000-72435	10.02
					64-00-000-72435	53.70
					<b>Total :</b>	<b>1,527.00</b>
183558	8/23/2019	015368 BOBBITT, CHERYL	082019		REIM EXP SCRAPBOOK SUPPLIES	
					01-19-000-73870	94.86
					<b>Total :</b>	<b>94.86</b>
183559	8/23/2019	014148 CALL ONE	1210676-1128114		VILLAGE LANDLINE PHONE SERV	
					01-19-000-72120	1,626.34
					60-00-000-72120	2,586.77
					01-26-023-72120	21.71
					01-26-024-72120	21.71
					01-33-300-72120	36.18
					01-33-310-72120	36.18
					01-33-320-72120	21.71
					01-35-000-72120	21.71
					01-53-000-72120	14.47
					60-00-000-72120	72.36

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183559	8/23/2019	014148 CALL ONE	(Continued)			
					63-00-000-72120	7.24
					64-00-000-72120	21.68
					63-00-000-72120	287.42
					64-00-000-72120	1,231.79
					01-17-205-72120	1,371.62
					01-14-000-72120	620.00
					01-11-000-72120	8.61
					01-12-000-72120	19.79
					01-17-205-72120	19.79
					01-19-000-72120	4.30
					01-26-023-72120	5.16
					01-26-024-72120	5.16
					01-33-310-72120	5.16
					01-33-320-72120	5.16
					60-00-000-72120	12.92
					01-12-000-72120	57.89
					01-14-000-72120	180.89
					01-15-000-72120	36.18
					01-17-205-72120	108.54
					01-19-000-72120	50.65
					01-19-020-72120	14.47
					<b>Total :</b>	<b>8,533.56</b>
183560	8/23/2019	011929 CAPITAL ONE BANK (USA), N.A.	0003		**** 6452 3 \$15 GIFT CARDS	
					01-35-000-72923	45.00
			071119		****6452 REGIST BRAD BETTENHAL	
					01-15-000-72170	350.00
			071719		****6452 SUPPLIES/BLOCK PARTY	
					01-35-000-72923	268.55
			071919		****6452 CREDIT SUPPLIES/BLOCK	
					01-35-000-72923	-268.55
			071919		****6452 SUPPLIES/BLOCK PARTY	
					01-35-000-72923	244.68
			072219		**** 6452 REGIST LEGISLATIVE BRE	
					01-11-000-72220	90.00
			080119		****6452 LUNCHEON	

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183560	8/23/2019	011929 CAPITAL ONE BANK (USA), N.A.	(Continued)			
			080819		01-33-310-72220	56.50
					**** 6452 MEMBERSHIP & CONF	
					01-12-000-72720	150.00
					01-12-000-72170	660.00
			11112776538579452		****6452 BACKDROP CURTAIN	
					01-35-000-72923	12.48
			22419		**** 6452 COSTUMES	
					01-35-000-72954	558.99
			3010905522		**** 6452 NIEMEYER,LIPMAN IML C	
					01-12-000-72170	330.00
			76015		**** 6452 RECORDING FEES	
					01-14-000-72355	89.85
			936145298		**** 6452 10 IMAGES A MONTH	
					01-35-000-72985	29.99
			94239		**** 6452 SALARY SURVEY	
					01-33-320-72170	150.00
					<b>Total :</b>	<b>2,767.49</b>
183561	8/23/2019	003304 CARLIN-MORAN LANDSCAPE INC	1402		PAVERS FOR CROSSING GUARD A	
				VTP-017283	01-26-025-72520	1,800.00
					<b>Total :</b>	<b>1,800.00</b>
183562	8/23/2019	003396 CASE LOTS INC	11312		TOILET TISSUE	
					01-26-025-73580	149.70
					<b>Total :</b>	<b>149.70</b>
183563	8/23/2019	003328 CATCHING FLUIDPOWER INC	D26897-001		HOSE ASSY	
					60-00-000-72520	63.51
					63-00-000-72520	9.07
					64-00-000-72520	18.15
					<b>Total :</b>	<b>90.73</b>
183564	8/23/2019	003243 CDW GOVERNMENT INC	TLN2003		<IT> - ANNUAL REPLACEMENTS - F	
				VTP-017267	01-16-000-74128	17,873.50
					<b>Total :</b>	<b>17,873.50</b>

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183565	8/23/2019	003229 CED/EFENGEE	5025-526813		RETURN PHIL,PURCHASE SYL	
					01-26-025-73570	38.32
			5025-526955		PAINT	
					01-26-025-73570	1,057.59
			5025-526975		ADV	
					01-26-025-73570	13.00
					<b>Total :</b>	<b>1,108.91</b>
183566	8/23/2019	013991 CHICAGO OFFICE PRODUCTS CO.	973701-0		FRAME	
					01-19-000-73110	111.92
			974140-0		CERT JACKET,PENS	
					01-19-000-73110	35.36
					<b>Total :</b>	<b>147.28</b>
183567	8/23/2019	015199 CHICAGO PARTS & SOUNDS LLC	2J0001456		SIREN W/LIGHT CONTROL	
					01-17-205-72540	475.00
					<b>Total :</b>	<b>475.00</b>
183568	8/23/2019	017349 CHICAGO STREET CCDD, LLC	17957		DUMP FEE	
					01-26-023-72890	560.00
					<b>Total :</b>	<b>560.00</b>
183569	8/23/2019	003137 CHRISTOPHER B.BURKE ENGINEERNG	152535		POST 4 LIFT STATION IMPROVEME	
					61-00-000-75320	2,661.00
			152536		POST 5 LIFT STATION REDESIGN 6.	
					61-00-000-72840	483.00
			152539		HARMONY SQUARE PLAZA DEV	
					30-00-000-75905	3,252.50
			152540		UTIL ENG SERV 6/30/19-7/27/19	
					27-00-000-75300	7,330.00
			152541		PROJ#01.R160373.00013 RIDGELAI	
					61-00-000-72840	348.00
					<b>Total :</b>	<b>14,074.50</b>
183570	8/23/2019	013820 CINTAS CORPORATION	5014359774		MEDICAL SUPPLIES	
					01-26-025-72790	178.87
			5014359775		MEDICAL SUPPLIES	

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183570	8/23/2019	013820 CINTAS CORPORATION	(Continued)			
			5014359776		01-26-025-72790 MEDICAL SUPPLIES 01-26-025-72790	61.54  196.55
					<b>Total :</b>	<b>436.96</b>
183571	8/23/2019	013878 COMED - COMMONWEALTH EDISON	0385440022		ACCT#0385440022 SS BRKSIDE GL	
			0421064066		64-00-000-72510 ACCT#0421064066 0 LAPORTE RD	296.49
			0471006425		64-00-000-72510 ACCT#0471006425 LITE CONTROLI	62.65
			0637059039		01-26-024-72510 ACCT#0637059039 7950 W TIMBER	48.22
			2922039023		64-00-000-72510 ACCT#2922039023 9342 PARKWOC	62.15
			4803158058		01-26-024-72510 ACCT#4803158058 0 RIDGEFIELD L	13.18
			4943163008		64-00-000-72510 ACCT#4943163008 7/11/19-8/9/19	119.33
			5437131000		70-00-000-72510 ACCT#5437131000 7980 W 183RD S	23.76
			5983017013		01-26-025-72510 ACCT#5983017013 WATER MONITC	214.78
					63-00-000-72510	86.19
					<b>Total :</b>	<b>926.75</b>
183572	8/23/2019	018311 CONNECTION	57009533		<PW> - RPLCMNT TABLET - ASST C	
			57017398	VTP-017271	01-16-000-74128 TONER	1,183.55
			57021174		01-12-000-73110	136.00
			57024820	VTP-017279	<BLDG> - REPLCMNT MONITORS - 01-16-000-74128	733.90
					DISPATCH HEADSETS 01-21-210-73110	134.76
					<b>Total :</b>	<b>2,188.21</b>
183573	8/23/2019	012410 CONSERV FS, INC.	66031318		CONSERV FS SUNNY	

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183573	8/23/2019	012410 CONSERV FS, INC.	(Continued)		01-26-023-73680	196.92
					<b>Total :</b>	<b>196.92</b>
183574	8/23/2019	003223 CONTRACTORS ACOUSTICAL SUPPLY	230061852		LAY-IN,TEGULAR,LINE CUTTER	
					01-26-025-72520	298.00
					<b>Total :</b>	<b>298.00</b>
183575	8/23/2019	010846 COOK COUNTY CLERK	899270		SIGNATURE CARD LISA S BECK	
					01-33-000-72720	10.00
					<b>Total :</b>	<b>10.00</b>
183576	8/23/2019	018234 CORE & MAIN LP	K970879		CPLG,SOCKET	
					60-00-000-73630	444.00
					63-00-000-73630	111.00
			L014560		REP CLP	
					60-00-000-73630	188.00
					63-00-000-73630	47.00
			L017313		CPLG	
					60-00-000-73630	470.00
			L032255		VTP-016731 STRNR	
					62-00-000-74176	1,285.00
					<b>Total :</b>	<b>2,545.00</b>
183577	8/23/2019	003635 CROSSMARK PRINTING, INC	75447		UTILITY TERMINATION NOTICE	
					60-00-000-72310	217.95
					64-00-000-72310	93.40
					<b>Total :</b>	<b>311.35</b>
183578	8/23/2019	015554 DALEY-MOMMSEN ENTERPRISES	081919		BOX OF JOE,DONUTS	
					01-17-217-72220	49.00
			082219		BOX OF JOE,DONUTS,BAGELS & C	
					01-17-205-72220	80.50
					<b>Total :</b>	<b>129.50</b>
183579	8/23/2019	018743 DON'S WORLD OF SPORTS INC.	46402		T-SHIRTS PRINTED	
					01-19-020-73605	149.50

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183579	8/23/2019	018743	018743 DON'S WORLD OF SPORTS INC.	(Continued)	<b>Total :</b>	<b>149.50</b>
183580	8/23/2019	012413	DURBIN'S OF TINLEY INC	082219	REIM.EXP. LIQUOR FEE/SPECIAL E 01-35-000-72923 01-14-000-79099	100.00 50.00
					<b>Total :</b>	<b>150.00</b>
183581	8/23/2019	003770	DUSTCATCHERS INC	64622	MATS/VH 01-26-025-72790	65.93
				64623	MATS/PD 01-26-025-72790	85.41
					<b>Total :</b>	<b>151.34</b>
183582	8/23/2019	018531	EATON, CLIFFORD	082019	REIM EXP MEALS TPC HVAC TRNG 01-26-025-72140	19.83
					<b>Total :</b>	<b>19.83</b>
183583	8/23/2019	004019	EVON'S TROPHIES & AWARDS	071819	POLO/LOGO 01-21-210-73610	42.00
					<b>Total :</b>	<b>42.00</b>
183584	8/23/2019	018691	FGM ARCHITECTS	18-2533.01-10	FIRE ST #47 6/29/19-7/26/19 33-00-000-75907	5,400.00
					<b>Total :</b>	<b>5,400.00</b>
183585	8/23/2019	012941	FMP	52-431397	CREDIT HALF SHAFT 01-17-205-72540	-115.90
				52-431516	PART,CORE CHARGE 01-19-000-72540	139.61
				52-431555	CREDIT CORE RETURNED 01-19-000-72540	-12.25
				52-431720	MOTOR/PUMP ASY 01-17-205-72540	14.78
				52-432112	UPPER INTAKE MANIFOLD GAS,SP 01-17-205-72540	73.98
					<b>Total :</b>	<b>100.22</b>
183586	8/23/2019	002877	G. W. BERKHEIMER CO., INC.	503518	POWER BELTS	

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183586	8/23/2019	002877 G. W. BERKHEIMER CO., INC.	(Continued)			
			503537		01-26-025-72520 KP STD-2	61.64
			503539		01-26-025-72520 115V	57.00
					01-26-025-72520	76.79
					<b>Total :</b>	<b>195.43</b>
183587	8/23/2019	004373 GALLAGHER ASPHALT CORP.	GE19206		RESURFACING	
					05-00-000-75405	530,927.11
					06-00-000-75405	617,830.34
					<b>Total :</b>	<b>1,148,757.45</b>
183588	8/23/2019	004535 GALLS LLC	013458722		JUSTICE ECONOMY LED LIGHT	
					01-21-000-72540	2,453.94
					<b>Total :</b>	<b>2,453.94</b>
183589	8/23/2019	004398 GEIGNER, APRIL	081519		REIM.EXP.LODG,MEAL,FUEL IL LEA	
					01-17-205-72170	223.92
					<b>Total :</b>	<b>223.92</b>
183590	8/23/2019	004538 GOLDY LOCKS	673684		DUPL KEY	
					01-26-025-73840	11.80
					<b>Total :</b>	<b>11.80</b>
183591	8/23/2019	004438 GRAINGER	9239289292		CARRIAGE BOLT	
			9246240692		01-21-000-72530 TAPE,FLAGSLUMBER CRAYONS,PA	20.32
			9247516421		01-19-000-73410 CARRIAGE BOLT,WASHERS,HEX N	303.66
			9255925555		01-21-000-72530 HOOK/LOOP DISC	110.42
			9256151516		01-19-000-73410 HUMIDIFIER WATER PANEL	20.50
			9256151524		01-26-025-72530 FILTER	24.02
					01-26-025-73580	24.36

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183591	8/23/2019	004438 GRAINGER	(Continued) 9256337594		LUBRICANT 01-26-025-72530	79.92
			9256536088		STRIPPER,CLEANERS,MOP HEAD 01-26-025-73580	434.07
			925957715		HARD HAT 60-00-000-73845	8.08
					63-00-000-73845	0.90
					64-00-000-73845	3.84
					01-26-023-73845	12.82
					01-26-024-73845	6.40
					<b>Total :</b>	<b>1,049.31</b>
183592	8/23/2019	014491 HANSEN DOOR INC.	8082		PW EAST ELEVATION NORTH DOO 01-26-025-72530	780.00
				VTP-017187	<b>Total :</b>	<b>780.00</b>
183593	8/23/2019	004640 HEALTHCARE SERVICE CORPORATION	AP090119		A/C#271855-HEALTH INS EXPENSE 01-26-025-72435	809.51
					01-26-023-72435	1,333.44
					01-33-300-72435	394.51
					01-26-023-72435	394.51
					01-26-024-72435	938.93
					01-17-205-72430	-0.47
					01-17-205-72435	394.51
					01-26-023-72435	394.51
					01-21-210-72435	307.89
					01-26-025-72435	197.26
					60-00-000-72435	115.99
					63-00-000-72435	22.09
					64-00-000-72435	59.17
					<b>Total :</b>	<b>5,361.85</b>
183594	8/23/2019	012281 HINCKLEY SPRINGS	5977593 081019		WATER COOLER RENTAL 01-21-210-73110	140.93
					<b>Total :</b>	<b>140.93</b>

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183595	8/23/2019	010238 HOME DEPOT CREDIT SERVICES	9021218		**** 2304 LIFEPROOF STERLING O/	
					60-00-000-72520	509.74
					63-00-000-72520	509.75
					60-00-000-73620	44.98
					63-00-000-73620	44.98
					60-00-000-73840	20.98
			9021230		****2304 WALNUT 94" QUARTER	
					60-00-000-72520	34.93
					63-00-000-72520	34.93
					<b>Total :</b>	<b>1,200.29</b>
183596	8/23/2019	016048 HRUBY, RYAN	081919		PER DIEM: MEALS ARIDE DRIVER I	
					01-17-220-72140	30.00
					<b>Total :</b>	<b>30.00</b>
183597	8/23/2019	018218 IAAI	18751		MEMBERSHIP HEATHER TRINIDAD	
					01-17-205-72720	130.00
					<b>Total :</b>	<b>130.00</b>
183598	8/23/2019	011425 IL EMERGENCY MGMT AGENCY	082019		REGIST PAT CARR IEMA TRNG SUM	
					01-21-000-72170	50.00
					<b>Total :</b>	<b>50.00</b>
183599	8/23/2019	005160 ILLINOIS STATE POLICE	CC4004		CC 4004 TINLEY FINGERPRINT VILI	
			CC4004		01-14-000-72848	141.25
					CC 4004 TINLEY FINGERPRINT VILI	
					01-14-000-72848	56.50
					<b>Total :</b>	<b>197.75</b>
183600	8/23/2019	005127 INGALLS OCCUPATIONAL MEDICINE	280146		EXAM MATHEW MROWCA	
					01-41-040-72846	434.00
					<b>Total :</b>	<b>434.00</b>
183601	8/23/2019	005025 INTERNATIONAL CODE COUNCIL INC	1001073937		PLAN REVIEW	
					01-19-020-72720	274.00
					<b>Total :</b>	<b>274.00</b>
183602	8/23/2019	005186 INTERSTATE BATTERY SYSTEM	24039180		BATTERIES	

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183602	8/23/2019	005186 INTERSTATE BATTERY SYSTEM	(Continued)		01-12-000-72540	265.90
					<b>Total :</b>	<b>265.90</b>
183603	8/23/2019	005251 J AND R SALES AND SERVICE INC.	0061135		REPL DRV SHAFT ASSY 01-26-023-72530	100.33
					<b>Total :</b>	<b>100.33</b>
183604	8/23/2019	018046 KEVRON PRINTING & MAILING,INC.	19-44803		BUSINESS CARDS MICHAEL ZONSI 01-15-000-73110	17.50
					<b>Total :</b>	<b>17.50</b>
183605	8/23/2019	014190 LEHIGH HANSON	5764012		BED/BACKFILL 01-26-023-73860	235.23
					70-00-000-73860	78.40
					60-00-000-73860	296.39
					63-00-000-73860	32.93
					64-00-000-73860	141.14
			5765703		BED/BACKFILL 01-26-023-73860	79.54
					70-00-000-73860	26.51
					60-00-000-73860	111.36
					64-00-000-73860	47.73
			5766047		BED/BACKFILL 60-00-000-73860	330.51
					64-00-000-73860	141.64
					70-00-000-73860	78.69
					01-26-023-73860	236.08
					<b>Total :</b>	<b>1,836.15</b>
183606	8/23/2019	018667 LEINENWEBER BARONI & DAFFADA	00493		LEGAL SERVICES 01-14-000-72850	1,292.50
					<b>Total :</b>	<b>1,292.50</b>
183607	8/23/2019	019133 LEWANDOWSKI, CYNTHIA	081919		REIM. EXP.4TH QUARTER PARKING 70-00-000-79000	90.00
					<b>Total :</b>	<b>90.00</b>

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183608	8/23/2019	014402 LEXISNEXIS RISK DATA MNGMNT	1038013-20190731		REPORTS,SEARCHES 7/1/19-7/31/1 01-17-225-72852	164.50
					<b>Total :</b>	<b>164.50</b>
183609	8/23/2019	019023 M & F SERVICES ONE INC	2074		TEST,REPR,CERT OF BLACKFLOW 01-26-025-72790	1,991.27
					<b>Total :</b>	<b>1,991.27</b>
183610	8/23/2019	003440 M. COOPER WINSUPPLY CO.	S2047872.001		COUPLING KEY,DROP HEAD AUGER 01-26-025-72520	26.33
					<b>Total :</b>	<b>26.33</b>
183611	8/23/2019	013059 MAIOLO, DENISE	081619		REIM EXP MEMBERSHIP 01-12-000-72720	40.00
					<b>Total :</b>	<b>40.00</b>
183612	8/23/2019	006074 MENARDS	70268		AMMONIA,ACETONE,LYSOLS 01-26-025-73580	62.68
					01-26-024-73550	0.78
					01-26-023-73550	1.57
					60-00-000-73550	0.55
					63-00-000-73550	0.55
					64-00-000-73550	0.47
			70271		SUPER GLUE,WIRE BRUSH,CLR RI 01-26-025-73580	13.38
			70437		WATER,TROWEL,TRANSPLANTER 01-26-025-73410	4.97
					01-26-023-73115	5.98
					01-26-024-73115	2.98
					60-00-000-73115	2.09
					63-00-000-73115	2.09
					64-00-000-73115	1.80
			70442		HEAD & HANDLE,PAIL,CABLE WRA 60-00-000-73410	60.86
					63-00-000-73410	30.43
					64-00-000-73410	10.14
			70479		TOOL HOOK	

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183612	8/23/2019	006074 MENARDS	(Continued)			
			70495		01-26-025-73840 CREDIT ACETONE GAL.	2.04
			70509		01-26-025-73580 WATER,AMMONIA	-51.96
					01-26-024-73115	7.96
					01-26-025-73580	4.90
					01-26-023-73115	15.94
					60-00-000-73115	5.58
					63-00-000-73115	5.58
					64-00-000-73115	4.78
			70620		HAND TRUCK	
					60-00-000-73870	48.99
					63-00-000-73870	48.99
					64-00-000-73870	42.00
			70664		FOOD SCOOP,CORD,TOTE	
					01-26-023-73870	86.75
			70665		BATH TISSUE,MR CLEAN,FEBREZE	
					01-26-025-73580	69.06
			70666		CONCRETE MIX	
					01-26-023-73770	13.45
			70681		CLAMP,TUBING,NOZZLE,CROSS,C	
					01-26-023-73680	82.73
			70685		PARTS,HINGE,MENDING PLATE	
					01-21-000-72530	164.94
			70700		ADAPTER,PVC PIPE,BUSHING,SAE	
					01-26-025-73630	31.68
					<b>Total :</b>	<b>784.73</b>
183613	8/23/2019	013264 MULTISTATE TRANSMISSIONS	062819		TORQUE CONVERTER	
					01-21-000-72540	145.25
					<b>Total :</b>	<b>145.25</b>
183614	8/23/2019	014443 MURPHY & MILLER, INC	SVC00022677		FIRE ST #1/AIR HANDLER IN 911	
					01-26-025-72530	1,595.45
					<b>Total :</b>	<b>1,595.45</b>

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183615	8/23/2019	006139 NAT'L FIRE SPRINKLER ASSOC.	300011032		FIRE SERVICE DUES 01-19-020-72720	50.00
					<b>Total :</b>	<b>50.00</b>
183616	8/23/2019	019139 NICHOLS, CONSTANCE & ALLEN	Ref001380701		UB Refund Cst #00503459 60-00-000-20599	226.34
					<b>Total :</b>	<b>226.34</b>
183617	8/23/2019	015723 NICOR	33079168366		ACCT#33-07-91-6836 6 9322 LAPOF 64-00-000-72511	41.52
					<b>Total :</b>	<b>41.52</b>
183618	8/23/2019	019103 NPN360, INC.	0608600	VTP-017294	PADFOLIOS 01-19-020-73870	1,024.69
					<b>Total :</b>	<b>1,024.69</b>
183619	8/23/2019	001487 NUWAY DISPOSAL SERVICE INC	6678940		SWEEPINGS 01-26-023-72890	696.00
			6678981		SWEEPINGS 01-26-023-72890	1,509.00
					<b>Total :</b>	<b>2,205.00</b>
183620	8/23/2019	006475 PARK ACE HARDWARE	61662/1	VTP-017309	KITCHEN- BATH SUPPLIES BATTER 01-19-000-73580	1,028.45
				VTP-017309	01-19-000-72710	100.17
				VTP-017309	01-19-000-72220	86.91
				VTP-017309	01-19-000-73410	12.29
			61684/1		GAS CAN 01-26-023-73410	49.99
					<b>Total :</b>	<b>1,277.81</b>
183621	8/23/2019	006361 RAY O' HERRON CO INC	1945198-IN		VEST 01-17-220-74618	750.57
					<b>Total :</b>	<b>750.57</b>
183622	8/23/2019	019136 RICHARDS, RYAN	Ref001380698		UB Refund Cst #00480783 60-00-000-20599	65.17

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183622	8/23/2019	019136 019136 RICHARDS, RYAN	(Continued)		<b>Total :</b>	<b>65.17</b>
183623	8/23/2019	013234 ROMEOVILLE FIRE ACADEMY	2019-462	VTP-017057	CLASSES CHARLES KING JUNE 10 01-19-000-72145	775.00
			2019-482	VTP-017253	TRAINING CLASSALEX EMMANOU 01-19-000-72145	450.00
					<b>Total :</b>	<b>1,225.00</b>
183624	8/23/2019	006922 RUBINO'S ITALIAN IMPORTS	116		LUNCHEON 01-15-000-72220	79.57
					<b>Total :</b>	<b>79.57</b>
183625	8/23/2019	007629 SAM'S CLUB DIRECT	4616		BAKERY,OFFICE & CONF SUPPLIE 01-17-205-72220	18.98
					01-17-205-73315	86.24
					01-17-205-73110	27.82
			4674		CUTTING BOARDS,GARMIN DRIVE 01-19-000-72220	26.31
					01-19-000-72127	119.88
					<b>Total :</b>	<b>279.23</b>
183626	8/23/2019	007092 SAUNORIS	600487		SAND 01-26-023-73770	44.00
					<b>Total :</b>	<b>44.00</b>
183627	8/23/2019	018104 SBA STEEL,LLC	IN14038543		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	157.50
					63-00-000-72631	157.50
					64-00-000-72631	157.50
					01-17-205-72631	315.00
					01-19-000-72631	262.50
			IN14039820		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					63-00-000-72631	165.38
					64-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61

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183627	8/23/2019	018104 SBA STEEL,LLC	(Continued) IN14041963		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					63-00-000-72631	165.38
					64-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61
			IN14042395		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					63-00-000-72631	165.38
					64-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61
			IN14042828		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					63-00-000-72631	165.38
					64-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61
			IN14043263		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					63-00-000-72631	165.38
					64-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61
			IN14043691		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					63-00-000-72631	165.38
					64-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61
			IN14044125		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	165.38
					64-00-000-72631	165.38
					63-00-000-72631	165.38
					01-17-205-72631	330.75
					01-19-000-72631	275.61

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183627	8/23/2019	018104 SBA STEEL,LLC	(Continued) IN14044552		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	173.64
					63-00-000-72631	173.64
					64-00-000-72631	173.64
					01-17-205-72631	347.29
					01-19-000-72631	289.42
			IN14045404		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	173.64
					63-00-000-72631	173.64
					64-00-000-72631	173.64
					01-17-205-72631	347.29
					01-19-000-72631	289.42
			IN14045822		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	173.64
					63-00-000-72631	173.64
					64-00-000-72631	173.64
					01-17-205-72631	347.29
					01-19-000-72631	289.42
			IN14046657		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	173.64
					63-00-000-72631	173.64
					64-00-000-72631	173.64
					01-19-000-72631	289.42
					01-17-205-72631	347.29
			IN14047930		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	173.64
					63-00-000-72631	173.64
					64-00-000-72631	173.64
					01-17-205-72631	347.29
					01-19-000-72631	289.42
			IN14048361		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631	173.64
					63-00-000-72631	173.64
					64-00-000-72631	173.64
					01-17-205-72631	347.29
					01-19-000-72631	289.42

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183627	8/23/2019	018104 SBA STEEL,LLC	(Continued) IN14048805		LEASE SPACE CELL TOWER 6640 1 60-00-000-72631 63-00-000-72631 64-00-000-72631 01-17-205-72631 01-19-000-72631	173.64 173.64 173.64 347.29 289.42
					<b>Total :</b>	<b>16,870.91</b>
183628	8/23/2019	015851 SEAN PATRICK'S PLUMBING CO.INC	081519		FIRE ST#3 SHOWER VALVES 01-26-025-72520	800.00
					<b>Total :</b>	<b>800.00</b>
183629	8/23/2019	019137 SEIDEL, PAMELA	Ref001380699		UB Refund Cst #00494183 60-00-000-20599	48.04
					<b>Total :</b>	<b>48.04</b>
183630	8/23/2019	015882 SERVPRO OF TINLEY PARK, IL	4999394		REPAIRS SEWAGE LOSS/AMY LAN 64-00-000-72745	11,787.74
					<b>Total :</b>	<b>11,787.74</b>
183631	8/23/2019	007109 SIRCHIE FINGER PRINT LABS	0411499-IN 0411772-IN	VTP-017262 VTP-017262	EVIDENCE SUPPLY 01-17-225-73550 EVIDENCE SUPPLY 01-17-225-73550	556.57 43.80
					<b>Total :</b>	<b>600.37</b>
183632	8/23/2019	007224 STANDARD EQUIPMENT COMPANY	P16448	VTP-017305	STREET SWEEPER PARTS 01-26-023-72530	1,131.88
					<b>Total :</b>	<b>1,131.88</b>
183633	8/23/2019	012238 STAPLES BUSINESS ADVANTAGE	3421926742 3421926743 3421926744		ENVELOPES 01-13-000-73110 PADS,FILE JACKET,TAPE,CALC,LSF 01-14-000-73110 01-35-000-73110 STMP TITLE CPY,DVD SPNDLE,PAF	12.99 124.37 41.44

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183633	8/23/2019	012238 STAPLES BUSINESS ADVANTAGE	(Continued)			
					01-17-205-73110	170.30
					01-17-205-73315	10.98
					01-17-220-72230	28.36
			3421926745		TONERS	
					01-17-225-73600	336.76
					<b>Total :</b>	<b>725.20</b>
183634	8/23/2019	011189 STAPLES CREDIT PLAN	58934		**** 8144 KLEENEX, DRY ERASE BO	
					01-26-024-73110	16.77
					01-26-023-73110	33.58
					60-00-000-73110	21.16
					63-00-000-73110	2.35
					64-00-000-73110	10.07
					<b>Total :</b>	<b>83.93</b>
183635	8/23/2019	015452 STEINER ELECTRIC COMPANY	S006417260.001		POLE COMFORT GRIP	
					01-26-024-73570	298.07
					<b>Total :</b>	<b>298.07</b>
183636	8/23/2019	018878 SUPERION LLC	246299		CENTRAL SQUARE TECH MAINT-AI	
					01-17-205-72655	10,288.38
					01-17-220-72655	10,288.38
					01-19-000-72655	10,288.38
					01-21-210-72655	72,018.67
					<b>Total :</b>	<b>102,883.81</b>
183637	8/23/2019	007297 SUTTON FORD INC./FLEET SALES	488481		SEAT BELT	
					01-17-205-72540	239.27
			488561		MOULDING	
					01-17-205-72540	83.04
			488572		TOUCH UP PAINT	
					01-17-205-72540	12.07
			488741		SENSOR ASY	
					60-00-000-72540	55.75
					63-00-000-72540	18.58
					64-00-000-72540	31.85

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183637	8/23/2019	007297	007297 SUTTON FORD INC./FLEET SALES	(Continued)		<b>Total : 440.56</b>
183638	8/23/2019	002957	THE BREWER COMPANY	131028	PAINT	
				131151	01-26-023-73620	302.10
					PAINT	
					01-26-023-73620	192.00
					<b>Total :</b>	<b>494.10</b>
183639	8/23/2019	018264	THE LAKOTA GROUP, INC.	17030.04-10	HARMONY SQUARE 7/1/19-7/31/19	
					30-00-000-75905	17,731.25
					<b>Total :</b>	<b>17,731.25</b>
183640	8/23/2019	007717	THIRD DISTRICT FIRE CHIEF ASSN	4163	MONTHLY LUNCHEON MEETING/KI	
					01-19-000-72170	30.00
					<b>Total :</b>	<b>30.00</b>
183641	8/23/2019	007777	THOMPSON ELEVATOR INSPECTION	19-2539	6 SEMI-ANNUAL 3 ANNUAL ELEV R	
					01-33-300-72853	342.00
					<b>Total :</b>	<b>342.00</b>
183642	8/23/2019	019138	THURINGER, ERICA	Ref001380700	UB Refund Cst #00502597	
					60-00-000-20599	36.24
					<b>Total :</b>	<b>36.24</b>
183643	8/23/2019	014510	TRUGREEN PROCESSING CENTER	108415456	VEG CONTROL 16250 OPA	
					01-26-025-72881	175.00
				108436837	VEG CONTROL 183 & PUMP ST RID	
					60-00-000-72881	61.25
					63-00-000-72881	61.25
					64-00-000-72881	52.50
				108444018	VEG CONTROL FIRE ST#4 191 & BF	
					01-26-025-72881	60.00
				108449843	VEG CONTROL DOWNTOWN AREA	
					01-26-023-72881	100.00
				108455814	VEG CONTROL FIRE ST#3 9191 175	
					01-26-025-72881	60.00
				108462072	VEG CONTROL 76TH AVE MEDIAN	
					01-26-023-72881	175.00

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183643	8/23/2019	014510 TRUGREEN PROCESSING CENTER	(Continued) 108469104		VEG CONTROL 7980 183RD ST 01-26-025-72881	60.00
			108469147		VEG CONTROL PD 7850 183RD ST 01-26-025-72881	100.00
			108476164		VEG CONTROL 80TH ST TRAIN 179 70-00-000-72881	350.00
			108479727		VEG CONTROL 167TH ST PUMP 66 60-00-000-72881	43.75
					63-00-000-72881	43.75
					64-00-000-72881	37.50
			108492962		VH 16250 OAK PARK AVE 01-26-025-72881	180.00
					<b>Total :</b>	<b>1,560.00</b>
183644	8/23/2019	017164 UDAYKEE, SCOTT	082019		REIM EXP MEALS TPC HVAC TRNG 01-26-025-72140	20.70
					<b>Total :</b>	<b>20.70</b>
183645	8/23/2019	008040 UNDERGROUND PIPE & VALVE CO	037532		PIPES 60-00-000-73630	467.20
					63-00-000-73630	116.80
					<b>Total :</b>	<b>584.00</b>
183646	8/23/2019	002613 UNITED HEALTHCARE AARP	080619		AUG 19 PYMT FOR SEPTEMBER 19 01-33-300-72435	257.46
					01-13-000-72435	211.26
					60-00-000-72435	64.37
					01-26-023-72435	64.36
					60-00-000-72435	205.18
					01-17-205-72435	128.73
					60-00-000-72435	289.48
					01-26-024-72435	196.46
					01-26-023-72435	100.70
					60-00-000-72435	195.26
					01-17-205-72435	70.43
					60-00-000-72435	37.14

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**Voucher List**  
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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183646	8/23/2019	002613 UNITED HEALTHCARE AARP	(Continued)		01-26-025-72435	37.13
					01-17-205-72435	78.04
					<b>Total :</b>	<b>1,936.00</b>
183647	8/23/2019	011904 UPS	0000626634339		SHIPPER 626634	
					60-00-000-72110	18.50
					<b>Total :</b>	<b>18.50</b>
183648	8/23/2019	018250 VERIZON CONNECT NWF INC	OSV000001833086		MONTHLY SERVICE 7/1/19-7/31/19	
					01-26-023-72790	322.15
					<b>Total :</b>	<b>322.15</b>
183649	8/23/2019	011416 VERIZON WIRELESS	9836034118		ACCT 280481333-00001	
					11-00-000-72127	72.02
					01-16-000-72127	72.02
					01-17-220-72127	1,696.49
					01-17-205-72127	432.31
					01-19-000-72127	540.32
					01-19-020-72127	108.03
					01-21-000-72127	108.03
					01-26-025-72127	216.06
					01-33-300-72127	108.03
					01-33-310-72127	108.03
					01-35-000-72127	108.03
					01-12-000-72127	144.04
					01-13-000-72127	72.02
					01-11-000-72127	216.06
					01-21-210-72127	72.02
					01-26-023-72127	527.38
					60-00-000-72127	504.14
					01-26-025-72127	-259.99
					01-33-320-72127	72.02
			9836034119		ACCT 2804813333-00003	
					01-15-000-72120	41.75
					01-11-000-72120	295.65
					01-12-000-72120	125.51

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**Voucher List**  
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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183649	8/23/2019	011416 VERIZON WIRELESS	(Continued)			
					01-13-000-72120	83.50
					01-14-000-72120	11.97
					01-17-205-72120	4,625.81
					01-19-000-72120	256.59
					01-19-020-72120	243.91
					01-21-000-72120	134.29
					01-21-210-72120	219.60
					01-26-023-72120	1,306.78
					01-26-024-72120	188.89
					01-33-300-72120	225.46
					01-33-310-72120	113.00
					01-42-000-72120	26.80
					01-53-000-72120	7.56
					60-00-000-72120	860.66
					01-16-000-72120	127.53
					01-11-000-72120	-503.35
					01-26-025-72120	276.39
			9836035580		285837077-00001	
					01-17-205-72127	8.55
					<b>Total :</b>	<b>13,593.91</b>
183650	8/23/2019	008221 WILLE BROTHERS COMPANY	367603		READY MIX CONCRETE	
					01-26-023-73770	830.00
					<b>Total :</b>	<b>830.00</b>
183651	8/23/2019	009215 ZION LUTHERAN CHURCH	081919		DEPOSIT /FIRE PREV POSTER COM	
					01-19-020-72220	150.00
					<b>Total :</b>	<b>150.00</b>
183652	8/23/2019	009215 ZION LUTHERAN CHURCH	081919.		RENTAL /FIRE PREV POSTER CON	
					01-19-020-72220	150.00
					<b>Total :</b>	<b>150.00</b>
111 Vouchers for bank code : apbank						<b>Bank total : 1,549,897.41</b>

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**Voucher List**  
**Village of Tinley Park**

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Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2534	8/20/2019	018837	INSURANCE PROGRAM MANAGERS GR	190514W019	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	897.00
Total :						897.00
2535	8/20/2019	018837	INSURANCE PROGRAM MANAGERS GR	190626W003	PAYEE-MOLLY MAID 01-14-000-72542	1,604.46
Total :						1,604.46
2536	8/20/2019	018837	INSURANCE PROGRAM MANAGERS GR	190326W026	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	214.50
Total :						214.50
2537	8/20/2019	018837	INSURANCE PROGRAM MANAGERS GR	190814W011	PAYEE-SERVICE KING #255 01-14-000-72542	5,000.00
Total :						5,000.00
2538	8/20/2019	018837	INSURANCE PROGRAM MANAGERS GR	190408W031.	PAYEE-ALPHA REVIEW CORPORAT 01-14-000-72542	15.83
Total :						15.83
5 Vouchers for bank code : ipmq						Bank total : 7,731.79
118 Vouchers in this report						Total vouchers : 1,574,315.03

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**Voucher List**  
**Village of Tinley Park**

Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

\_\_\_\_ Village President

\_\_\_\_ Village Clerk

\_\_\_\_ Date

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**Voucher List**  
**Village of Tinley Park**

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183654	8/30/2019	019141 AKKOUSHA, MAYRNA	082619		REIM EXP PARKING PLACARD 70-00-000-79000	30.00
					<b>Total :</b>	<b>30.00</b>
183655	8/30/2019	018974 AMERICAN ENGLISH	070319	VTP-017202	PERFORMANCE AT THE SEPTEMBER 01-35-000-72923	4,000.00
					<b>Total :</b>	<b>4,000.00</b>
183656	8/30/2019	002628 AMERICAN WATER	082919		AUG'19 SEWER TRTMENT BROOKSIDE 60-00-000-73225	45,921.60
					<b>Total :</b>	<b>45,921.60</b>
183657	8/30/2019	014936 AQUAMIST PLUMBING & LAWN	93672		MID SEASON INSPECTION FIRE ST 01-26-025-72790	200.00
			93678		MID SEASON INSPECTION 7860 W 01-26-025-72790	250.00
			93684		MID SEASON INSPECTION 16250 O 01-26-025-72790	285.00
			93692		MID SEASON INSPECTION OPA TR 01-26-025-72790	185.00
			93698		MID SEASON INSPECTION OPA TR 01-26-025-72790	180.00
			93704		MID SEASON INSPECTION OAK PK Z 01-26-025-72790	210.00
			93710		MID SEASON INSPECTION/STREET 01-26-023-72790	849.00
			93723		MID SEASON INSPECTION 171 ST I 01-26-023-72790	300.00
					<b>Total :</b>	<b>2,459.00</b>
183658	8/30/2019	017337 ARC DOCUMENT SOLUTIONS,LLC	56ILI9036351		3-YEAR SUPPORT PACK WARRANT 01-35-000-72790	646.34
					01-33-300-72750	646.33
					01-33-310-72750	646.33
					<b>Total :</b>	<b>1,939.00</b>

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**Village of Tinley Park**

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183659	8/30/2019	018237 ARCTIC GLACIER U.S.A.INC.	3043923211		WEIGHTS 01-19-000-72220	200.00
Total :						200.00
183660	8/30/2019	010953 BATTERIES PLUS - 277	P17924750		BATTERIES 14-00-000-74150	140.00
			P18063113		BATTERIES 14-00-000-74150	147.80
Total :						287.80
183661	8/30/2019	018807 BAXTER & WOODMAN INC	0207977		PROJ#180656.40 WATER MAIN IMP 60-00-000-72840	810.00
			0207978		PROJ#190816.40 LAGRANGE ROAD 62-00-000-72840	3,967.61
			0208073		PROJ#180656.60 WM IMPROV PHA 60-00-000-72840	1,849.09
Total :						6,626.70
183662	8/30/2019	002974 BETTENHAUSEN CONSTRUCTION SERV	190127		HAULING STONES 01-26-023-73860	180.00
					70-00-000-73860	60.00
					60-00-000-73860	226.80
					63-00-000-73860	25.20
					64-00-000-73860	108.00
			190128		HAULING BROKEN CONCRETE 01-26-023-72890	140.00
					60-00-000-73681	37.80
					63-00-000-73681	4.20
					64-00-000-73681	18.00
			190130		HAULING BROKEN CONCRETE,ASPH 01-26-023-72890	560.00
					60-00-000-73681	151.20
					63-00-000-73681	16.80
					64-00-000-73681	72.00
			190131		HAULING LOGS,BRUSH & STREET 01-26-023-72890	750.00
			190132		HAULING STONE	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183662	8/30/2019	002974 BETTENHAUSEN CONSTRUCTION SERV	(Continued)			
					01-26-023-73860	30.00
					70-00-000-73860	10.00
					60-00-000-73860	37.80
					63-00-000-73860	4.20
					64-00-000-73860	18.00
					<b>Total :</b>	<b>2,450.00</b>
183663	8/30/2019	003148 BREMEN ANIMAL HOSPITAL, LTD	61419		ADV CHEWS/YAMBO	
					01-17-220-72240	55.00
					<b>Total :</b>	<b>55.00</b>
183664	8/30/2019	003594 CARTEGRAPH SYSTEMS LLC	BD0000443		CARTEGRAPH	
					01-26-023-72655	18,486.90
					01-26-025-72655	4,621.73
					60-00-000-72655	11,723.40
					64-00-000-72655	5,636.25
					30-00-000-72650	7,400.00
					01-26-024-72655	4,621.72
					<b>Total :</b>	<b>52,490.00</b>
183665	8/30/2019	003396 CASE LOTS INC	11442		GLOVES	
					01-26-024-73845	35.94
					01-26-023-73845	71.88
					60-00-000-73845	45.29
					63-00-000-73845	5.03
					64-00-000-73845	21.56
			11505		FILTERS,COFFEE	
					01-26-023-73115	75.66
					01-26-024-73115	37.83
					60-00-000-73115	52.96
					64-00-000-73115	22.70
			11532		TOILET PAPER,TOWELS	
					01-26-025-73580	229.30
					<b>Total :</b>	<b>598.15</b>
183666	8/30/2019	003328 CATCHING FLUIDPOWER INC	D26234-001		REEL	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183666	8/30/2019	003328 CATCHING FLUIDPOWER INC	(Continued)		60-00-000-73630	109.17
					64-00-000-73630	109.16
			D26992-003		SUPER SWIVELS	
					60-00-000-72520	341.82
					64-00-000-72520	146.50
					<b>Total :</b>	<b>706.65</b>
183667	8/30/2019	003243 CDW GOVERNMENT INC	TPL0664		<IT> - ADOBE CREATIVE CLOUD R	
				VTP-017312	01-17-205-72655	948.02
				VTP-017312	01-19-020-72655	948.02
				VTP-017312	01-33-310-72655	2,844.06
				VTP-017312	01-35-000-72655	2,844.06
					<b>Total :</b>	<b>7,584.16</b>
183668	8/30/2019	003229 CED/EFENGEE	5025-527057		CUTTERS	
					01-26-024-73410	133.11
			5025-527148		PHIL	
					01-26-024-73570	286.47
					<b>Total :</b>	<b>419.58</b>
183669	8/30/2019	003606 CHICAGO SOUTHLAND CONV. V B	0819		JULY LIAB AUG COLL HOTEL ACCO	
					12-00-000-79107	26,515.86
					<b>Total :</b>	<b>26,515.86</b>
183670	8/30/2019	017349 CHICAGO STREET CCDD, LLC	17989		DUMP FEE	
					01-26-023-72890	350.00
					<b>Total :</b>	<b>350.00</b>
183671	8/30/2019	003137 CHRISTOPHER B.BURKE ENGINEERNG	152538		PROJ#01.R160373.00002 ENG SER'	
					64-00-000-72840	2,423.24
					16-00-000-75305	721.87
					18-00-000-75305	546.28
					61-00-000-75305	682.85
					16-00-000-75703	268.00
					61-00-000-75305	190.00
					<b>Total :</b>	<b>4,832.24</b>

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183672	8/30/2019	013820 CINTAS CORPORATION	5014672910		MEDICAL SUPPLIES 01-26-025-73870	339.80
			5014672911		MEDICAL SUPPLIES 01-26-025-73870	142.41
			5014672912		MEDICAL SUPPLIES 01-26-025-73870	116.26
			5014672913		MEDICAL SUPPLIES 01-26-025-73870	78.10
			5014672914		MEDICAL SUPPLIES 01-26-025-73870	64.69
			5014672915		MEDICAL SUPPLIES 01-26-025-73870	61.49
			5014672917		MEDICAL SUPPLIES 01-26-025-73870	200.73
<b>Total :</b>						<b>1,003.48</b>
183673	8/30/2019	012057 COMCAST CABLE	8771401810265348		ACCT#8771401810265348 FIRE ST# 01-19-000-72517	81.15
			8771401810316240		ACCT#8771401810316240 8/21/19- 01-17-205-72517	51.40
<b>Total :</b>						<b>132.55</b>
183674	8/30/2019	013892 COMED	6771163052		ACCT#6771163052 LITE RT/25 TRAF 01-26-024-72510	987.53
<b>Total :</b>						<b>987.53</b>
183675	8/30/2019	013878 COMED - COMMONWEALTH EDISON	0021100130		ACCT#0021100130 RT/23 METERED 01-26-024-72510	42.77
			0052035006		ACCT#0052035006 6720 SOUTH ST 01-26-025-72510	1,341.00
			0363058226		ACCT#0363058226 9340 W 179TH S 01-26-025-72510	61.88
			0369095018		ACCT#0369095018 6761 NORTH ST 01-26-024-72510	32.59
			0519019106		ACCT#0519019106 6750 SOUTH ST 12-00-000-72510	7.13
			0522112018		ACCT#0522112018 LITE RT/25 PAR	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183675	8/30/2019	013878 COMED - COMMONWEALTH EDISON	(Continued)			
			1222218001		01-26-024-72510 ACCT#1222218001 1 E OAK PK SS I	36.67
			1224165129		70-00-000-72510 ACCT#1224165129 LIGHTING 7053	307.92
			2587063010		01-26-024-72510 ACCT#2587063010 REAR TEMP 173	101.48
			2761036017		12-00-000-72510 ACCT#2761036017 ST LIGHTS 8317	21.92
			3784064010		01-26-024-72510 ACCT#3784064010 16301 CENTRAL	48.27
			4329016037		60-00-000-72510 63-00-000-72510 ACCT#4329016037 TEMP PARKING	29.72 29.72
			7063131025		12-00-000-72510 ACCT#7063131025 7813 174TH ST I	29.38
			7090006006		64-00-000-72510 ACCT#7090006006 TEMP PARKING	70.90
			7398024011		12-00-000-72510 ACCT#7398024011 7000 W 183RD S	21.90
					01-26-024-72510	69.79
					<b>Total :</b>	<b>2,253.04</b>
183676	8/30/2019	018311 CONNECTION	57032701		<PD> - FLASH DRIVES FOR EVIDEN	
			57036030	VTP-017295	01-17-205-73600	542.46
			57047893	VTP-017295	<PD> - FLASH DRIVES FOR EVIDEN	
					01-17-205-73600	441.00
					TONER	
					01-19-000-73110	614.20
					<b>Total :</b>	<b>1,597.66</b>
183677	8/30/2019	012410 CONSERV FS, INC.	66031446		MISC HARDWARE	
			66031447		01-26-023-73840 CONSERV D-HANDLE SQ P	25.00
			66031466		01-26-023-73410	20.55
					STRUCTRON	
					01-26-025-73410	38.36

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183677	8/30/2019	012410 012410 CONSERV FS, INC.	(Continued)		<b>Total :</b>	<b>83.91</b>
183678	8/30/2019	012826 CONSTELLATION NEWENERGY, INC.	15547512101		ACCT ID#8368394 CUST#795603-11 01-26-024-72510	53.91
			15567575601		ACCT ID#8368396 CUST#795603-12 01-26-024-72510	10,945.08
					<b>Total :</b>	<b>10,998.99</b>
183679	8/30/2019	018234 CORE & MAIN LP	L069960		CPLG 60-00-000-73630	376.00
					63-00-000-73630	94.00
			L069965		CPLG 60-00-000-73630	188.00
					63-00-000-73630	47.00
					<b>Total :</b>	<b>705.00</b>
183680	8/30/2019	003782 D & B POWER ASSOCIATES INC.	031272	VTP-017298	<IT> - MAINT RENEWAL - VH UPS S 01-16-000-72756	1,984.00
			031274	VTP-017299	<IT> - MAINT RENEWAL - VH IN-RO 01-16-000-72756	5,856.00
					<b>Total :</b>	<b>7,840.00</b>
183681	8/30/2019	011236 DAJANI, OSAMAH	082819		PERDIEM MEALS/ILL HOMICDE INV 01-17-220-72140	45.00
			082819..		PER DIEM LODG,MEALS/GRACIE S 01-17-220-72140	1,079.75
					<b>Total :</b>	<b>1,124.75</b>
183682	8/30/2019	003770 DUSTCATCHERS INC	65059		MATS/VH 01-26-025-72790	65.93
			65061		MATS/PW GARAGE 01-26-025-72790	99.08
					<b>Total :</b>	<b>165.01</b>
183683	8/30/2019	004094 EJ EQUIPMENT INC.	P19344		HOSE 60-00-000-72530	188.24
					63-00-000-72530	62.74
					64-00-000-72530	107.56

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183683	8/30/2019	004094 EJ EQUIPMENT INC.	(Continued) P19393		MANIFOLD 60-00-000-72530 63-00-000-72530 64-00-000-72530 <b>Total :</b>	 78.09 26.03 44.63 <b>507.29</b>
183684	8/30/2019	011269 ELLIS, DON	083019	VTP-017029	SOUND & LIGHTS SEPT 14 MUSIC 01-35-000-72923 <b>Total :</b>	 750.00 <b>750.00</b>
183685	8/30/2019	011269 ELLIS, DON	083019.	VTP-017029	SOUND & LIGHTS SEPT 21 MUSIC 01-35-000-72923 <b>Total :</b>	 750.00 <b>750.00</b>
183686	8/30/2019	017269 EQUIPMENT MANAGEMENT COMPANY	56028  56028.	VTP-017250  VTP-016794	TRAINING CLASS/ANTHONY BUTEF 01-19-000-72145 TRAINING TUITION GIANNI VALSEC 01-19-000-72145 <b>Total :</b>	 495.00  495.00 <b>990.00</b>
183687	8/30/2019	004756 FIRST MIDWEST BANK 312	312-1106		SAFE DEPOSIT BOX #312-1106 01-13-000-72720 <b>Total :</b>	 74.00 <b>74.00</b>
183688	8/30/2019	013366 FLAGS FOR VETERANS	8900		FLAG 01-14-000-73870 01-26-025-73112 <b>Total :</b>	 120.50 120.50 <b>241.00</b>
183689	8/30/2019	015058 FLEETPRIDE	34265910  34361087		FUEL FILTERS,AIR PRIMARY,AIR S/ 60-00-000-72530 63-00-000-72530 64-00-000-72530 AIR SAFETY 60-00-000-72530 63-00-000-72530	 31.67 10.56 18.10  8.83 2.94

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183689	8/30/2019	015058 FLEETPRIDE	(Continued)		64-00-000-72530	5.05
					<b>Total :</b>	<b>77.15</b>
183690	8/30/2019	011132 FORCE ENTERPRISES	047915		ENVELOPES	
					01-14-000-72310	111.50
					<b>Total :</b>	<b>111.50</b>
183691	8/30/2019	004298 FUN FUN FUN DJ'S	072319..		DJ CRUISE 8/20/19 - EVENT CANCE	
					01-35-000-72923	87.50
					<b>Total :</b>	<b>87.50</b>
183692	8/30/2019	004535 GALLS LLC	013297539		ARROW AMBER	
			013415572		01-21-000-72540	720.48
				VTP-017248	SENSOR HANDHELD BREATH/MOU	
					01-17-220-73600	60.00
			013458289		01-17-220-73600	1.09
				VTP-017248	SENSOR HANDHELD BREATH/MOU	
					01-17-220-73600	549.86
					<b>Total :</b>	<b>1,331.43</b>
183693	8/30/2019	019145 GARNER, HARRY	Ref001381020		UB Refund Cst #00507316	
					60-00-000-20599	15.62
					<b>Total :</b>	<b>15.62</b>
183694	8/30/2019	018387 GBJ SALES, LLC	2379		GREASE PACKS	
				VTP-017297	64-00-000-73550	1,032.60
					<b>Total :</b>	<b>1,032.60</b>
183695	8/30/2019	004538 GOLDY LOCKS	673833		DUPL KEY	
					01-17-220-73600	35.40
			673868		DUPL KEY	
					01-26-025-73840	5.90
					<b>Total :</b>	<b>41.30</b>
183696	8/30/2019	015397 GOVTEMPSUSA LLC	2851208		8/11/19 & 8/18/19 PAULA WALLRICH	
					01-33-000-72750	5,292.00

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183696	8/30/2019	015397 015397 GOVTEMPSUSA LLC	(Continued)		<b>Total :</b>	<b>5,292.00</b>
183697	8/30/2019	004438 GRAINGER	9261277678		MARKING PAINT	
					01-26-024-73845	12.72
					01-26-023-73845	25.44
					60-00-000-73845	16.03
					63-00-000-73845	1.78
					64-00-000-73845	7.63
			9263738446		HANG/STACK BIN	
					01-26-025-72520	102.24
			9264153454		PARTS	
					01-21-000-72530	44.18
			9264153462		PARTS	
					01-21-000-72530	37.56
			9264957292		FIRE HOSE	
					01-26-023-73870	322.10
			926929251		MARKING PAINT	
					60-00-000-73845	74.99
					63-00-000-73845	8.33
					64-00-000-73845	35.72
			9271740509		GLASS CLEANER	
					01-26-025-73580	49.20
					<b>Total :</b>	<b>737.92</b>
183698	8/30/2019	014491 HANSEN DOOR INC.	8095		LUMBER,ANCHOR,LAGE,LUBE	
					01-26-025-72520	153.40
					<b>Total :</b>	<b>153.40</b>
183699	8/30/2019	018048 HERVAS,CONDON & BERSANI, P.C.	16461		ETHICS INV IV THRU 7/31/19	
					01-14-000-72850	602.00
					<b>Total :</b>	<b>602.00</b>
183700	8/30/2019	005161 IL TACTICAL OFFICERS ASSN	7388		IMMEDIATE TRAUMA INSTRUCTOR	
				VTP-017319	01-17-220-72140	495.00
					<b>Total :</b>	<b>495.00</b>
183701	8/30/2019	005018 IMPRIMUS FORENSIC SERVICES,LLC	906		WORKSHOP FADI HASAN BASIC E	

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183701	8/30/2019	005018 IMPRIMUS FORENSIC SERVICES,LLC	(Continued)		01-17-220-72140	399.00
					<b>Total :</b>	<b>399.00</b>
183702	8/30/2019	005186 INTERSTATE BATTERY SYSTEM	270933		BATTERIES 01-17-205-72540	47.90
					<b>Total :</b>	<b>47.90</b>
183703	8/30/2019	005251 J AND R SALES AND SERVICE INC.	0328386		CHAINS 01-26-023-73410	177.25
					<b>Total :</b>	<b>177.25</b>
183704	8/30/2019	007222 J.C.SCHULTZ ENTERPRISES	0000449270		FLAGS 01-14-000-73870 01-26-025-73112	201.72 201.72
					<b>Total :</b>	<b>403.44</b>
183705	8/30/2019	005379 KLEIN, THORPE & JENKINS, LTD	081219		LEGAL SERV THRU 7/31/19 01-14-000-72850	279.50
					<b>Total :</b>	<b>279.50</b>
183706	8/30/2019	014190 LEHIGH HANSON	5766375		BED/BACKFILL 60-00-000-73860 64-00-000-73860 01-26-023-73860 70-00-000-73860	404.38 173.31 288.85 96.28
					<b>Total :</b>	<b>962.82</b>
183707	8/30/2019	016801 LIBERTY FLAG & BANNER	16586		FLAGS 01-26-025-73112	240.00
					<b>Total :</b>	<b>240.00</b>
183708	8/30/2019	011258 LONDON, SONNY	082819		PER DIEM ALICE INSTRUCTOR SE 01-17-220-72140	30.00
					<b>Total :</b>	<b>30.00</b>
183709	8/30/2019	012631 MASTER AUTO SUPPLY, LTD.	15030-74060		CREDIT CALIPERS 01-17-205-72540	-130.00

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183709	8/30/2019	012631 MASTER AUTO SUPPLY, LTD.	(Continued) 15030-75357		SOCKET,HEADLIGHTS 01-17-205-72540	66.12
			15030-75643		OIL 01-17-205-72540	55.68
			15030-75898		CLAMPS 60-00-000-73631	18.53
			15030-75900		CLAMP 60-00-000-72540	4.21
					63-00-000-72540	1.42
					64-00-000-72540	2.41
					<b>Total :</b>	<b>18.37</b>
183710	8/30/2019	005673 MC CANN INDUSTRIES, INC.	P04270		MATS/SHEETS 01-26-023-73770	122.11
					<b>Total :</b>	<b>122.11</b>
183711	8/30/2019	019144 MC KINNEY, SHEENA	Ref001381019		UB Refund Cst #00497462 60-00-000-20599	16.82
					<b>Total :</b>	<b>16.82</b>
183712	8/30/2019	006074 MENARDS	70597		FILTER 01-26-025-73110	4.98
			70856		SWIFFER,TOWEL,FEND WASH,LOC 01-26-023-73840	31.74
			70873		WATER 01-14-000-73115	7.80
			70927		WATER 01-26-024-73115	4.68
					01-26-023-73115	9.36
					60-00-000-73115	3.27
					63-00-000-73115	3.27
					64-00-000-73115	2.82
			70935		SHIM,DOOR LOCK 01-26-025-73840	20.96
			70948		BUNGEE,FLAT STRAP 01-26-023-73410	9.87

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183712	8/30/2019	006074 MENARDS	(Continued) 70986		SHOVEL 01-26-025-73410	53.91
			70992		DRILL BIT 01-26-025-73840	2.19
			71030		WATER,SURF CLNR,TIDE 01-26-025-73580	45.86
					01-26-023-73115	4.68
					01-26-024-73115	2.34
					60-00-000-73115	3.28
					64-00-000-73115	1.40
			71043		TAPE,FOAM 01-26-025-72520	10.28
			71244		WATER,WIPES,TOILETBOWL CLNR 01-14-000-73115	29.88
					01-26-025-73580	29.30
					<b>Total :</b>	<b>281.87</b>
183713	8/30/2019	012517 MERIDIAN IT INC	458245		EM24 TROUBLESHOOTING 14-00-000-72655	185.00
			458246		VPN CONFIGURATION 01-16-000-72650	770.00
			458247		PD LATENCY TROUBLESHOOTING 01-16-000-72655	2,405.00
					<b>Total :</b>	<b>3,360.00</b>
183714	8/30/2019	014443 MURPHY & MILLER, INC	SVC00022714		WASHED COILS 01-26-025-72790	286.00
					<b>Total :</b>	<b>286.00</b>
183715	8/30/2019	015723 NICOR	64423710009		ACCT#64-42-37-1000 9 6825 173RD 01-26-025-72511	136.20
			81423710003		ACCT#81-42-37-1000 3 17375 69TH 01-26-025-72511	32.74
			90223493009		ACCT#90-22-34-9300 9 6700 SOUTH 01-26-025-72511	55.39

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183715	8/30/2019	015723 015723 NICOR	(Continued)		<b>Total :</b>	<b>224.33</b>
183716	8/30/2019	006221 NORTHERN SAFETY CO. INC.	903596855		WASP & HORNET SPRAY 01-26-023-73845	74.64
					<b>Total :</b>	<b>74.64</b>
183717	8/30/2019	001487 NUWAY DISPOSAL SERVICE INC	6601875		EXCHANGE HAUL,DUMP 01-26-023-72890	320.35
					<b>Total :</b>	<b>320.35</b>
183718	8/30/2019	010135 ONSITE COMMUNICATIONS USA, INC	49540		EXTERNAL MIC CLIP 01-19-000-72550	144.00
			49555	VTP-017151	RADIO/COMMUNICATIONS FOR NE 30-00-000-74120	2,701.00
					<b>Total :</b>	<b>2,845.00</b>
183719	8/30/2019	006475 PARK ACE HARDWARE	035426/2		#89143 RUBBING ALCOHOL,HAND 01-26-023-73840	8.13
			061781/1		#891431 BUSHINGS,PARTS,VALVE,I 60-00-000-73630	26.99
			61678/1		#891432 ROLLER COVER,SEALER,I 01-26-023-73620	30.71
			61679/1		#891432 BUCKET GRID METAL 01-26-023-73620	3.99
			61735/1		#9404 CORD,ENDBOLT 01-19-000-73410	17.97
					<b>Total :</b>	<b>87.79</b>
183720	8/30/2019	018972 POTESTA, ERIC D	070319	VTP-017205	PERF IDENTITY CRISIS MUSIC PLA 01-35-000-72923	800.00
					<b>Total :</b>	<b>800.00</b>
183721	8/30/2019	006559 PRAXAIR DISTRIBUTION, INC	91185991		ELECTR,WIRE 01-26-024-73730	29.28
					01-26-023-73730	58.54
					60-00-000-73730	20.48
					63-00-000-73730	20.48
					64-00-000-73730	17.58

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183721	8/30/2019	006559 PRAXAIR DISTRIBUTION, INC	(Continued) 91235905		PLAS CONS KIT 01-26-023-73730 01-26-024-73730 60-00-000-73730 63-00-000-73730 64-00-000-73730	72.00 36.00 25.20 25.20 21.60
			91254486		WIRE 01-26-023-73730 01-26-024-73730 60-00-000-73730 64-00-000-73730 63-00-000-73730	118.95 59.47 41.63 35.69 41.63
<b>Total :</b>						<b>623.73</b>
183722	8/30/2019	013587 PROSHRED SECURITY	100134509		SHREDDING 01-17-205-72750	120.00
<b>Total :</b>						<b>120.00</b>
183723	8/30/2019	006361 RAY O' HERRON CO INC	1920129-IN		VTP-016526 SAU CARRIER BALLIST	
			1926215-IN		01-17-220-73610 BADGE	1,163.40
			1928747-IN		01-11-000-73110 WALLET BOOK STYLE	323.22
			1946184-IN		01-17-205-73610 DRESS CAP	152.85
			1946333-IN		01-17-205-73610 DRESS CAP	44.00
					01-17-205-73610	52.40
<b>Total :</b>						<b>1,735.87</b>
183724	8/30/2019	015230 RIDGE LANDSCAPE SERVICES LLC	6836		LAWN MAINT & WEED CONTROL 01-26-023-72881	26,136.34
<b>Total :</b>						<b>26,136.34</b>
183725	8/30/2019	019146 ROBILOTTA, ROSS & JILL	Ref001381021		UB Refund Cst #00467889; duplicate 60-00-000-20599	158.55

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183725	8/30/2019	019146	019146 ROBILOTTA, ROSS & JILL		(Continued)	<b>Total : 158.55</b>
183726	8/30/2019	006874	ROBINSON ENGINEERING CO. LTD.	19080181	PROJ#14-653.04 OAK PK AV RECOI 33-00-000-75806	9,301.31
					<b>Total :</b>	<b>9,301.31</b>
183727	8/30/2019	013234	ROMEONVILLE FIRE ACADEMY	2019-503	TRNNG TUITION ALEX EMMANOUIL	
				VTP-016769	01-19-000-72145	550.00
					<b>Total :</b>	<b>550.00</b>
183728	8/30/2019	006922	RUBINO'S ITALIAN IMPORTS	087	DELI ITEMS	
					01-17-205-72220	202.59
					<b>Total :</b>	<b>202.59</b>
183729	8/30/2019	016334	RUSH TRUCK CENTERS	3016077980	HIGH PRESSURE PUMP	
				VTP-017274	01-26-023-72540	232.13
				3016114568	CREDIT PUMP KITS	
				3016119025	01-26-023-72540	-231.01
				3016151236	CREDIT PUMP ASSY	
				3016151236	01-26-023-72540	-199.50
				3016151236	BRAKE PARTS,DUST BRK	
				3016167368	01-26-023-72540	100.34
				3016167368	CREDIT PUMP KIT	
				3016204744	01-26-023-72540	-399.00
				3016204744	OIL PAN	
					01-26-023-72540	608.27
					<b>Total :</b>	<b>111.23</b>
183730	8/30/2019	016611	RYAN ELECTRICAL SERVICES, INC.	14328	LAMPS	
					01-26-025-73570	80.64
					<b>Total :</b>	<b>80.64</b>
183731	8/30/2019	007049	RYDIN DECAL	361894	2020 TEMP HCHT	
					01-13-000-72310	278.89
					<b>Total :</b>	<b>278.89</b>
183732	8/30/2019	007629	SAM'S CLUB DIRECT	5204	TOWER FAN	
					01-17-205-73110	49.98

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183732	8/30/2019	007629 SAM'S CLUB DIRECT	(Continued) 5334		**** 8162 ICE 01-21-000-72220	6.87
			5525		WATER,SNACKS,CLNING SUPPLIES 01-14-000-73115	344.12
					01-26-025-73580	52.78
					60-00-000-73115	8.89
					64-00-000-73115	3.81
					01-26-023-73115	12.70
					01-26-024-73115	6.36
			5563		WATER,SODA 01-14-000-73115	10.68
					60-00-000-73115	13.34
					64-00-000-73115	5.72
					01-26-023-73115	19.06
					01-26-024-73115	9.52
					<b>Total :</b>	<b>543.83</b>
183733	8/30/2019	007453 SERVICE SANITATION, INC.	7695707	VTP-017002	AUG 24 '19 MUSIC IN THE PLAZA C 01-35-000-72923	915.00
					<b>Total :</b>	<b>915.00</b>
183734	8/30/2019	011189 STAPLES CREDIT PLAN	76222		**** 8144 HANGING FOLDERS 01-26-024-73110	2.99
					01-26-023-73110	6.00
					60-00-000-73110	3.78
					63-00-000-73110	0.42
					64-00-000-73110	1.80
					<b>Total :</b>	<b>14.99</b>
183735	8/30/2019	015452 STEINER ELECTRIC COMPANY	S006413057.001		SEARCH LIGHT 60-00-000-73570	36.30
					63-00-000-73570	36.30
					64-00-000-73570	31.12
			S006422602.001		240V 125A MLD CASE CB 01-26-024-73570	615.73

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183735	8/30/2019	015452	015452 STEINER ELECTRIC COMPANY	(Continued)		<b>Total : 719.45</b>
183736	8/30/2019	007438	SUB TRAILER HITCH, INC.	12687	JACK FOOT	
				12691	01-21-000-72540	14.95
				12698	HITCH/POLICE #3B	
				12701	01-17-205-72540	230.00
				12706	HITCH/POLICE #19A	
					01-17-205-72540	230.00
					HITCH/POLICE #15B	
					01-17-205-72540	230.00
					HITCH/POLICE 18A	
					01-17-205-72540	230.00
					<b>Total :</b>	<b>934.95</b>
183737	8/30/2019	007297	SUTTON FORD INC./FLEET SALES	489221	PIPE EXHAUST	
					01-26-023-72540	110.39
					<b>Total :</b>	<b>110.39</b>
183738	8/30/2019	000645	TED'S GREENHOUSE INC	516278	INSERT W/PLANT MATERIAL(141 @	
				517061	01-26-023-72881	12,468.63
					INSTALL HANGING BASKET MOUN1	
					01-26-023-72881	10,903.53
					<b>Total :</b>	<b>23,372.16</b>
183739	8/30/2019	018607	TELCOM INNOVATIONS GROUP, LLC	A53963	REMOTE SERVICES	
					01-26-025-72777	1,495.00
					<b>Total :</b>	<b>1,495.00</b>
183740	8/30/2019	007783	TENCZA, STANLEY	082819	PER DIEM MEALS SUPERV OF POL	
					01-17-205-72140	150.00
					<b>Total :</b>	<b>150.00</b>
183741	8/30/2019	002957	THE BREWER COMPANY	132002	PAINT	
					01-26-023-73620	404.80
					<b>Total :</b>	<b>404.80</b>
183742	8/30/2019	017520	THE COP FIRE SHOP	118674	BACK FLAPS,FLAP NAMES	
					01-17-205-73610	147.00

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183742	8/30/2019	017520	017520 THE COP FIRE SHOP		(Continued)	<b>Total : 147.00</b>
183743	8/30/2019	018724	THE LOCKER SHOP		E 65046 UNDER ARMOR/J KUSHNER	
					01-19-000-73610	64.00
					E 65050 UNDER ARMOR/S SARHAGE	
					01-19-000-73610	32.00
					ES 66286 SHIRTS,SHORTS,POLO,CAPS/L FIT	
					01-19-000-73610	401.00
					OE 65488 JOB SHIRT	
					01-19-000-73610	69.00
					OE 66285 SHORTS,UNDER ARMOR,POLO,SH	
					01-19-000-73610	355.00
					OES 65476 WINDSHIRT,PANTS,UNDER ARMOF	
					01-19-000-73610	329.00
					<b>Total :</b>	<b>1,250.00</b>
183744	8/30/2019	011865	TINLEY PARK KITCHEN & BATH	18465	COUNTER TOP FOR PUBLIC WORK	
				VTP-017258	01-26-025-72520	1,400.00
					<b>Total :</b>	<b>1,400.00</b>
183745	8/30/2019	012480	TOTAL ADMINISTRATIVE SERV.CORP	IN1570160	FSA-ADMIN FEES 10/1/19-10/31/19	
					01-12-000-72449	213.39
					<b>Total :</b>	<b>213.39</b>
183746	8/30/2019	015481	TRACK 'N TRAP WILDLIFE CONTROL	1407	WILDLIFE TRAPPING PROGRAM/DI	
					01-17-205-72750	300.00
					<b>Total :</b>	<b>300.00</b>
183747	8/30/2019	007955	TRAFFIC CONTROL & PROTECTION	101855	ALUM BLANK SIGNS	
					01-26-023-73830	328.25
					<b>Total :</b>	<b>328.25</b>
183748	8/30/2019	010653	TRINIDAD, HEATHER	082819....	PER DIEM LODG,MEALS/LEGAL & L	
					01-17-220-72140	309.04
					<b>Total :</b>	<b>309.04</b>
183749	8/30/2019	010653	TRINIDAD, HEATHER	082819	PER DIEM: MEALS/UTIL ELECTRON	
					01-17-220-72140	15.00

vchlist  
08/30/2019 8:57:53AM

**Voucher List**  
**Village of Tinley Park**

Page: 20

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
183749	8/30/2019	010653 TRINIDAD, HEATHER	(Continued) 082819.		PER DEIM MEALS/INTERVIEWING JUV 01-17-220-72140	15.00
			082819..		PER DIEM MEAL JUV LAW ANALYST 01-17-220-72140	15.00
Total :						45.00
183750	8/30/2019	017164 UDAYKEE, SCOTT	082719		REIM. EXP. SOS FOR HIS CDL 01-26-024-72860	50.00
Total :						50.00
183751	8/30/2019	008095 VISSERS COLLISION CENTER	164139		REMOVE GRAFFITI FROM OUTSIDE 01-17-205-72540	200.00
Total :						200.00
183752	8/30/2019	019143 WAIL, JEFFREY	Ref001381018		UB Refund Cst #00490406 60-00-000-20599	65.81
Total :						65.81
99 Vouchers for bank code : apbank						Bank total : 280,892.77
99 Vouchers in this report						Total vouchers : 280,892.77

**vchlist**  
**08/30/2019 8:57:53AM**

**Voucher List**  
**Village of Tinley Park**

**Bank code :** apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

\_\_\_\_ Village President

\_\_\_\_ Village Clerk

\_\_\_\_ Date

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-048**

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**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION II.B  
(DEFINITIONS), SECTION V.B. (SCHEDULE I (SCHEDULE OF PERMITTED USES),  
SECTION VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII  
(LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE  
TINLEY PARK ZONING ORDINANCE TO REGULATE BANQUET FACILITIES AS A  
SPECIAL USE, PERMITTED USE OR PROHIBITED USE**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-048**

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION II.B (DEFINITIONS), SECTION V.B. (SCHEDULE I (SCHEDULE OF PERMITTED USES), SECTION VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE TINLEY PARK ZONING ORDINANCE TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the President and Board of Trustees of the Village of Tinley Park (“Village”) desires to amend Section II.B (definitions), Section V.B. (schedule I (Schedule of Permitted Uses), Section VIII.A.10. (Number of Parking Spaces Required), and XII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) of the Tinley Park Zoning Ordinance; and

**WHEREAS**, certain amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

**WHEREAS**, after due notice as required by law the Plan Commission of the Village has held a public hearing on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations; and

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:**

**Section 1:** That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

**Section 2:** That this President and Board of Trustees of the Village of Tinley Park, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments is to define and assign Banquet Facilities as permitted, prohibited and special uses in certain zoning districts; and
- (b) That the proposed text amendments are designed to improve the health, safety and welfare of the Village of Tinley Park and its residents; and
- (c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole; and
- (d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

**Section 3:** That Section II.B (Definitions) is hereby amended by adding the following in alphabetical order as follow:

**BANQUET FACILITY:** A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities.

**Section 4:** That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by adding certain terms (**in bold**) under the heading of “Dining, Drinking and Entertainment Establishments” regarding “Banquet Facilities” to read as follows:

USE	B-1	B-2	B-3	B-4	B-5	ORI	M-1
<b>DINING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS</b>							
Amusement arcade			S				
Banquet Facilities	<b>S<sup>p</sup></b>	<b>S<sup>q</sup></b>	<b>P<sup>r</sup>/S<sup>s</sup></b>	<b>S<sup>t</sup></b>	<b>X</b>	<b>P</b>	<b>P</b>

p tenant space/structure must be no greater than 4,000 sq. ft. Gross Floor Area (GFA)

q tenant space/structure must be no greater than 7,500 sq. ft.GFA

r must be located in a stand-alone structure no greater than or equal to 30,000 sq. ft. GFA

s if located in multi-tenant structures less than 30,000 sq. ft.GFA but no greater than 50,000 sq. ft. GFA; or in a stand-alone greater than 30,000 sq. ft. GFA

t tenant space/structure must be no greater than 4,000 sq. ft. GFA

**Section 5:** That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in **bold**) under the heading “B-1 Neighborhood Shopping” in alphabetical order to read as follows: **Banquet Facilities S<sup>p</sup>**.

**Section 6:** That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in **bold**) under the heading “B-2 Community Shopping” in alphabetical order to read as follows: **Banquet Facilities S<sup>q</sup>**.

**Section 7:** That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in **bold**) under the heading “B-3 General Business & Commercial” in alphabetical order to read as follows: **Banquet Facilities P<sup>r</sup>/S<sup>s</sup>**.

**Section 8:** That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in **bold**) under the heading “B-4 Office & Service Business ” in alphabetical order to read as follows: **Banquet Facilities S<sup>t</sup>**.

**Section 9:** That Section V.B. (Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms (in **bold**) under the heading “B-5 Automotive Uses” in alphabetical order to read as follows: **Banquet Facilities X**.

**Section 10:** That Section VIII.A.10. (Number of Parking Spaces Required) is hereby amended by adding certain terms (in **bold**) in the table of “Required Parking Spaces” in alphabetical order to read as follows:

Uses	Minimum Required Off-Street Parking Spaces
<b>Banquet Facilities in B1</b>	<b>1.5 Spaces/100 sq. ft.*</b>
<b>Banquet Facilities in B-4</b>	<b>1 space/100 sq. ft.*</b>
<b>Banquet Facilities in ORI &amp; M-1</b>	<b>1 space/200 sq. ft.*</b>
<b>Banquet Facilities in B2 &amp; B3</b>	<b>1 space/200 sq. ft. *if shared parking opportunities</b>
<b>Banquet Facilities in B2 &amp; B3</b>	<b>1 space/100 sq. ft. *if no shared parking opportunities</b>

*\*Usable Floor Area*

**Section 11:** That Section XII, Section A. Table 3.A.2. (Prohibit Uses) is hereby amended by adding certain terms (in **bold**) under the heading “Prohibited Uses” in alphabetical to include **Banquet Facilities**.

**Section 12:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**Section 13:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**Section 14:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 20<sup>th</sup> day of August, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 20<sup>th</sup> day of August, 2019.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-048, “AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION II.B (DEFINITIONS), SECTION V.B. (SCHEDULE I (SCHEDULE OF PERMITTED USES), SECTION VIII.A.10. (NUMBER OF PARKING SPACES REQUIRED), AND XII (LEGACY CODE) SECTION 3, TABLE 3.A.2 (PROHIBITED USES) OF THE TINLEY PARK ZONING ORDINANCE TO REGULATE BANQUET FACILITIES AS A SPECIAL USE, PERMITTED USE OR PROHIBITED USE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



# PLAN COMMISSION STAFF REPORT

August 1, 2019

## Petitioner

Village of Tinley Park

## Approvals Sought

Text Amendments to Sections II.B, V.B. (Schedule I), VIII.A.10, and VII (Legacy Code) Section 3, Table 3.A.2

## Project Planner

Paula J. Wallrich, AICP  
Planning Manager

## Text Amendment/Banquet Facilities

**Red text denotes changes since the PC workshop**

### EXECUTIVE SUMMARY

Consider recommending that the Village Board approve Text Amendments to sections of the Tinley Park Zoning Ordinance to regulate *Banquet Facilities* as a Special, Permitted or Prohibited Use in the Business and Legacy Districts.

The Tinley Park Zoning Ordinance currently regulates *Banquet Facilities* as a 'Permitted Use' in the Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts. It is not identified as a Permitted or Special Use in any other district. In addition, there is no definition provided for *Banquet Facilities*.

Village Staff recently received a request for a banquet facility in the Neighborhood Shopping District (B-1) District. Per the current code, this is not permitted. In review of other zoning codes in similar communities, *Banquet Facilities* are often permitted in business districts with the size of the facility dictating whether it is considered a Permitted or Special Use.

Staff is proposing a text amendment to allow *Banquet Facilities* as a Special Use in the B-1, B-2, B-3, and B-4 Districts and a Permitted Use in the B-3 District with limitations related to the size of the facility. Staff is recommending *Banquet Facilities* be prohibited in the B-5 and all Legacy Districts. In addition, staff is recommending a definition be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and provide specific parking requirements related to *Banquet Facilities* as a means to mitigate any potential impact on surrounding land uses.

Typically, *Banquet Facilities* serve liquor and therefore most owners will apply for one of the two available Banquet Facility liquor licenses (K and K-1) which have additional limitations related to number of seats and building configuration. It is likely that the Liquor Code may need some revisions to accommodate *Banquet Facilities* in the future.

Staff presented the proposed text amendment to the Community Development Committee at their June 24, 2019 meeting where it received general support. There were some concerns expressed regarding their allowance in the B-1 District with regards to parking and proximity to residential properties; therefore staff reduced their original proposal for the maximum size of a banquet facility from 5,000 sq. ft. to 4,000 sq. ft.

**At the July 18, 2019 workshop the Commission questioned whether a business plan or a separation requirement from residential uses could be included in the text amendment.**

### BACKGROUND

Text amendments are necessary to keep the Zoning Ordinance current with new uses, implement new policies, and to ensure that the Zoning Ordinance furthers its purpose of promoting the health, safety, and general welfare of the public. When analyzing a text amendment, staff must be cautious not to amend the code for a single circumstance. This often leads to disproportionate regulation and potential conflicts in other areas of the code.

There are inherent mechanisms in the code that already provide flexibility to consider unique or new uses. For example, all of the business districts provide the opportunity to consider "*other similar or compatible uses*" as a Special Use. Staff investigated working within the current constraints of the ordinance and analyzed whether a *Banquet Facility* is consistent (or similar

and compatible) with any other identified uses. Two uses were considered (*Private Clubs and Lodges* and *Meeting Halls*), yet neither provided adequate direction for the placement of *Banquet facilities* in the various Business Districts.

In the Medium Density Residential (R-6) and High Density Residential (R-7) Districts "*Private Clubs and Lodges*" are allowed as a Special Use, however no definition is provided for "lodges", and "club" is defined as "*an organization of persons for special purposes or for the promulgation of agriculture, sports, arts, science, literature, politics or the like, but not for profit.*" *Banquet Facilities* are traditionally operated as for-profit enterprises. Therefore, staff does not recognize *Banquet Facilities* as a "*similar or compatible use*" to "*Private Clubs and Lodges*".

A *Meeting Hall*, defined as "*a building or a portion of a building in which facilities are provided for civic, educational, political, religious, or social purposes*", is allowed as a Special Use in the Community Shopping District (B-2) District and as a Permitted Use in the General Business and Commercial (B-3) and ORI districts. There is no reference to size and in the B-2 district it restricts a *Meeting Hall* to areas "*only when located above or below the ground floor or when located fifty (50) feet or more back from the front of the building.*" Staff does not believe the definition or restrictions for *Meeting Hall* is consistent with the generic definition or intent of *Banquet Facilities*. It also does not provide direction for use in the B-1 District.

After much discussion and debate, it became obvious to staff that *Banquet Facilities* needed to be addressed as a distinct use with distinct characteristics that may or may not be compatible with other uses identified in the Zoning Ordinance. Staff recommends providing for *Banquet Facilities* with restrictions related to the size of the facility and associated parking ratios.

## ZONING DISCUSSION

As part of the zoning analysis to allocate specific uses to appropriate zoning districts it is important that the use is properly defined. Currently there is no definition of *Banquet Facilities* therefore, staff recommends the Commission adopt the following definition as part of the text amendment:

**BANQUET FACILITY:** "*A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities*".<sup>1</sup>

Currently, *Banquet Facilities* are allowed as a permitted use in the ORI and M-1 districts. The ORI 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.*" The M-1 District is intended to "*provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development.*"

1. Michael Davidson and Fay Dolnick, *A Planner's Dictionary*, Planning Advisory Service Report Number 521/522, April 2004, 77-78

Typically, *Banquet Facilities* maximize their potential for lease by providing adequate area to accommodate large groups or have the ability to be divided for smaller functions. Due to the potential for significant parking or traffic impacts resulting from a large event, staff assumes the authors of the current ordinance limited *Banquet Facilities* to areas in the ORI and M-1 districts where more intense uses can be accommodated. Permitting *Banquet Facilities* in these two districts takes advantage of the typically larger lots, the more intense uses, parking requirements and transportation systems that can accommodate the episodic flow of traffic related to this use. However, after analyzing the other business districts and the availability of property in these districts that can accommodate *Banquet Facilities*, staff made recommendations for the various business zoning districts that considered the unique characteristics of each district and the appropriateness of considering a *Banquet Facility* use as a Permitted or a Special Use. When considering a Special Use the Commission has the ability to consider certain conditions where there is a rational nexus between the condition and the perceived impact of the proposed use; the conditions must be "specifically and uniquely attributable" to the proposal under review. Further the Zoning Ordinance provides Standards (Section X.J.5.) for consideration by the Plan Commission. Below please find the Standards outlined in the Zoning Ordinance. (please note those sections in bold; these standard can be used to address the Commission's concern regarding separation between *Banquet Facilities* and Single-Family uses and the concern for a Business Plan.

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

- a. *That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- b. *That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*
- c. *That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;*
- d. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;*
- e. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*
- 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; and*
- g. *The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. Therefore the Commission can take into consideration the business practices and other items typically included in a Business Plan.

Staff is proposing the following for the Commission's consideration:

**B-1 Neighborhood Shopping District** is intended to provide *areas for retail and service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and to provide for existing individual or small groups of local stores.* There are limited areas currently zoned B-1; the majority are located on 80<sup>th</sup> Ave and the intersections of 167<sup>th</sup>, 171<sup>st</sup> and 179<sup>th</sup> Streets and at the intersection of 171<sup>st</sup> and 88<sup>th</sup> Avenue—all of which are in close proximity to residential areas. The other parcel zoned B-1 is at the intersection of 159<sup>th</sup> Street and 76<sup>th</sup> Avenue (Bremontowne mini-mall). This property is unique in that it fronts one of our major commercial corridors (159<sup>th</sup> Street) which has a 4-lane cross-section. The concern of allowing *Banquet Facilities* in the B-1 districts is primarily related to traffic and parking. The Commission will want to be assured that there is no overflow parking in residential neighborhoods as a consequence of approving a banquet facility.



Bremontowne mini-mall

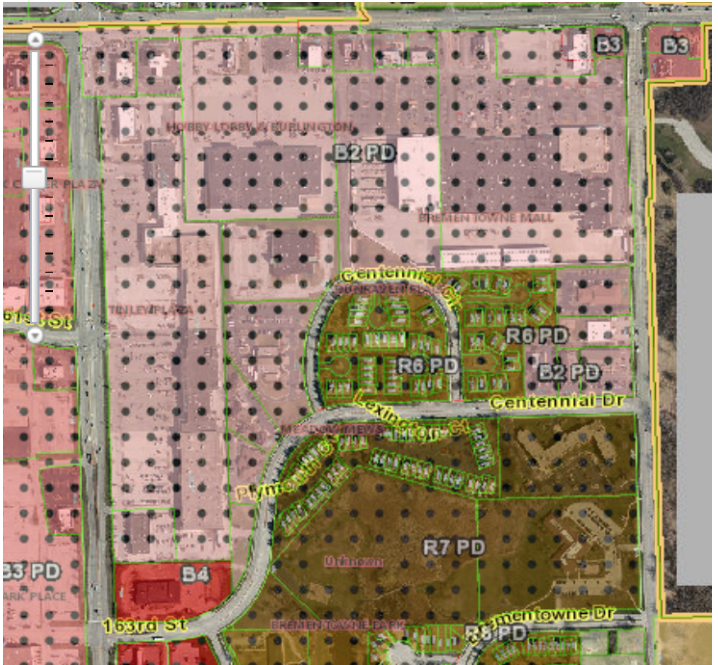
Therefore, staff is recommending any facility located in a B-1 be limited to 4000 sq. ft. in size. Parking requirements will be addressed in a separate section below.

### **RECOMMENDATION**

Staff recommends *Banquet Facilities* be allowed in the B-1 District as a **Special Use provided the use will occupy a tenant space/structure no greater than 4,000 SF. Gross Floor Area (GFA)** The Special Use process will allow the Commission to review each application on a case-by-case basis and if necessary place conditions on their approval to mitigate any perceived negative impact on adjacent properties.

**B-2 Community Shopping District** is intended to provide *for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers. Comparison shopping is to be emphasized and highway-oriented uses are to be discouraged.* The only area zoned B-2 in Tinley Park is the area fronting 159<sup>th</sup> Street between Harlem and Oak Park Avenues. This area includes the Bremontowne Mall (Menard's) and Tinley Plaza (Walt's). Both properties front major commercial corridors (159<sup>th</sup> Street and Harlem Avenue). These properties were developed as Planned Unit Developments (PUD) which provide additional flexibility with zoning regulations.

Since these properties are both located within shopping centers where shared parking opportunities and adequate roadway systems exist, staff is comfortable increasing the maximum size of *Banquet Facilities* beyond what is recommended for the B-1 District. Allowing them only as a Special Use also provides opportunity for additional consideration and protection for these uses and their neighboring properties. Parking requirements will be addressed in a separate section below.



### **RECOMMENDATION**

Staff recommends *Banquet Facilities* be allowed in the B-2 District as a **Special Use provided the use will occupy a tenant space/structure no greater than 7,500 sq. ft. Gross Floor Area (GFA)**

**B-3 General Business and Commercial District** is designed to accommodate *a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center.* The Village has several areas zoned B-3 which are primarily located along major transportation systems, such as LaGrange Road and Harlem Avenue. These properties are typically larger and have been developed as part of a larger center or PUD such as Brookside Marketplace or the Convention Center. There are several large vacant properties zoned B-3 including property along LaGrange Road at 183<sup>rd</sup> Street, south of I-80 and east of Harlem Avenue and the area on the south side of 191<sup>st</sup> Street at 80<sup>th</sup> Avenue. There are also some large vacant buildings that are zoned B-3 such as the K-Mart building on Harlem Avenue.

Since the properties zoned B-3 also have shared parking opportunities and are located within planned developments or large undeveloped properties, staff is comfortable recommending them as a permitted use with specific conditions and parking requirements. The condition includes limiting these facilities to a stand-alone structure and no greater than 30,000 sq. ft. in size. This is to ensure they do not impact adjacent parking and traffic flow in multi-tenant buildings. If the *Banquet Facility* is located in a multi-tenant structure, staff is recommending they be no greater than 30,000 sq. ft in size and require a Special Use Permit. This provides the Commission opportunity to assess the request on a case-by-case basis and provide conditions to mitigate any potential negative impact on adjacent uses. For those *Banquet Facilities* located in a B-3 district that are greater than 30,000 sq. ft in size they must be located in a stand-alone structure, must not be greater than 50,000 sq. ft. and will require a Special Use Permit. Parking requirements will be addressed in a separate section below.

**RECOMMENDATION**

Staff recommends *Banquet Facilities* be allowed in the B-3 District as a **Permitted Use provided the use is located in a stand-alone structure and is no greater than 30,000 sq. ft. A Special Use will be required for *Banquet Facilities* in the following situations: located in multi-tenant structures and are less than 30,000 sq. ft. in size, or are located in a stand-alone structure and is greater than 30,000 sq.ft. Gross Floor Area (GFA)**

For reference, the Tuscany Falls Banquet Facility in Mokena (9425 W. 191<sup>st</sup> Street) is located in a 28,000 SF building.



*Tuscany Falls Banquet Facility, 9425 W. 191<sup>st</sup> Street*

**B-4 Office and Service Business District** is intended for *areas used primarily to provide office space for service-type businesses. Certain commercial uses, which conform to the pattern of the district and are compatible with the types of services provided, are also permitted. This district is normally small in size and is intended to serve as a buffer or transition between residential and commercial areas.* The majority of the areas zoned B-4 have been developed with office uses (with the exception of Rubino's Plaza at Oak Park Ave and 167<sup>th</sup>) and are located along Harlem Ave at 163<sup>rd</sup>, 167<sup>th</sup> and 171<sup>st</sup> Streets and along LaGrange Rd at 175<sup>th</sup> Street. There are no significant vacant parcels zoned B-4. Since properties zoned B-4 are primarily designed for office uses that have certain traffic flows and parking requirements and often are located in closer proximity to residential uses than the B-3 District, staff is recommending a Banquet Facility in a B-4 District be regulated similarly to the B-1 District. Parking requirements will be addressed in a separate section below.

**RECOMMENDATION**

Staff recommends *Banquet Facilities* be allowed in the B-4 District as a **Special Use provided the use will occupy a structure no greater than 4,000 sq. ft. Gross Floor Area (GFA)**

**B-5 Automotive Service District** is intended to provide certain areas *for automotive service and related types of uses. The district is intended to be located along major thoroughfares where adequately sized and properly located parcels of land will allow for adequate setbacks, clear vision, and safe ingress and egress.* The majority of property zoned B-5 is clustered along 159<sup>th</sup> Street. These properties are targeted for automobile uses and due to their potential for significant revenue are restricted to primarily those high revenue generating uses.

**RECOMMENDATION**

Staff recommends *Banquet Facilities* be **prohibited** in the B-5 District.

**Legacy Code** is intended to be used in conjunction with the *Legacy Plan* which establishes a *clear vision and preferred urban design arrangements for the downtown and beyond.* The Legacy Code implements the Legacy Plan by codifying Tinley Park's vision with a purposefully specific and precise form-based approach.

All property within the Legacy District are regulated by the same use regulations listed in Tables 3.A.1. and 3.A.2. Similar to the other zoning districts in the Zoning Ordinance, uses are designated as Permitted, Special or Prohibited. In review of the intent statements of the Legacy Code it is evident that the Legacy Plan was designed to protect the historic heritage of the downtown, strengthen the downtown as a pedestrian destination that maximizes the number of people living within walking distance of the train station, and minimize auto related uses. The goal in marketing the downtown to businesses and residents is to enliven the street with uses that promote a "24 hour downtown". The episodic nature of *Banquet Facilities*

may leave street-level facades vacant during day-time or week day hours which is contrary to the goal of the downtown area.

### **RECOMMENDATION**

Staff recommends *Banquet Facilities* be **prohibited** in the Legacy District.

### **Parking:**

Staff has conducted preliminary research on parking requirements for *Banquet Facilities*. Orland Park and Oak Brook require 1 space/100 sq. ft. of banquet use. The American Planning Association cites parking requirements for several communities in their publication *Parking Standards*, American Planning Association, Planning Advisory Service (PAS) Report 510/511 with ranges from 1 space/100 sq. ft. to 1 space/200 sq. ft. Some communities base their requirements on seating capacity, however unless it is fixed seating this number will fluctuate and is difficult to enforce. Parking requirements are often the issue that can impact adjacent uses in a negative way; therefore staff believes that parking requirements must reflect the context of the area and ensure that adequate on-site parking can be accommodated in those districts most adjacent to residential uses.

By design the proposed text amendments limit the size of a *Banquet Facility* depending on the district it is located. According to various websites there are "calculators" provided to determine the necessary room size based on the number of guests at a banquet. Ratios range between 15-20 sq. ft.<sup>2</sup> of banquet room space needed per seated guest. Staff used this information along with the size limitations proposed in each zoning district to determine an appropriate parking ratio for Banquet Facilities per district. Staff is recommending greater parking requirements for those districts in close proximity to residential uses and less requirements in the more intense business districts that have opportunities for shared parking.

2. <https://www.dummies.com/relationships/weddings/how-much-space-do-you-need-for-your-wedding/> and <http://www.dimensionsinfo.com/function-hall-sizes/>

### **RECOMMENDATION**

Staff recommends a parking requirement of **1 space/100 sq. ft. Gross Floor Area (GFA)** in the B-1 and B-4 districts, and **1 space/200 sq. ft. Gross Floor Area (GFA)** in the ORI, M-1 Districts and **1 space/200 sq. ft. Gross Floor Area (GFA)** in the B-2 and B-3 provided there is shared parking opportunities with adjacent uses **within the same parcel or shopping center as part of a Special Use Permit**. If shared parking opportunities are not available in the B-2 and B-3 districts then parking is required at the higher rate of 1 space/100 sq. ft. **Gross Floor Area (GFA)**

### **MOTIONS TO CONSIDER**

If the Plan Commission wishes to take action on the proposed Text Amendment, the appropriate wording of the motions are listed below.

**Motion 1 :** "...make a motion to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definition:

**BANQUET FACILITY:** "A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities".

**Motion 2:** "...make a motion to recommend the Village Board amend Section V.B. Schedule I (Schedule of Permitted Uses) to reflect Banquet Facilities as Special Uses or Permitted Uses in accordance with the following table (as defined in the Staff report dated August 1, 2019):

USE	B-1	B-2	B-3	B-4	B-5	ORI	M-1
DINING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS							
Amusement arcade			S				
Banquet Facilities	S <sup>p</sup>	S <sup>q</sup>	P <sup>r</sup> /S <sup>s</sup>	S <sup>t</sup>	X	P	P

p tenant space/structure must be no greater than 4,000 sq. ft. Gross Floor Area (GFA)

q tenant space/structure must be no greater than 7,500 sq. ft.GFA

r must be located in a stand-alone structure no greater than or equal to 30,000 sq. ft. GFA

s if located in multi-tenant structures less than 30,000 sq. ft.GFA but no greater than 50,000 sq. ft. GFA; or in a stand-alone greater than 30,000 sq. ft. GFA

t tenant space/structure must be no greater than 4,000 sq. ft. GFA

**Motion 3:** "...make a motion to recommend the Village Board amend the Table entitled "Required Parking Spaces" in Section VIII.A.10. (Number of Parking Spaces Required) to include the following (in alphabetical order):

Uses	Minimum Required Off-Street Parking Spaces
Banquet Facilities in B-1 & B-4	1 space/100 sq.ft.
Banquet Facilities in ORI & M-1	1 space/200 sq. ft.
Banquet Facilities in B-2 & B-3	1 space/200 sq. ft. if shared parking opportunities
Banquet Facilities in B-2 & B-3	1 space/100 sq.ft. if no shared parking opportunities

**Motion 4:** "...make a motion to recommend the Village Board amend Section VII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) prohibiting *Banquet Facilities* in the Legacy Code and amend Table 3.A.2 to include the following prohibited use in alphabetical order:

<ul style="list-style-type: none"> <li>— Adult regulated uses</li> <li>— Advertising signs and billboards</li> <li>— Agricultural uses (except for farmer's markets and private gardens)</li> <li>— Archery / bow range</li> <li>— Automobile car wash (either manual or automatic)</li> <li>— Automobile / gasoline service stations</li> <li>— Automobile repair shops (including bodywork)</li> <li>— <b>Banquet Facilities</b></li> <li>— Boarding / rooming house</li> <li>— Building material sales</li> <li>— Drive-in theaters</li> <li>— Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)</li> <li>— Frozen food lockers</li> <li>— Funeral homes, mortuaries, and cremation facilities</li> <li>— Greenhouses, garden centers, and landscape nurseries</li> <li>— Gun dealer / shooting range</li> <li>— Hookah lounge</li> <li>— Industrial facility (heavy or light)</li> <li>— Kennel / pound</li> </ul>	<ul style="list-style-type: none"> <li>— Machinery and equipment sales</li> <li>— Medical marijuana dispensing facility</li> <li>— Model garage display and sales</li> <li>— Motel or motor inn</li> <li>— Open storage</li> <li>— Other similar or compatible uses</li> <li>— Plumbing, heating, air conditioning sales and service</li> <li>— Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use</li> <li>— Second hand stores, flea markets, pawn shops</li> <li>— Tattoo parlor</li> <li>— Truck depot / truck stop</li> <li>— Vehicle rental</li> <li>— Warehouse and storage (including mini-storage)</li> <li>— Wireless communications facilities</li> </ul>
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**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING**

**Item #4 PUBLIC HEARING: BANQUET USE REQUIREMENTS – TEXT AMENDMENT**

Consider recommending that the Village Board approve Text Amendments to Sections II.B (Definitions), V.B. (Schedule I (Schedule of Permitted Uses), VIII.A.10. (Number of Parking Spaces Required), and VII (Legacy Code) Section 3, Table 3.A.2 (Prohibited Uses) of the Village of Tinley Park Zoning Ordinance, to regulate Banquet Facilities as a Special Use, Permitted Use or Prohibited Use.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Tim Stanton  
Eduardo Mani  
Lucas Engel  
MaryAnn Aitchison  
James Gaskill  
Curt Fielder

Absent Plan Commissioner(s): Angela Gatto  
Stephen Vick

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Paula Wallrich, Planning Manager  
Dan Ritter, Senior Planner  
Douglas Spale, Village Attorney  
Barbara Bennett, Commission Secretary

Guests: None

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL, to open the Public Hearing for Banquet Use Requirements – Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

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

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

PAULA WALLRICH, PLANNING MANAGER gave a presentation as noted in the Staff Report. Tinley Park currently regulates Banquet Use as a Permitted Use in the Office and Restricted Industrial and General Manufacturing Zoning Districts. It is not identified as a Permitted or Special Use in any other district. In addition, there is no definition provided for Banquet Facilities.

Staff was recently approached by a banquet facility in the B-1 (Neighborhood Shopping District). Per the current code, this is not permitted. In review of other zoning codes in similar communities, Banquet Facilities are often permitted in business districts with the size of the facility dictating whether it is considered a Permitted or Special Use.

Staff presented the proposed text amendment to the Community Development Committee at their June 24<sup>th</sup> meeting where it was received with general support. There were some concerns expressed regarding their allowance in the B-1 District with regards to parking and proximity to residential properties; therefore staff reduced their original proposal for the maximum size of a banquet facility from 5,000 sq. ft. to 4,000 sq. ft.

Staff is proposing a text amendment to allow Banquet Facilities as a Special Use in the B-1, B-2, B-3 and B-4 Districts and a Permitted Use in the B-3 District with limitations related to the size of the facility. Staff is recommending Banquet Facilities be prohibited in the B-5 and all Legacy Districts. In addition, staff is recommending a definition be added to the Zoning Ordinance to assist in distinguishing this use from other similar uses in the code and provide specific parking requirements related to Banquet Facilities as a means to mitigate any potential impact on surrounding land uses.

The Code lists it as a use but does not define it, so as part of this text amendment, this commonly used definition of 'Banquet Facility' will be used which will be incorporated in the text amendment.

**BANQUET FACILITY:** *"A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities".*

In the current code, there are two other definitions and two uses contemplated in other districts. One for *Meeting Halls* and the other one for *Private Clubs and Lodges*. MS.WALLRICH noted that neither one of these definitions adequately address some of the concerns with respect to a Banquet Facility. This is not unlike a day care facility that has episodic traffic implications. All the traffic is coming at one time. It is important to look at these as a Special Use.

Typically, Banquet Facilities maximize their potential for lease by providing adequate area to accommodate large groups or have the ability to be divided for smaller functions. Due to the potential for significant parking or traffic impacts resulting from a large event, staff assumes the authors of the current ordinance limited Banquet Facilities to areas in the ORI and

M-1 districts where more intense uses can be accommodated. Permitting Banquet Facilities in these two districts takes advantage of the typically larger lots, and more intense uses, parking requirements and transportation systems that can accommodate the episodic flow of traffic related to this use. However, after analyzing the other business districts and the availability of property in these districts that can accommodate Banquet Facilities, Staff made recommendations for the various business zoning districts that considered the unique characteristics of each district and the appropriateness of considering a *Banquet Facility* use as a Permitted or a Special Use. When considering a Special Use the Commission has the ability to consider certain conditions where there is a rational nexus between the condition and the perceived impact of the proposed use; the conditions must be "specifically and uniquely attributable" to the proposal under review. Further the Zoning Ordinance provides Standards (Section X.J.5.) for consideration by the Plan Commission. She noted that if the Commission had concerns regarding separation between Banquet Facilities and Single-Family uses then the Special Use process and the standards afford the Commission opportunity to address these issues.

She also noted it is important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. Therefore the Commission can take into consideration the business practices and other items typically included in a Business Plan.

MS. WALLRICH then went on to describe the various zoning districts and the ability to address Banquet Facilities in each district. The B-1 zoning district as defined is typically a neighborhood shopping center and is generally located on a corner surrounded by residential uses. It serves the immediate area with a lot of personal services. There are limited areas currently zoned B-1; the majority are located on 80<sup>th</sup> Ave and the intersections of 167<sup>th</sup>, 171<sup>st</sup> and 179<sup>th</sup> Streets and at the intersection of 171<sup>st</sup> and 88<sup>th</sup> Avenue—all of which are in close proximity to residential areas. The other parcel zoned B-1 is at the intersection of 159<sup>th</sup> Street and 76<sup>th</sup> Avenue (Bremontowne mini-mall). This property is unique in that it fronts one of our major commercial corridors (159<sup>th</sup> Street) which has a 4-lane cross-section but also close to residential. The Commission will want to be assured that there is no overflow parking in residential neighborhoods as a consequence of approving a banquet facility. Staff is recommending any facility located in the B-1 be limited to 4,000 sq. ft. in size and a Special Use.

The B-2 zoning district offers a wide variety of related retail-type businesses with larger shopping centers. The only area zoned B-2 in Tinley Park is the area fronting 159<sup>th</sup> Street between Harlem and Oak Park Avenues. This area includes the Bremontowne Mall (Menard's) and Tinley Plaza (Walt's). Both properties front major commercial corridors (159<sup>th</sup> Street and Harlem Avenue). These properties were developed as Planned Unit Developments (PUD), which provide additional flexibility with zoning regulations. Staff recommends this also be Special Use provided the use will occupy a structure no greater than 7,500 sq. ft.

The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-orientated services and commercial types of establishments. These do have a lot of parking with people coming and going. The Village has several areas zoned B-3 which are primarily located along major transportation systems, such as LaGrange Road and Harlem Avenue. These properties are typically larger and have been developed as part of a larger center or PUD such as Brookside Marketplace or the Convention Center. There are several large vacant properties zoned B-3 including property along LaGrange Road at 183<sup>rd</sup> Street, south of I-80 and east of Harlem Avenue and the area on the south side of 191<sup>st</sup> Street at 80<sup>th</sup> Avenue. There are also some large vacant buildings that are zoned B-3 such as the K-Mart building on Harlem Avenue. Staff is comfortable in recommending this as a Permitted Use provided the use is located in a stand-alone structure and is no greater than 30,000 sq. ft. A Special Use will be required for Banquet Facilities in the following situations: Located in multi-tenant structures and are less than 30,000 sq. ft. in size, or are located in a stand-alone structure and is greater than 30,000 sq. ft. Gross Floor Area (GFA)

The B-4 zoning district is intended for areas used primarily to provide office space for service-type businesses. The majority of the areas zoned B-4 have been developed with office uses (with the exception of Rubino's Plaza at Oak Park Ave and 167<sup>th</sup>) and are located along Harlem Ave at 163<sup>rd</sup>, 167<sup>th</sup>, and 171<sup>st</sup> Streets and along LaGrange Rd at 175<sup>th</sup> Street. There are no significant vacant parcels zoned B-4. Staff is recommending Banquet Facilities be allowed in the B-4 District as a Special Use provided the use will occupy a structure no greater than 4,000 sq. ft.

The B-5 zoning district is intended to provide areas for automotive service and related types of uses. Staff recommends Banquet Facilities be prohibited in the B-5 District.

Legacy Code is intended to be used in conjunction with the Legacy Plan, which establishes a clear vision and preferred urban design arrangements for the downtown and beyond. The Legacy Code implements the Legacy Plan by codifying Tinley Park's vision with a purposefully specific and precise form-based approach.

All property within the Legacy District are regulated by the same use regulations listed in Tables 3.A.1. and 3.A.2. Similar to the other zoning districts in the Zoning Ordinance, uses are designated as Permitted, Special or Prohibited. In review of the intent statements of the Legacy Code it is evident that the Legacy

Plan was designed to protect the historic heritage of the downtown, strengthen the downtown as a pedestrian destination that maximizes the number of people living within walking distance of the train station, and minimize heavy auto-related uses. The goal in marketing the downtown to businesses and residents is to enliven the street with uses that promote a “24 hour downtown”. The episodic nature of *Banquet Facilities* may leave street-level facades vacant during day-time or weekday hours which is contrary to the goal of the downtown area. Staff recommends Banquet Facilities be prohibited in the Legacy District at this time.

MS. WALLRICH then proceeded to discuss parking requirements for Banquet Facilities. She noted that staff has conducted preliminary research on parking requirements for *Banquet Facilities*. Orland Park and Oak Brook require 1 space/100 sq. ft. of banquet use. The American Planning Association cites parking requirements for several communities in their publication *Parking Standards*, American Planning Association, Planning Advisory Service (PAS) Report 510/511 with ranges from 1 space/100 sq. ft. to 1 space/200 sq. ft. Some communities base their requirements on seating capacity, however unless it is fixed seating this number will fluctuate and is difficult to enforce. Parking requirements are often the issue that can impact adjacent uses in a negative way; therefore staff believes that parking requirements must reflect the context of the area and ensure that adequate on-site parking can be accommodated in those districts most adjacent to residential uses.

By design the proposed text amendments limit the size of a Banquet Facility depending on the district it is located. According to various websites, there are “calculators” provided to determine the necessary room size based on the number of guests at a banquet. Ratios range between 15 and 20 sq. ft. of banquet room space needed per seated guest. Staff used this information along with the size limitations proposed in each zoning district to determine an appropriate parking ratio for Banquet Facilities per district. Staff is recommending greater parking requirements for those districts in close proximity to residential uses and less requirements in the more intense business districts that have opportunities for shared parking.

Staff recommends a parking requirement of 1 space/100 sq. ft. Gross Floor Area (GFA) in the B-1 and B-4 districts, and 1 space/200 sq. ft. Gross Floor Area (GFA) in the ORI, M-1 Districts and 1 space/200 sq. ft. Gross Floor Area (GFA) in the B-2 and B-3 provided there is shared parking opportunities with adjacent uses within the same parcel or shopping center as part of a Special Use Permit. If shared parking opportunities are not available in the B-2 and B-3 districts then parking is required at the higher rate of 1 space/100 sq. ft. Gross Floor Area (GFA)

CHAIRMAN GRAY asked for comments for the Commissioners.

COMMISSIONER FIELDER thanked Paula for answering all the questions. He inquired about Banquet Facilities in the Legacy District. Ms. Wallrich replied if there is a restaurant that opened and they are expanding the restaurant to include Banquet space as part of the restaurant, then that would be allowed. She noted that a Banquet Facility that only operated for banquet purposes is not allowed.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL, to close the Public Hearing for Banquet Use Requirements – Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY asked for a Motion.

**Motion 1:** A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definition

**BANQUET FACILITY:** “A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities”.

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

**Motion 2:** A Motion was made by COMMISSIONER FIELDER seconded by COMMISSIONER ENGEL to recommend the Village Board amend Section V.B. Schedule I (Schedule of Permitted Uses) to reflect Banquet Facilities as Special Uses or Permitted Uses in accordance with the following table (as defined in the Staff report dated August 1, 2019):

USE	B-1	B-2	B-3	B-4	B-5	ORI	M-1
DINING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS							
Amusement arcade			S				
Banquet Facilities	S <sup>p</sup>	S <sup>q</sup>	P <sup>r</sup> /S <sup>s</sup>	S <sup>t</sup>	X	P	P

p tenant space/structure must be no greater than 4,000 sq. ft. Gross Floor Area (GFA)

q tenant space/structure must be no greater than 7,500 sq. ft.GFA

r must be located in a stand-alone structure no greater than or equal to 30,000 sq. ft. GFA

s if located in multi-tenant structures less than 30,000 sq. ft.GFA but no greater than 50,000 sq. ft. GFA; or in a stand-alone greater than 30,000 sq. ft. GFA

t tenant space/structure must be no greater than 4,000 sq. ft. GFA

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

**Motion 3:** A Motion was made by COMMISSIONER ENGEL seconded by COMMISSIONER FIELDER to recommend the Village Board amend the Table entitled “Required Parking Spaces” in Section VIII.A.10. (Number of Parking Spaces Required) to include the following (in alphabetical order):

Uses	Minimum Required Off-Street Parking Spaces
Banquet Facilities in B-1 & B-4	1 space/100 sq.ft.
Banquet Facilities in ORI & M-1	1 space/200 sq. ft.
Banquet Facilities in B-2 & B-3	1 space/200 sq. ft. if shared parking opportunities
Banquet Facilities in B-2 & B-3	1 space/100 sq.ft. if no shared parking opportunities

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

**Motion 4:** A motion was made by COMMISSIONER ENGEL seconded by COMMISSIONER STANTON to recommend the Village Board amend Section VII (Legacy Code) Section 3, Table 3.A.2

(Prohibited Uses) prohibiting *Banquet Facilities* in the Legacy Code and amend Table 3.A.2 to include the following prohibited use in alphabetical order:

— Adult regulated uses	— Machinery and equipment sales
— Advertising signs and billboards	— Medical marijuana dispensing facility
— Agricultural uses (except for farmer's markets and private gardens)	— Model garage display and sales
— Archery / bow range	— Motel or motor inn
— Automobile car wash (either manual or automatic)	— Open storage
— Automobile / gasoline service stations	— Other similar or compatible uses
— Automobile repair shops (including bodywork)	— Plumbing, heating, air conditioning sales and service
— <b>Banquet Facilities</b>	— Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use
— Boarding / rooming house	— Second hand stores, flea markets, pawn shops
— Building material sales	— Tattoo parlor
— Drive-in theaters	— Truck depot / truck stop
— Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)	— Vehicle rental
— Frozen food lockers	— Warehouse and storage
— Funeral homes, mortuaries, and cremation facilities	— (including mini-storage)
— Greenhouses, garden centers, and landscape nurseries	— Wireless communications facilities
— Gun dealer / shooting range	
— Hookah lounge	
— Industrial facility (heavy or light)	
— Kennel / pound	

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.



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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-047**

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**AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE  
OF TINLEY PARK ZONING ORDINANCE PERTAINING TO LIGHTING  
REGULATIONS FOR CERTAIN ZONING DISTRICTS**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-047****AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO LIGHTING REGULATIONS FOR CERTAIN ZONING DISTRICTS**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park ("Village") desires to amend ("Amendments") its Zoning Ordinance to include certain regulations pertaining exterior lighting guidelines which control glare in multi-family, commercial, and industrial zoning districts; and

**WHEREAS**, the proposed Amendments have been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed Amendments on June 21, 2019, at which time all persons were afforded an opportunity to be heard; and

**WHEREAS**, on June 21, 2019 the Plan Commission voted 4-0 in favor to recommend said Amendments to the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

**SECTION 2:** That Section V.C.9.E of the Tinley Park Zoning Ordinance entitled (“GLARE”) is hereby amended by adding the following language in alphanumerical order:

*[Amendments attached hereto as Exhibit I]*

**SECTION 3:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 5:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 20<sup>th</sup> day of August, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 20<sup>th</sup> day of August, 2019.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS        )  
COUNTY OF COOK        )     SS  
COUNTY OF WILL        )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-047, “AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO LIGHTING REGULATIONS FOR CERTAIN ZONING DISTRICTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 20, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 20<sup>th</sup> day of August, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

**EXHIBIT 1****Amendments to Section V.C.9.E of the Tinley Park Zoning Ordinance**

A. Applicability: All public and private outdoor lighting installed in the Village of Tinley Park shall be in conformance with the requirements set forth in this section.

B. Definitions:

Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flat Lenses: A glass or plastic element used in luminaires that is flush or inside the bottom edge of the luminaire.

Foot-Candle (fc): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

Foot-Candle Horizontal Measurement (hfc): The measurement of foot-candles utilizing a direct reading, portable light meter mounted on a horizontal position.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

Height Of Luminaire: The maximum height of a luminaire shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.

Light Loss Factor (LLF): A factor applied to lamps which estimates the lumen output of a lamp sometime after installation. (For example, a lamp with an initial lumen rating of 10,000 which has a light loss factor of 0.8 is estimated to put out 8,000 lumens. A lamp with an initial lumen rating of 10,000, which has a light loss factor of 1.0, is estimated to put out 10,000 lumens.)

Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Pre-Curfew: The acceptable light levels during normal business hours.

Post-Curfew: The acceptable light levels during closed business hours.

Sag Lenses: A glass or plastic element used in luminaires that extends below the bottom edge of the luminaires.

Uniformity Ratio: Describes the average level of illumination in relation to the lowest level of illumination for a given area.

C. Luminaire Design Factors:

1. The style of the light and light standard shall be consistent with the architectural style of the principal building.
2. Pathways, sidewalks, and trails shall be lighted with low level fixtures not to exceed eight (8) feet in pole height.
3. All building lighting fixtures for security or aesthetics shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane. Floodlighting and wallpack lighting fixtures are discouraged, and if used, shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane to prevent disability glare for drivers or pedestrians and light trespass beyond the property line.
4. All parking area lighting fixtures shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane.
5. Poles supporting lights shall be no taller than twenty-three (23) feet in a residential district, twenty-five (25) feet in a commercial district, including automobile dealerships, a commercial part of a residential planned unit development, including automobile dealerships, or in office/business park districts, and thirty-two (32) feet in any industrial district.

D. Standards and Requirements:

1. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for all uses, with the exception of automotive dealerships.

IESNA Parking Lot Levels Of Activity	Maintained Horizontal Illuminance Standards (Foot-Candles)	
	Pre-Curfew (Average)	Post-Curfew (Average)
High – Includes high intensity business or industrial districts	5.0	2.0
Medium - Includes business zone districts; commercial mixed use and heavy industrial and/or manufacturing zone districts	2.5	1.5
Low – Includes neighborhood business districts; churches, schools and neighborhood recreational facilities; and light industrial zoning with modest nighttime uses or lighting requirements	1.0	0.5

2. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for automotive dealerships:

<u>Areas Of Activity</u>	<u>Description</u>	<b>Maintained Horizontal Illuminance Standards (Foot-Candles)</b>	
		<b>Pre-Curfew (Average)</b>	<b>Post-Curfew (Average)</b>
<b>Feature display area</b>	The first row of vehicles adjacent to a major/minor arterial, including the area in front of the vehicle up to the property line and behind the vehicle up to the merchandise area and/or the circulation area including drive aisles.	80	25
<b>Merchandise area</b>	All other rows of vehicles on a lot used for general auto sales, including all areas surrounding the vehicle up to the defined circulation area including related drive aisles.	35	5
<b>Circulation area</b>	Includes all portions of the lot dedicated to customer parking, employee parking, site entrance areas and inventory areas including related drive aisles.	5	2
<b>Security lighting, Monday—Sunday</b>	The average amount of light found on site within each of the areas of activity, including the feature display area, merchandise area, and circulation area from 10:00 p.m. until sunrise.	5	N/A

3. In determining the average foot-candle standard, all foot-candle measurements shall be taken at a height of three and one-half (3.5) feet above the ground at ten-foot increments throughout the areas of activity.
4. Sag lenses are prohibited from use on all site lighting luminaries. All new fixtures shall have flat lenses.
5. Light shields used to control light and reduce glare shall be made of nonreflective material.
6. Exterior lighting shall be designed at or below the following average maintained foot-candles at the property line:

Location	Maximum Foot-Candles At Property Line - Horizontal Measurement
Residential to residential	Horizontal fc: 0.10
Nonresidential to nonresidential	Horizontal fc: 2.0
Nonresidential to residential	Horizontal fc: 0.10
Intensity at adjoining right-of-way	Horizontal fc: 2.0

7. The light loss factor (LLF) shall be a minimum of 0.75 to a maximum of 0.8 for metal halide and high pressure sodium fixtures, and a minimum of 0.90 to a maximum of 0.95 for L.E.D. fixtures.

E. Measuring Light Levels:

1. Metering Equipment: Light levels of both direct and indirect light shall be measured in foot-candles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to provide a constant reading.
2. Method of Measurement: Foot-candle horizontal measurements shall be taken at a height of three and one-half (3.5) feet above ground.

F. Exceptions and Variances:

1. Because of their unique requirement for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other outdoor recreational facilities shall be exempted from the general standards of this Section. Lighting for outdoor recreational facilities shall be shielded to minimize light and glare from spilling onto adjacent residential properties. The maximum permitted illumination at adjoining residential property lines shall be one-half (1/2) foot-candle. The maximum permitted illumination at adjoining nonresidential property lines shall be two (2) foot-candles.
2. Luminaires used for public roadway illumination by the Village or any other public transportation agency shall be exempt from the requirements of this Section but may be subject to the regulations of federal or State agencies or by intergovernmental agreements.
3. Decorative seasonal lighting shall be limited to a power rating of less than or equal to seventy-five (75) watts.
4. Temporary emergency lighting used by police, firefighters, and other emergency services, as well as all vehicular luminaires shall be exempt.
5. Hazard warning lights that are required by local or federal regulatory agencies shall be exempt.
6. Transportation facilities shall be exempt.

7. Public walkways shall be exempt.
  8. When site characteristics are unique and the requirements of this Section cannot be met, the Community Development Director or their designee has the authority to approve nonconforming lighting designs if the illumination levels and/or uniformity ratios are within twenty percent (20%) of the values set forth in this Section. All other nonconforming designs shall be subject to approval of the Plan Commission and Village Board through the variance procedure or by annexation agreement or development agreement.
- G. Nonconforming Outdoor Lighting: Outdoor lighting in existence on the effective date of this Section that does not comply with this Section shall be exempt from the standards of this Section and shall be considered legally nonconforming. Such fixtures, luminaires and poles may be repaired and maintained. However, the following restrictions will apply:
1. If greater than 10% of existing luminaires are replaced during a 12-month period, they shall be replaced with new luminaires that comply photometrically to this Section.
  2. If greater than 10% of existing fixtures utilizing sag lenses are replaced during a 12-month period, they shall be replaced with new flat lenses that comply photometrically to this Section.
  3. If at any time after the adoption of this Section, lighting poles which do not comply with the height restrictions shown in this Section are replaced, the replacement pole heights shall comply with the height restrictions set forth.
- H. Exterior Lighting Photometric Plan Required:
1. A lighting photometric plan shall be required any time exterior lighting is proposed, or modified, that is associated with a residential use of greater density than a one- or two-family dwelling or with any commercial, office, industrial or other use. The photometric lighting plan shall be submitted with the site plan information as required.
  2. The lighting photometric plan shall include a site plan indicating location of light fixtures and intensity of foot-candles on 10' grid throughout the site, including across property lines, proposed luminaire schedule which indicates model numbers, an indication of which lights will be dimmed or turned off during post-curfew mode, light loss factors (LLF) for proposed fixtures and proposed mounting heights, and a summary table containing average foot-candles, minimum foot-candles, maximum foot-candles, uniformity ratio (average/minimum). The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan complies with the requirements of this Section. Once the plan is approved, the exterior lighting of the property shall conform to the plan.
- I. Manufacturer Cut Sheets Required:
1. Manufacturer cut sheets for each proposed lighting fixture shall be required in conjunction with the photometric plan, as described above.



# PLAN COMMISSION STAFF REPORT

June 20, 2019

## Location

Village-wide

## Approval Sought

Text Amendments to  
Section V.C.9.E of the  
Zoning Ordinance

## Project Planner

Kimberly Clarke, AICP  
Com. Dev. Director

## Public Hearing

## Text Amendments: Lighting Regulations



## EXECUTIVE SUMMARY

Consider recommending that the Village Board approve a Text Amendment to Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements for multi-family, commercial and industrial zoning districts.

Staff has proposed a draft Text Amendment to the Performance Standards that regulates glare for multi-family, commercial and industrial districts. The amendment would establish different lighting levels and lighting design elements for new or redeveloped properties.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

Updates from the 6.6/2019 Plan Commission Workshop Staff Report are indicated in red.

## BACKGROUND

Over the past several years, the Village has experienced many of its older commercial and industrial properties redevelop. In addition to redevelopment, code enforcement deals with "nuisance" light complaints on a regular basis. Staff does not have anything within the code to support any requirements for different lighting levels or the incorporation of lighting design elements for new or redeveloped properties. Many communities regulate lighting within their nonresidential corridors because it can have an effect on the overall aesthetics of a corridor and impact the public comfort and general welfare. Therefore, staff would like to begin the discussion on how to regulate lighting and review a draft ordinance. This Ordinance was comprised after examining 30 different communities ordinances and speaking with associates in the lighting industry.

## DISCUSSION

Design Factors: The proposed ordinance will regulate the style of fixtures. It will require them to include a full cutoff design (no light spillage to the sides with all light directed in a downward fashion) and discourage wallpack (lights affixed to wall that have excessive glare and spillage issues) and floodlighting. These types of lights are the main culprits for nuisance complaints from residents. The proposed ordinance will also limit the height of light poles in proximity to residential or commercial uses. Staff is recommending limiting light poles to twenty-three (23) feet in a residential district, twenty-five (25) feet in commercial areas, (including automobile dealerships and office/business park areas) and thirty-two (32) feet in any industrial district.



**Commissioners inquired about the existing height of light poles within parking lots. The heights are not known; however, light poles can range from 12-20 feet and in some cases can reach 35 feet in height. The higher the fixture, the fewer poles are needed to light an equivalent area. Without a maximum height requirement for light poles, it is possible commercial centers may install vary tall lights in order to avoid having to add additional ones. Based on staff's research, twenty-three (23) feet is the typical height for commercial lots and therefore should not be an unreasonable requirement.**

Standards and Requirements: This section establishes a chart for required foot light candles based on the use. There are three (3) categories of uses- high, medium, and low. High uses includes high-intensity business or industrial districts such as large shopping malls and major distribution centers with large amounts of nighttime traffic. Medium uses include commercial and mixed uses and/or manufacturing districts. Low uses include neighborhood business districts, churches, schools and light industrial zoning with modest nighttime uses or lighting requirements. Each category has a pre-curfew and post-curfew average allows for a higher light average during business hours.

Exceptions & Variances: Staff recognizes there are unique uses that require different nighttime visibility, such as playing fields and other outdoor recreational facilities. This section specifically exempts those uses from the general standards. It still requires the lights to be shielded to minimize glare and have a maximum one-half (1/2) foot-candle at adjoining residential property.

Nonconforming Luminaires: With any new ordinance you run the chance of creating nonconforming situations. It is not the intent to burden existing properties but to establish criteria on what they need to repair and when they need to come into conformance with the new code. A property will have to come into compliance if when the floor area of any building or structure, or parking area, or any combination of is increased by ten percent (10) or greater.

Photometric Plan: The purpose of this section is to further define the submittal requirements.

## RECOMMENDATION

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“..make a motion to recommend that the Village Board approve Text Amendment as presented to Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements for multi-family, commercial and industrial zoning districts.

**Exhibit A**  
**CURRENT ZONING CODE**

**E. Glare:**

Any operation or activity permitted within the commercial and industrial districts which produces glare at night shall be conducted so that direct and indirect illumination from the source of light on the lot shall not cause illumination in excess of one-half (1/2) foot candle when measured in a residential district. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.

Illumination levels shall be measured with a photoelectric photometer, having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

Uses in all business and commercial districts shall be governed by the Category B standards. Uses subject to Category A and Category B Performance Standards shall limit the use of light sources and illuminated surfaces within five hundred (500) feet of, and visible in, a residential district to comply with the light intensities indicated below.

Source	Maximum Intensity of Light Sources	
	Category A	Category B
Bare Incandescent Bulbs	15 watts	40 watts
Illuminated Buildings	15-foot candles	30-foot candles
Back-lighted or Luminous Background Signs	150-foot lamberts	250-foot lamberts
Outdoor Illuminated Signs and Poster Panels	25-foot candles	50-foot candles
Any Other Unshielded Sources/Intrinsic Brightness	50 candles per square centimeter	50 candles per square centimeter

**Exhibit B**  
**PROPOSED TEXT AMENDMENT**

A. Applicability: All public and private outdoor lighting installed in the Village of Tinley Park shall be in conformance with the requirements set forth in this section.

B. Definitions:

Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flat Lenses: A glass or plastic element used in luminaires that is flush or inside the bottom edge of the luminaire.

Foot-Candle (fc): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

Foot-Candle Horizontal Measurement (hfc): The measurement of foot-candles utilizing a direct reading, portable light meter mounted on a horizontal position.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

Height Of Luminaire: The maximum height of a luminaire shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.

Light Loss Factor (LLF): A factor applied to lamps which estimates the lumen output of a lamp sometime after installation. (For example, a lamp with an initial lumen rating of 10,000 which has a light loss factor of 0.8 is estimated to put out 8,000 lumens. A lamp with an initial lumen rating of 10,000, which has a light loss factor of 1.0, is estimated to put out 10,000 lumens.)

Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Pre-Curfew: The acceptable light levels during normal business hours.

Post-Curfew: The acceptable light levels during closed business hours.

Sag Lenses: A glass or plastic element used in luminaires that extends below the bottom edge of the luminaires.

Uniformity Ratio: Describes the average level of illumination in relation to the lowest level of illumination for a given area.

C. Luminaire Design Factors:

1. The style of the light and light standard shall be consistent with the architectural style of the principal building.
2. Pathways, sidewalks, and trails shall be lighted with low level fixtures not to exceed eight (8) feet in pole height.

3. All building lighting fixtures for security or aesthetics shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane. Floodlighting and wallpack lighting fixtures are discouraged, and if used, shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane to prevent disability glare for drivers or pedestrians and light trespass beyond the property line.
4. All parking area lighting fixtures shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane.
5. Poles supporting lights shall be no taller than twenty-three (23) feet in a residential district, twenty-five (25) feet in a commercial district, including automobile dealerships, a commercial part of a residential planned unit development, including automobile dealerships, or in office/business park districts, and thirty-two (32) feet in any industrial district.

**D. Standards and Requirements:**

1. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for all uses, with the exception of automotive dealerships.

IESNA Parking Lot Levels Of Activity	Maintained Horizontal Illuminance Standards (Foot-Candles)	
	Pre-Curfew (Average)	Post-Curfew (Average)
High - Includes high intensity business or industrial districts	5.0	2.0
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Low - Includes neighborhood business districts; churches, schools and neighborhood recreational facilities; and light industrial zoning with modest nighttime uses or lighting requirements	1.0	0.5

2. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for automotive dealerships:

<b><u>Areas Of Activity</u></b>	<b><u>Description</u></b>	<b>Maintained Horizontal Illuminance Standards (Foot-Candles)</b>	
		<b>Pre-Curfew (Average)</b>	<b>Post-Curfew (Average)</b>
<b>Feature display area</b>	The first row of vehicles adjacent to a major/minor arterial, including the area in front of the vehicle up to the property line and behind the vehicle up to the merchandise area and/or the circulation area including drive aisles.	80	25
<b>Merchandise area</b>	All other rows of vehicles on a lot used for general auto sales, including all areas surrounding the vehicle up to the defined circulation area including related drive aisles.	35	5
<b>Circulation area</b>	Includes all portions of the lot dedicated to customer parking, employee parking, site entrance areas and inventory areas including related drive aisles.	5	2
<b>Security lighting, Monday—Sunday</b>	The average amount of light found on site within each of the areas of activity, including the feature display area, merchandise area, and circulation area from 10:00 p.m. until sunrise.	5	N/A

3. In determining the average foot-candle standard, all foot-candle measurements shall be taken at a height of three and one-half (3.5) feet above the ground at ten-foot increments throughout the areas of activity.
4. Sag lenses are prohibited from use on all site lighting luminaries. All new fixtures shall have flat lenses.
5. Light shields used to control light and reduce glare shall be made of nonreflective material.
6. Exterior lighting shall be designed at or below the following average maintained foot-candles at the property line:

<b>Location</b>	<b>Maximum Foot-Candles At Property Line - Horizontal Measurement</b>
Residential to residential	Horizontal fc: 0.10
Nonresidential to nonresidential	Horizontal fc: 2.0

Location	Maximum Foot-Candles At Property Line - Horizontal Measurement
Nonresidential to residential	Horizontal fc: 0.10
Intensity at adjoining right-of-way	Horizontal fc: 2.0

7. The light loss factor (LLF) shall be a minimum of 0.75 to a maximum of 0.8 for metal halide and high pressure sodium fixtures, and a minimum of 0.90 to a maximum of 0.95 for L.E.D. fixtures.

**E. Measuring Light Levels:**

1. **Metering Equipment:** Light levels of both direct and indirect light shall be measured in foot-candles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to provide a constant reading.
2. **Method of Measurement:** Foot-candle horizontal measurements shall be taken at a height of three and one-half (3.5) feet above ground.

**F. Exceptions and Variances:**

1. Because of their unique requirement for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other outdoor recreational facilities shall be exempted from the general standards of this Section. Lighting for outdoor recreational facilities shall be shielded to minimize light and glare from spilling onto adjacent residential properties. The maximum permitted illumination at adjoining residential property lines shall be one-half (1/2) foot-candle. The maximum permitted illumination at adjoining nonresidential property lines shall be two (2) foot-candles.
2. Luminaires used for public roadway illumination by the Village or any other public transportation agency shall be exempt from the requirements of this Section but may be subject to the regulations of federal or State agencies or by intergovernmental agreements.
3. Decorative seasonal lighting shall be limited to a power rating of less than or equal to seventy-five (75) watts.
4. Temporary emergency lighting used by police, firefighters, and other emergency services, as well as all vehicular luminaires shall be exempt.
5. Hazard warning lights that are required by local or federal regulatory agencies shall be exempt.
6. Transportation facilities shall be exempt.
7. Public walkways shall be exempt.
8. When site characteristics are unique and the requirements of this Section cannot be met, the Community Development Director or their designee has the authority to approve nonconforming lighting designs if

the illumination levels and/or uniformity ratios are within twenty percent (20%) of the values set forth in this Section. All other nonconforming designs shall be subject to approval of the Plan Commission and Village Board through the variance procedure or by annexation agreement or development agreement.

G. Nonconforming Outdoor Lighting: Outdoor lighting in existence on the effective date of this Section that does not comply with this Section shall be exempt from the standards of this Section and shall be considered legally nonconforming. Such fixtures, luminaires and poles may be repaired and maintained. However, the following restrictions will apply:

1. If greater than 10% of existing luminaires are replaced during a 12-month period, they shall be replaced with new luminaires that comply photometrically to this Section.
2. If greater than 10% of existing fixtures utilizing sag lenses are replaced during a 12-month period, they shall be replaced with new flat lenses that comply photometrically to this Section.
3. If at any time after the adoption of this Section, lighting poles which do not comply with the height restrictions shown in this Section are replaced, the replacement pole heights shall comply with the height restrictions set forth.

H. Exterior Lighting Photometric Plan Required:

1. A lighting photometric plan shall be required any time exterior lighting is proposed, or modified, that is associated with a residential use of greater density than a one- or two-family dwelling or with any commercial, office, industrial or other use. The photometric lighting plan shall be submitted with the site plan information as required.
2. The lighting photometric plan shall include a site plan indicating location of light fixtures and intensity of foot-candles on 10' grid throughout the site, including across property lines, proposed luminaire schedule which indicates model numbers, an indication of which lights will be dimmed or turned off during post-curfew mode, light loss factors (LLF) for proposed fixtures and proposed mounting heights, and a summary table containing average foot-candles, minimum foot-candles, maximum foot-candles, uniformity ratio (average/minimum). The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan complies with the requirements of this Section. Once the plan is approved, the exterior lighting of the property shall conform to the plan.

I. Manufacturer Cut Sheets Required:

1. Manufacturer cut sheets for each proposed lighting fixture shall be required in conjunction with the photometric plan, as described above.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 20, 2019 REGULAR MEETING**

**Item #2      PUBLIC HEARING: LIGHTING STANDARDS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider a Text Amendment to amending Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements in residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners:            Garrett Gray, Acting Chairman  
                                 Eduardo Mani  
                                 MaryAnn Aitchison  
                                 Stephen Vick

Absent Plan Commissioner(s): Tim Stanton,  
                                 Lucas Engel  
                                 Angela Gatto

Village Officials and Staff:    Kimberly Clarke,  
                                 Dan Ritter, Senior Planner  
                                 Barbara Bennett, Commission Secretary

A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER VICK, to open the public hearing for lighting standards for multi-family, commercial and industrial zoning districts – text amendment. The motion was approved by voice call. ACTING CHAIRMAN GRAY declared the motion approved.

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

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

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff has proposed a draft Text Amendment to the Performance Standards that regulate glare for multi-family, commercial and industrial districts. The amendment would establish different lighting levels and lighting design elements for new or redeveloped properties.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff

believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

Ms. Clarke gave examples in the Staff Report of the Current regulations and Proposed Text Amendment. There are several new code models that help further the light levels. Lighting generally becomes a code enforcement issue or nuisance. This will codify the design factors in addition to the minimum foot candles at property levels. We would like to control the light fixtures. By expanding this section we would encourage full cut off design at 90 degrees. Someone cannot take a light fixture and cock it where light can spill out causing glare and a nuisance. We will no longer allow the continuation of the sag light bulb.

We will also create height limitations for light poles in residential and commercial uses. The average height can be as low as 12 to 20 feet. Having a standard for height would be helpful. In the code there will be some non-conforming light poles. We will allow a property to replace any poles that may be non-conforming up to 10% in one year.

There are exceptions and variations, for example, there are unique situations like playing fields and outdoor recreation facilities that will be exempt. There will still be a regulation for minimum foot candles. We are not trying to burden any existing properties, but only to establish criteria to come in conformance.

The proposed text amendment breaks down the activity of different areas in high, medium and low activity. We establish some pre and post-curfew average foot candles. After business hours the lights will be dimmed. The criteria for auto dealerships have a unique lighting requirement. We did not want to negatively affect them and we identify areas of their parking lots based on their use and how they can be lit. There is the merchandise area, the circulation area and then the security lighting area. We further articulated the residential and non-residential maximum foot candles at property lines.

This proposed code was discussed with a lighting design company to make certain this is practical and won't be too burdensome.

ACTING CHAIRMAN GRAY asked for comments from the Commissioners.

ACTING CHAIRMAN GRAY commented on the height requirement. He inquired about a 35' pole and if it is an industrial pole and why would the height be capped at 32' and what is a standard height of a pole. Ms. Clarke replied it is industrial and 35' is rare.

A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER VICK, to close the public hearing for lighting standards for multi-family, commercial and industrial zoning districts – text amendment. The motion was approved by voice call. ACTING CHAIRMAN GRAY declared the motion approved.

ACTING CHAIRMAN GRAY asked for a Motion.

Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to recommend that the Village Board approve Text Amendment as presented to Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements for multi-family commercial and industrial zoning districts.

AYES: MANI, AITCHISON, VICK AND ACTING CHAIRMAN GRAY

NAYS: NONE

ACTING CHAIRMAN GRAY declared the Motion unanimously approved.

This will be heard at the Village Board on August 20, 2019.

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-049**

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**AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO  
THE VILLAGE OF TINLEY PARK ZONING ORDINANCE ALLOWING  
A RACINO ENTERTAINMENT COMPLEX IN THE OFFICE AND  
RESTRICTED INDUSTRIAL DISTRICT (ORI) AS A PERMITTED USE**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-049****AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO  
THE VILLAGE OF TINLEY PARK ZONING ORDINANCE ALLOWING  
A RACINO ENTERTAINMENT COMPLEX IN THE OFFICE AND  
RESTRICTED INDUSTRIAL DISTRICT (ORI) AS A PERMITTED USE**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) desires to amend its Zoning Ordinance to allow a Racino Entertainment Complex as a permitted use in the Office and Restricted Industrial District (ORI) as a permitted use (“Amendment”); and

**WHEREAS**, the proposed Amendment has been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed Amendment on August 15, 2019, at which time all persons were afforded an opportunity to be heard; and

**WHEREAS**, the Plan Commission voted 9-0 in favor to recommend said Amendment to the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendment be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendment to the Tinley Park Zoning Ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

**SECTION 2:** That Section II.B of the Tinley Park Zoning Ordinance entitled (“DEFINITIONS”) is hereby amended by adding the following underlined language in alphanumerical order:

**RACINO ENTERTAINMENT COMPLEX:** A complex where the primary use is a horse racetrack. May include the following as a secondary and ancillary use only, gaming as defined and allowed under the Illinois Gaming Act and uses include but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.

**SECTION 3:** That Section V.B Schedule 1 of the Tinley Park Zoning Ordinance entitled (“Schedule of Permitted Uses”) is hereby amended by adding the following language in alphanumerical order:

**SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)**

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Dining, Drinking, and Entertainment Establishments</b>															
Racino Entertainment Complex	x	x	x	x	x	x	x	X	X	X	X	X	P	X	X

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 6:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-049, “AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE ALLOWING A RACINO ENTERTAINMENT COMPLEX IN THE OFFICE AND RESTRICTED INDUSTRIAL DISTRICT (ORI) AS A PERMITTED USE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

---

KRISTIN A. THIRION, VILLAGE CLERK

**EXHIBIT 1**

**Amendments to Section V.C.9.E of the Tinley Park Zoning Ordinance**



## PLAN COMMISSION STAFF REPORT

August 15, 2019

Public Hearing

UPDATES FROM THE AUGUST 1, 2019 WORKSHOP ARE NOTED IN RED  
UPDATED AUGUST 14, 2019

### Text Amendment-Racino Entertainment Complex

Zoning Code

#### Petitioner

Village Tinley Park

#### Municipal Code

Zoning Code

#### Approvals Sought

Text Amendment

#### Project Planner

Kimberly Clarke, AICP  
Community  
Development Director



### EXECUTIVE SUMMARY

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one new suburban racetrack and combined Casino (Racino) to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Township. The Mayor and Village Board have expressed an interest in entertaining the possibility of the creation of a new entertainment district, which will incorporate a Racino. As part of the gaming application process, the Village must provide for a racetrack and casino as permitted uses within the Zoning Code.

Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for a Racino Entertainment Complex. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

At the August 1, 2019 workshop there were no comments on the open items.

## Background

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Horse Racing has been a part of Illinois history since the early 1830s. Well-known racetracks in Illinois are Arlington Racetrack, Balmoral Park (closed), Hawthorne Race Course & Suburban Downs, Fairmont Park and Maywood Park. The horse race track industry consists of on-track betting, off-track and other gaming activities and services.

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one racetrack to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Townships. TPMHC is a site being considered for the construction of a new racetrack and combined Casino. The Mayor and Village Board have expressed an interest in entertaining the possibility of permitting a Racino. As part of the gaming application process, the Village must demonstrate a racetrack and casino are permitted uses within the Zoning Code. Listing such uses as a permitted use will not automatically approve such development. The development will be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

## Definition of Racino Entertainment Complex in Tinley Park

---

Staff is suggesting a definition to further articulate what is meant by a Racino Entertainment Complex.

**Racino Entertainment Complex:** *A complex where the primary use is a horse racetrack. May include the following as secondary and ancillary use only, gaming as defined and allowed under the Illinois Gaming Act, combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.*

**The above definition is modified per our attorney**

## Zoning

---

If it is the desire of the Village to allow a Racino, the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. As of right now, the only viable location within the Village's boundaries is The Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI). A listing of all permitted uses for said zoning district is attached.

**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.*

Although a Racino is not an office or industrial use, it will be compatible with other uses currently permitted in ORI such as restaurants, hotels, banquet facilities and convention centers. Currently the Hollywood Amphitheater is zoned ORI but it was also approved as a Planned Unit Development (PUD). Similarly, it is anticipated a future Racino Entertainment Complex may be developed under a PUD due to the mix of uses and overall scale and design which will require flexibility within the zoning code. In general, the ORI district has a larger minimum lot of 40,000 sq.ft., large minimum lot width (150 feet) and larger maximum story height of five stories which may accommodate a future entertainment district.

**SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)**

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Dining, Drinking, and Entertainment Establishments</b>															
Racino Entertainment Complex	x	x	x	x	x	x	x	X	X	X	X	X	P	X	X

***Open Item #1: Discuss permitting a Racino Entertainment Complex as a Permitted Use in the ORI district***

**Creation of a New Entertainment Overlay District** Another approach the Village can consider if they want to encourage a future Racino location, is to establish an Overlay District that lists a Racino as a permitted use. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identify special provisions in addition to those in underlying base zones. The Village currently has the Rich Township Entertainment and Tourism Overlay District; Mixed-Use Duvan Drive Overlay District; and an Urban Design Overlay District. Specifically, the Rich Township Entertainment and Tourism Overlay District is intended to provide unique uses and district-wide areas for entertainment, shopping, dining, hotel and tourism area in the Village. A listing of all permitted uses for said overlay district is attached.

The Village can create a new entertainment district similar to the Rich Township over the TPMHC property to encourage specific uses and prohibit others under the existing ORI Zoning District. For instance, the Village may want to encourage Transient Orientated Development (TOD) near the 80<sup>th</sup> Avenue Train station as well as encourage additional outdoor recreational uses. These uses are currently not listed within the ORI District.

***Open Item #2: Discuss the creation of a new Entertainment Overlay District*****Amending the Existing Rich Township Entertainment Overlay District**

Another opportunity for a future Racino to locate is within the existing Rich Township Entertainment Overlay District. This district currently has the amphitheater and golf course located within it. This district identifies a tourism-oriented business as a permitted use. However, staff recommends adding a Racino as a permitted use.

***Open Item #3: Discuss the amending the existing Rich Township Entertainment Overlay District to include a Racino as a permitted use.*****SUMMARY OF OPEN ITEMS**

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

1. Discuss permitting a Racino Entertainment Complex as a permitted use in the ORI Zoning District.
2. Discuss the creation of a new Entertainment Overlay District
3. Discuss amending the existing Rich Township Entertainment and Tourism Overlay District to include a Racino Entertainment Complex as a permitted use.

## MOTIONS

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

**Motion 1:** "...make a motion to recommend that the Village Board approve Text Amendments to Section II (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019 as amended. The proposed Text Amendments would create a new definition for "Racino" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "Racino" as a permitted use in the Office, Restricted and Limited Industrial (ORI) Zoning District.

**Motion 2:** "...make a motion to recommend that the Village Board approve Text Amendments to Section V.D.3 Rich Township Entertainment and Tourism Overlay District of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendment would amend paragraph A.3. Uses to list a "Racino" as a permitted principal in the overlay district.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING**

**Item #1 PUBLIC HEARING: RACINO ENTERTAINMENT COMPLEX USE ADDITION**

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**TEXT AMENDMENT**

Consider Text Amendments amending Section II.B (Definitions) and Section V.B. (Schedule of Regulations) of the Zoning Ordinance to incorporate a Racino Entertainment Complex use. The purpose of this amendment is to add a definition and to modify the schedule of use regulations to allow a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Tim Stanton  
Eduardo Mani  
Lucas Engel  
Angela Gatto  
MaryAnn Aitchison  
James Gaskill  
Curt Fielder – Arrived at 7:26  
Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Paula Wallrich, Planning Manager  
Michael Mueller, Village Trustee  
Douglas Spale, Village Attorney  
Patrick Connelly, Village Attorney  
Barbara Bennett, Commission Secretary

Guests: None

A motion was made by COMMISSIONER ENGEL, seconded By COMMISSIONER GATTO, to open the Public Hearing for Racino Entertainment Complex Use Addition – Text Amendment. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

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

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

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B

(Definitions) and Section V.B (Schedule of Regulations) for a Racino Entertainment Complex due to the recent gaming bill that will support and enhance the Illinois Horse racing industry. The purpose of the amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use. The Mayor and Village Board have expressed an interest in entertaining the possibility of obtaining a horse track in the Village. The Bill provides for one racetrack to be located in either Bloom, Bremen, Calumet, Orland, Rich Thornton or Worth Townships. Tinley Park Mental Health Center (TMPHC) is a site being considered for the construction of a new racetrack and combined Casino. As part of the gaming application process the Village must demonstrate a racetrack and casino are permitted uses within the Zoning Code. Listing such uses as a permitted use will not automatically approve such development. The development will be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

Staff is suggesting a revised definition to further articulate what is meant by a Racino Entertainment Complex.

Racino Entertainment Complex: A racetrack combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.

It is the desire of the Village to allow a Racino, the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. As of right now, the only viable location within the Village's boundaries is the Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI).

Mr. Patrick Connelly, Village Attorney noted he has worked with staff to revise the definition. The application for race dates has been submitted by the developer and is before the Illinois Horse Racing Board. If and when the Illinois Horse Racing Board would grant a license to the developer, more plans would start to come into fruition. The main reason for the proposed definition is for a horse racing track. The intent and primary use of the bill passed by the state is for a horse racing track.

CHAIRMAN GRAY asked for questions from the Commissioners.

COMMISSIONER GASKILL inquired as to what type of horse racing this is for. Attorney Connelly replied this is for standard bed horse racing known as harness racing.

COMMISSIONER STANTON inquired as to what other race tracks are in the area. Attorney Connelly replied there is Hawthorne in Stickney, Arlington in Arlington Heights and one down state in Fairmont. Most of these are thoroughbred racing. Part of this bill is to reinvigorate the harness racing industry.

CHAIRMAN GRAY asked for comments from the audience.

Camille Tess inquired if the Village would be voting on this in the future. Attorney Connelly replied there will be no referendum, but there will be a Public Hearing.

Ken Shaw noted he would like to express his support for this concept if it is done correctly and tastefully.

A motion was made by COMMISSIONER STANTON, seconded By COMMISSIONER GASKILL, to close the Public Hearing for Racino Entertainment Complex Use Addition – Text Amendment. The Motion was approved by roll call. CHAIRMAN GRAY declared the Motion approved.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved

**Motion 1:** A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL to recommend that the Village Board approve Text Amendments to Section II.B (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019 as amended. The proposed Text Amendments would create a new definition for "Racino" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "Racino" as a permitted use in the Office, Restricted and Limited Industrial (ORI) Zoning District.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

**Motion 2:** A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER ENGEL to recommend that the Village Board approve Text Amendments to Section V.D.3 Rich Township Entertainment and Tourism Overlay District of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendment would amend paragraph A.3. Uses to list a "Racino" as a permitted principal in the overlay district.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-050**

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**AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE  
VILLAGE OF TINLEY PARK ZONING ORDINANCE TO LIST A RACINO  
ENTERTAINMENT COMPLEX AS A PERMITTED USE IN THE RICH  
TOWNSHIP ENTERTAINMENT AND TOURISM OVERLAY DISTRICT**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-050****AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE TO LIST A RACINO ENTERTAINMENT COMPLEX AS A PERMITTED USE IN THE RICH TOWNSHIP ENTERTAINMENT AND TOURISM OVERLAY DISTRICT**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park ("Village") desires to amend Section V.D.3 of the Zoning Ordinance to allow a Racino Entertainment Complex as a permitted use in the Rich Township Entertainment and Tourism Overlay District as a permitted use ("Amendment"); and

**WHEREAS**, the proposed Amendment has been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed Amendments on August 15, 2019, at which time all persons were afforded an opportunity to be heard; and

**WHEREAS**, the Plan Commission voted 9-0 in favor to recommend said Amendment to the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendment to the Tinley Park Zoning Ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

**SECTION 2:** That Section V.D.3 of the Tinley Park Zoning Ordinance entitled “OVERLAY DISTRICT REGULATIONS” is hereby amended by adding the following underlined language in alphanumerical order:

**3. Rich Township Entertainment and Tourism Overlay District:**

(3): Uses:

In order to promote tourism and entertainment uses that promote the economic development of the Rich Township area, the uses below shall be considered applicable to the properties within the District Boundaries and shall supersede the existing permitted and special uses permitted by the Schedule of Regulations set forth in Section V.B. (Schedule of Regulations, Table I). Additionally, the properties within this district are subject to the Urban Design Overlay set forth in Section V.D.2.

Permitted Principal Uses:

Racino Entertainment Complex

**SECTION 3:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 5:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-050, “AN ORDINANCE APPROVING CERTAIN TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE TO LIST A RACINO ENTERTAINMENT COMPLEX AS A PERMITTED USE IN THE RICH TOWNSHIP ENTERTAINMENT AND TOURISM OVERLAY DISTRICT,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

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KRISTIN A. THIRION, VILLAGE CLERK



# PLAN COMMISSION STAFF REPORT

August 15, 2019

Public Hearing

UPDATES FROM THE AUGUST 1, 2019 WORKSHOP ARE NOTED IN RED  
UPDATED AUGUST 14, 2019

## Text Amendment-Racino Entertainment Complex

Zoning Code

### Petitioner

Village Tinley Park

### Municipal Code

Zoning Code

### Approvals Sought

Text Amendment

### Project Planner

Kimberly Clarke, AICP  
Community Development  
Director



## EXECUTIVE SUMMARY

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one new suburban racetrack and combined Casino (Racino) to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Township. The Mayor and Village Board have expressed an interest in entertaining the possibility of the creation of a new entertainment district, which will incorporate a Racino. As part of the gaming application process, the Village must provide for a racetrack and casino as permitted uses within the Zoning Code.

Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B. (Schedule of Regulations) for a Racino Entertainment Complex. The purpose of this amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

At the August 1, 2019 workshop there were no comments on the open items.

Horse Racing has been a part of Illinois history since the early 1830s. Well-known racetracks in Illinois are Arlington Racetrack, Balmoral Park (closed), Hawthorne Race Course & Suburban Downs, Fairmont Park and Maywood Park. The horse race track industry consists of on-track betting, off-track and other gaming activities and services.

The State of Illinois passed a new gaming bill (SB 690 HA) that will support and enhance the Illinois horse racing industry. The Bill provides for one racetrack to be located in either Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Townships. TPMHC is a site being considered for the construction of a new racetrack and combined Casino. The Mayor and Village Board have expressed an interest in entertaining the possibility of permitting a Racino. As part of the gaming application process, the Village must demonstrate a racetrack and casino are permitted uses within the Zoning Code. Listing such uses as a permitted use will not automatically approve such development. The development will be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

### Definition of Racino Entertainment Complex in Tinley Park

Staff is suggesting a definition to further articulate what is meant by a Racino Entertainment Complex.

***Racino Entertainment Complex:*** *A complex where the primary use is a horse racetrack. May include the following as secondary and ancillary use only, gaming as defined and allowed under the Illinois Gaming Act combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.*

**The above definition is modified per our attorney**

### Zoning

If it is the desire of the Village to allow a Racino, the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. As of right now, the only viable location within the Village's boundaries is The Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI). A listing of all permitted uses for said zoning district is attached.

***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.*

Although a Racino is not an office or industrial use, it will be compatible with other uses currently permitted in ORI such as restaurants, hotels, banquet facilities and convention centers. Currently the Hollywood Amphitheater is zoned ORI but it was also approved as a Planned Unit Development (PUD). Similarly, it is anticipated a future Racino Entertainment Complex may be developed under a PUD due to the mix of uses and overall scale and design which will require flexibility within the zoning code. In general, the ORI district has a larger minimum lot of 40,000 sq.ft., large minimum lot width (150 feet) and larger maximum story height of five stories which may accommodate a future entertainment district.

### SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	OR I	M-1	MU-1
<b>Dining, Drinking, and Entertainment Establishments</b>															
Racino Entertainment Complex	x	x	x	x	x	x	x	X	X	X	X	X	P	X	X

***Open Item #1: Discuss permitting a Racino Entertainment Complex as a Permitted Use in the ORI district***

**Creation of a New Entertainment Overlay District** Another approach the Village can consider if they want to encourage a future Racino location, is to establish an Overlay District that lists a Racino as a permitted use. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identify special provisions in addition to those in underlying base zones. The Village currently has the Rich Township Entertainment and Tourism Overlay District; Mixed-Use Duvan Drive Overlay District; and an Urban Design Overlay District. Specifically, the Rich Township Entertainment and Tourism Overlay District is intended to provide unique uses and district-wide areas for entertainment, shopping, dining, hotel and tourism area in the Village. A listing of all permitted uses for said overlay district is attached.

The Village can create a new entertainment district similar to the Rich Township over the TPMHC property to encourage specific uses and prohibit others under the existing ORI Zoning District. For instance, the Village may want to encourage Transient Orientated Development (TOD) near the 80<sup>th</sup> Avenue Train station as well as encourage additional outdoor recreational uses. These uses are currently not listed within the ORI District.

***Open Item #2: Discuss the creation of a new Entertainment Overlay District*****Amending the Existing Rich Township Entertainment Overlay District**

Another opportunity for a future Racino to locate is within the existing Rich Township Entertainment Overlay District. This district currently has the amphitheater and golf course located within it. This district identifies a tourism-oriented business as a permitted use. However, staff recommends adding a Racino as a permitted use.

***Open Item #3: Discuss the amending the existing Rich Township Entertainment Overlay District to include a Racino as a permitted use.*****SUMMARY OF OPEN ITEMS**

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

1. Discuss permitting a Racino Entertainment Complex as a permitted use in the ORI Zoning District.
2. Discuss the creation of a new Entertainment Overlay District
3. Discuss amending the existing Rich Township Entertainment and Tourism Overlay District to include a Racino Entertainment Complex as a permitted use.

**MOTIONS**

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

**Motion 1:** "...make a motion to recommend that the Village Board approve Text Amendments to Section II (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019 as amended. The proposed Text Amendments would create a new definition for "Racino" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "Racino" as a permitted use in the Office, Restricted and Limited Industrial (ORI) Zoning District.

**Motion 2:** "...make a motion to recommend that the Village Board approve Text Amendments to Section V.D.3 Rich Township Entertainment and Tourism Overlay District of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendment would amend paragraph A.3. Uses to list a "Racino" as a permitted principal in the overlay district.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING**

**Item #1 PUBLIC HEARING: RACINO ENTERTAINMENT COMPLEX USE ADDITION**

—

**TEXT AMENDMENT**

Consider Text Amendments amending Section II.B (Definitions) and Section V.B. (Schedule of Regulations) of the Zoning Ordinance to incorporate a Racino Entertainment Complex use. The purpose of this amendment is to add a definition and to modify the schedule of use regulations to allow a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Tim Stanton  
Eduardo Mani  
Lucas Engel  
Angela Gatto  
MaryAnn Aitchison  
James Gaskill  
Curt Fielder – Arrived at 7:26  
Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Paula Wallrich, Planning Manager  
Michael Mueller, Village Trustee  
Douglas Spale, Village Attorney  
Patrick Connelly, Village Attorney  
Barbara Bennett, Commission Secretary

Guests: None

A motion was made by COMMISSIONER ENGEL, seconded By COMMISSIONER GATTO, to open the Public Hearing for Racino Entertainment Complex Use Addition – Text Amendment. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

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

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

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B

(Definitions) and Section V.B (Schedule of Regulations) for a Racino Entertainment Complex due to the recent gaming bill that will support and enhance the Illinois Horse racing industry. The purpose of the amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use. The Mayor and Village Board have expressed an interest in entertaining the possibility of obtaining a horse track in the Village. The Bill provides for one racetrack to be located in either Bloom, Bremen, Calumet, Orland, Rich Thornton or Worth Townships. Tinley Park Mental Health Center (TMPHC) is a site being considered for the construction of a new racetrack and combined Casino. As part of the gaming application process the Village must demonstrate a racetrack and casino are permitted uses within the Zoning Code. Listing such uses as a permitted use will not automatically approve such development. The development will be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

Staff is suggesting a revised definition to further articulate what is meant by a Racino Entertainment Complex.

Racino Entertainment Complex: A racetrack combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.

It is the desire of the Village to allow a Racino, the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. As of right now, the only viable location within the Village's boundaries is the Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI).

Mr. Patrick Connelly, Village Attorney noted he has worked with staff to revise the definition. The application for race dates has been submitted by the developer and is before the Illinois Horse Racing Board. If and when the Illinois Horse Racing Board would grant a license to the developer, more plans would start to come into fruition. The main reason for the proposed definition is for a horse racing track. The intent and primary use of the bill passed by the state is for a horse racing track.

CHAIRMAN GRAY asked for questions from the Commissioners.

COMMISSIONER GASKILL inquired as to what type of horse racing this is for. Attorney Connelly replied this is for standard bed horse racing known as harness racing.

COMMISSIONER STANTON inquired as to what other race tracks are in the area. Attorney Connelly replied there is Hawthorne in Stickney, Arlington in Arlington Heights and one down state in Fairmont. Most of these are thoroughbred racing. Part of this bill is to reinvigorate the harness racing industry.

CHAIRMAN GRAY asked for comments from the audience.

Camille Tess inquired if the Village would be voting on this in the future. Attorney Connelly replied there will be no referendum, but there will be a Public Hearing.

Ken Shaw noted he would like to express his support for this concept if it is done correctly and tastefully.

A motion was made by COMMISSIONER STANTON, seconded By COMMISSIONER GASKILL, to close the Public Hearing for Racino Entertainment Complex Use Addition – Text Amendment. The Motion was approved by roll call. CHAIRMAN GRAY declared the Motion approved.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved

**Motion 1:** A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL to recommend that the Village Board approve Text Amendments to Section II.B (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019 as amended. The proposed Text Amendments would create a new definition for "Racino" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "Racino" as a permitted use in the Office, Restricted and Limited Industrial (ORI) Zoning District.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

**Motion 2:** A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER ENGEL to recommend that the Village Board approve Text Amendments to Section V.D.3 Rich Township Entertainment and Tourism Overlay District of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendment would amend paragraph A.3. Uses to list a "Racino" as a permitted principal in the overlay district.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-051**

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**AN ORDINANCE GRANTING CERTAIN VARIATIONS TO PERMIT THE  
CONSTRUCTION OF A SECOND-FLOOR HOME ADDITION AT 7409 173<sup>RD</sup> STREET  
(JOSE HERNANDEZ)**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-051****AN ORDINANCE GRANTING CERTAIN VARIATIONS TO PERMIT THE  
CONSTRUCTION OF A SECOND-FLOOR HOME ADDITION AT 7409 173<sup>RD</sup> STREET  
(JOSE HERNANDEZ)**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, a petition for the granting of certain variations (“Variations”) to permit the construction of a second-floor home addition that encroaches 2.69 feet into the required side yard setback has been filed by Jose Hernandez (“Petitioner”) with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Village of Tinley Park Zoning Board of Appeals (“ZBA”) held a public hearing on the question of whether the Variations should be granted on August 22, 2019, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

**WHEREAS**, after hearing testimony on the petition, the ZBA found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variations and voted 4-0 to recommend to the Village President and Board of Trustees for the approval of the Variations; and

**WHEREAS**, the ZBA has filed its report and findings and recommendations regarding the Variations with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variations; and

**NOW, THEREFORE, BE IT ORDAINED** BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That the report of findings and recommendations of the ZBA provided herein are incorporated as the findings of this President and the Board of Trustees, as complete and fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that he has met the standards for granting the Variations as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variations as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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.
  - *While a second-floor addition is not required, it is a typical improvement and design expected with modern homes. The second-floor addition and conforming property will help increase the property's functionality and value. The lot width and size are existing and there is no practical ability to expand the surrounding lots already being developed.*
2. The plight of the owner is due to unique circumstances.
  - *The existing structure, setbacks and lot dimensions are non-conforming and were developed under previous zoning code regulations.*
3. The Variation, if granted, will not alter the essential character of the locality.
  - *The neighborhood is relatively dense compared to newer subdivisions; surrounding properties having existing reduced setbacks, similar to the subject property. The structure will be two-stories which is typical of the neighborhood's existing housing stock. The lot width and size are typical of the Sundale Ridge subdivision.*
4. Additionally, the Zoning Board of Appeals also considered the extent to which the following facts are favorable to the Petitioner based on the established 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.

**LEGAL DESCRIPTION:** LOT 19 IN BLOCK 2 IN SUBDALE RIDGE A SUBDIVISION OF THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF 173<sup>RD</sup> STREET AS NOW PLATTED AND RECORDED IN A. T. MCINTOSH AND COMPANY'S SOUTHLANDS, AND A. T. MCINTOSH AND COMPANY'S SOUTHLAND UNIT NUMBER 2, AND LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF ODELL AVENUE AND THE WEST LINE OF LOT 7 IN BLOCK 18, AS RECORDED IN SUNDALE HILLS ADDITION TO TINLEY PARK, (EXCEPT LOTS 1 TO 6 IN BLOCK 18 AS RECORDED IN AFORESAID SUNDALE HILL ADDITION TO TINLEY PARK) ALSO THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 24 (EXCEPT THE NORTH 1393 FEET THEREOF) IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL IDENTIFICATION NUMBER:** 27-25-407-021-0000

**COMMONLY KNOWN AS:** 7409 173<sup>rd</sup> Street, Tinley Park, Illinois

**SECTION 3:** That the following Variations are hereby granted to the Petitioner in the R-4 (Single-Family Residential) Zoning District at the above-mentioned Property to construct the second-floor addition:

1. A 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a two-story principal structure to have a 4.81 foot setback from the west side yard lot line instead of the required minimum setback of 7.5 feet.
2. A ten foot Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a lot to be 50 feet in width where the minimum interior lot width is 60 feet.

3. A 1,750 sq. ft. Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a lot to be 6,250 sq. ft. in size where the minimum interior lot size is 8,000 sq. ft.”

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 6:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

---

VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-051, “AN ORDINANCE GRANTING CERTAIN VARIATIONS TO PERMIT THE CONSTRUCTION OF A SECOND-FLOOR HOME ADDITION AT 7409 173<sup>RD</sup> STREET (JOSE HERNANDEZ),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE  
LINCOLNWOOD, ILLINOIS 60712

TEL: (847) 675-3000  
FAX: (847) 675-2167

PLAT OF SURVEY

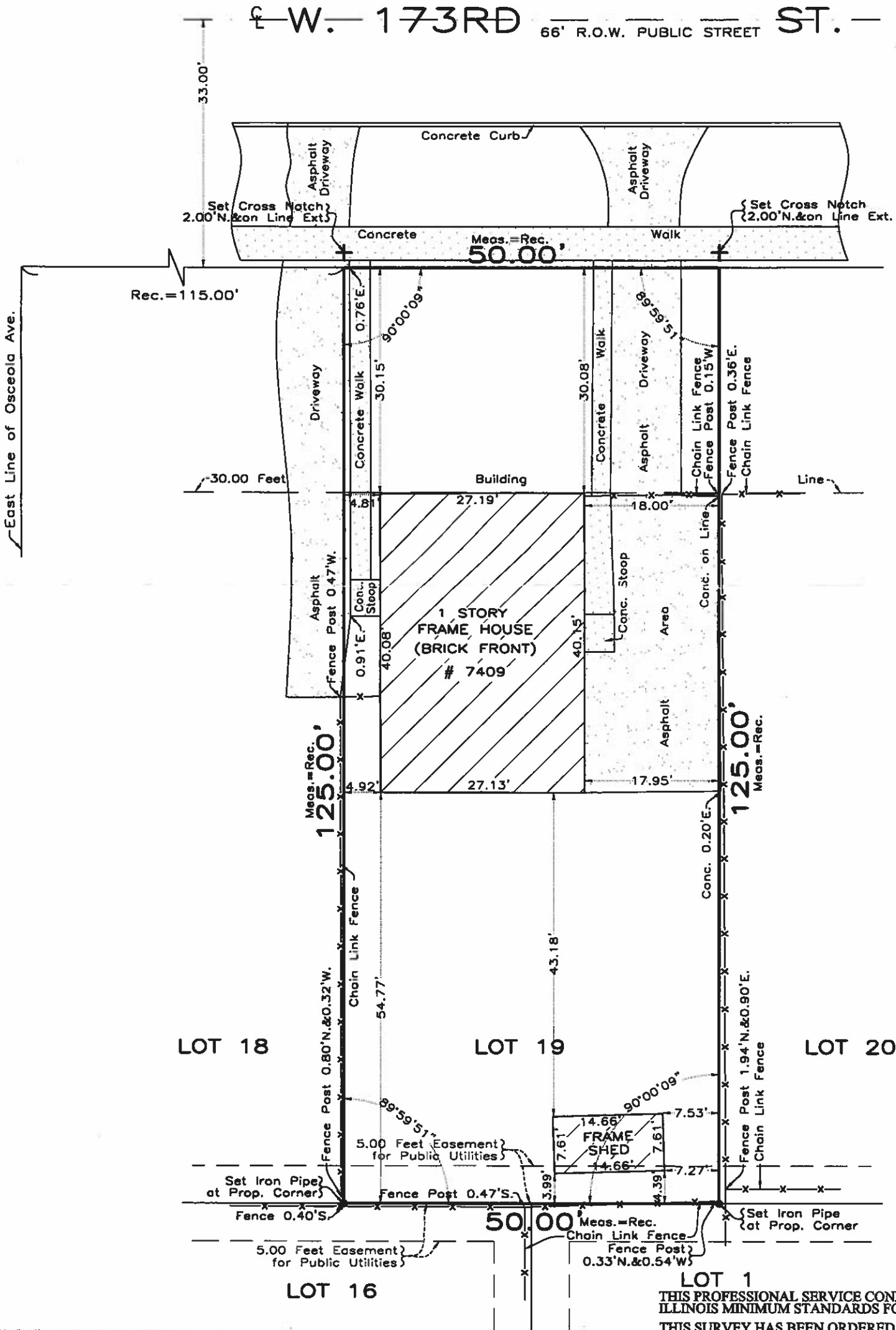
OF



LOT 19 IN BLOCK 2 IN SUNDALE RIDGE A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF 173RD STREET AS NOW PLATTED AND RECORDED IN A. T. MCINTOSH AND COMPANY'S SOUTHLANDS, AND A. T. MCINTOSH AND COMPANY'S SOUTHLAND UNIT NUMBER 2, AND LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF ODELL AVENUE AND THE WEST LINE OF LOT 7 IN BLOCK 18, AS RECORDED IN SUNDALE HILLS ADDITION TO TINLEY PARK, (EXCEPT LOTS 1 TO 6 IN BLOCK 18, AS RECORDED IN AFORESAID SUNDALE HILL ADDITION TO TINLEY PARK) ALSO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25 (EXCEPT THE NORTH 1393 FEET THEREOF) IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,250 SQ. FT.

COMMONLY KNOWN AS: 7409 WEST 173RD STREET, TINLEY PARK, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 10-82974  
Scale: 1 inch = 16 feet.  
Date of Field Work: September 3, 2010.  
Ordered by: Marc Engel  
Attorney at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.  
County of Cook  
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.  
Date: September 9, 2010  
Hylton E. Donaldson  
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2008.  
Drawn By: ZZ

# SINGLE FAMILY HOME SECOND FLOOR ADDITION

7409. 173RD ST.  
TINLEY PARK, IL 60477

SINGLE FAMILY HOME  
SECOND FLOOR  
ADDITION  
7409. 173 RD ST.  
TINLEY PARK, IL 60477

BUILDING CODES

SCOPE OF WORK

DRAWING INDEX

LIABILITY INSURANCE:

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT); THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT: THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON A ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOMSOEVER; AND THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT"(CH 48 SEC. 60-69 ILLINOIS REVISED STATS.) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDINGS).

LIMIT OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANTY OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS AREA FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OR THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OD THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

NOTE:

THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITIONS. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK. CONTRACTOR MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO BID SUBMISSIONS.

2012 International Building Code  
2012 International Residential Code for One and Two Family Dwelling including Appendix F  
2012 International Mechanical Code  
2012 International Fire Gas Code including Appendix A  
2012 International Fire Code including Appendix B and D  
2012 International Property Maintenance Code  
2012 International Swimming Pool and Spa Code  
2015 International Energy Conservation Code  
2014 Illinois State Plumbing Code  
2011 National Electrnc Code (NEC)

EXISTING SINGLE FAMILY HOME SECOND FLOOR ADDITION

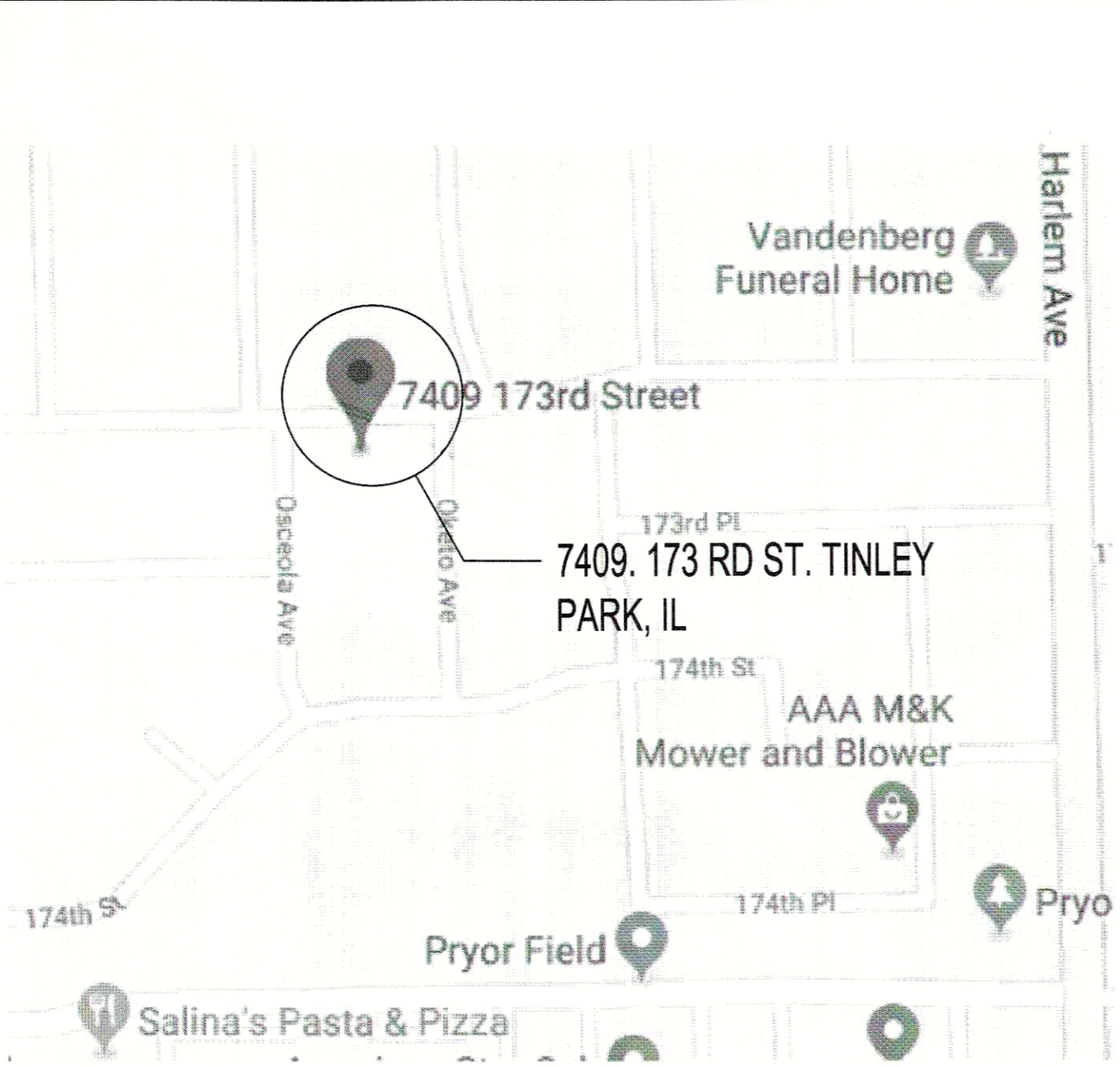
- G-100
- G-200
- A-100
- A-200
- A-300
- M-100
- E-100
- P-100
- P-200
- COVER SHEET
- EXISTING & PROPOSED SITE PLAN
- EXISTING & DEMO FLOOR PLAN
- PROPOSED FLOOR PLANS
- FRAMING PLANS
- MECHANICAL FLOOR PLANS
- LIGHTING & POWER
- PLUMBING FLOOR PLANS
- ISOMETRICS & DETIALS

ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019

ZONING INFORMATION

STATEMENT OF COMPLIANCE



USE: "R" RESIDENTIAL  
ZONING : R4  
LOT AREA: 6,250 S.F.

SECOND FLOOR ADDITION: 1,000 SQ.FT.  
FIRST FLOOR: 1000 SQ.FT.

TOTAL BUILDING AREA: 3,000 SQ.FT.

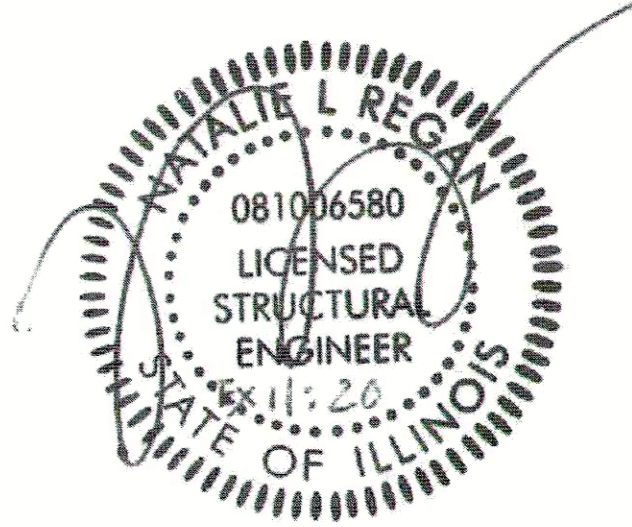
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTEND OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410ILCS25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL ADM. CODE 400)

I CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR 7409. 173RD ST. TINLEY PARK, ILLINOIS

SIGNED:

DATE: 06/21/2019

ILLINOIS LICENCE NUMBER: 081006580



ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NP

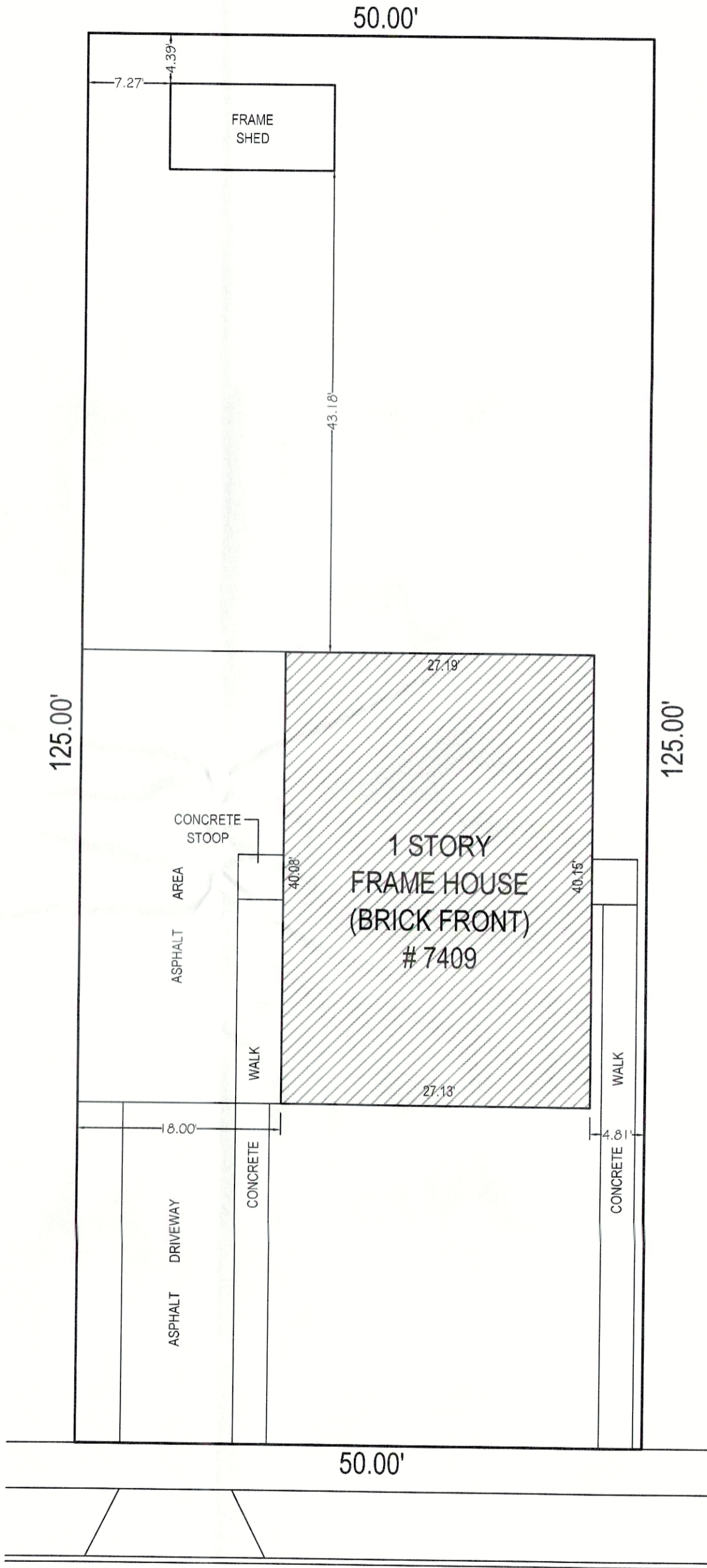
PROJECT NO: 19075 SCALE: AS NOTED

COVER SHEET

TITLE:

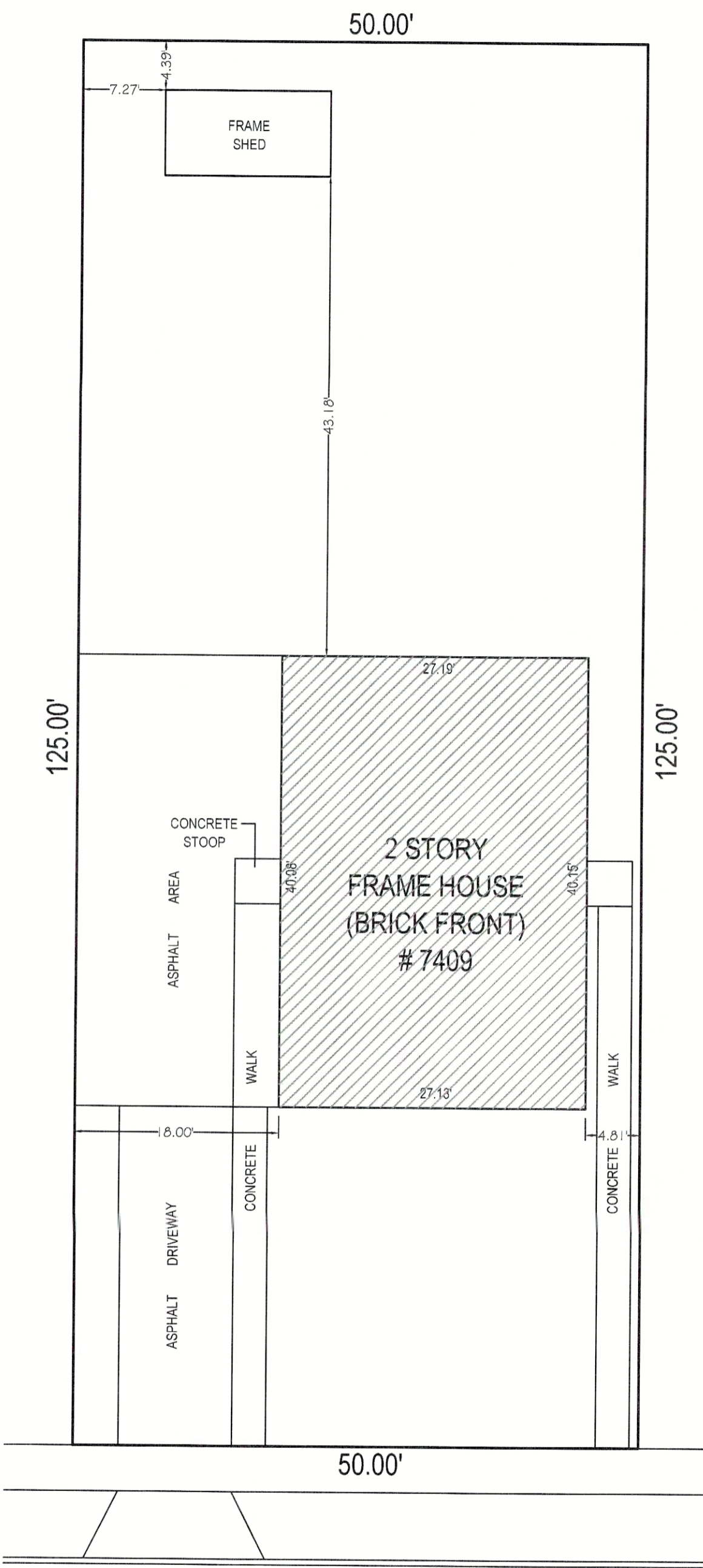
G100

SHEET:



W. 173RD ST.

1 EXISTING SITE PLAN  
G200 SCALE 3/32" = 1'-0"



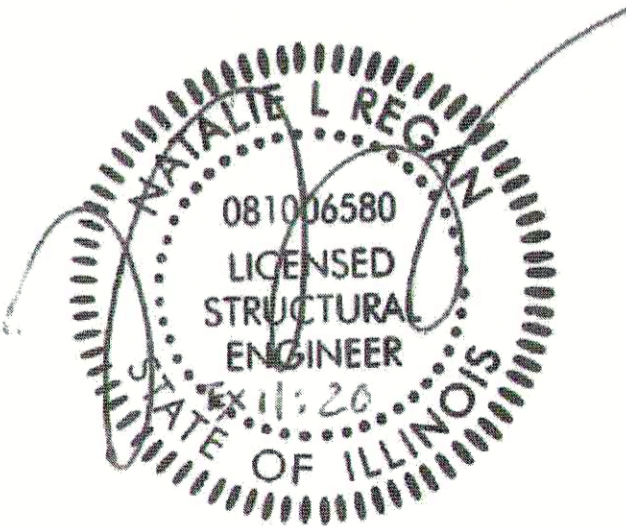
W. 173RD ST.

2 PROPOSED SITE PLAN  
G200 SCALE 3/32" = 1'-0"

**SINGLE FAMILY HOME  
SECOND FLOOR  
ADDITION  
7409. 173 RD ST.  
TINLEY PARK, IL 60477**

**ISSUANCE**

REV.	ISSUE	DATE
	100% CD	06/21/2018



ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NP

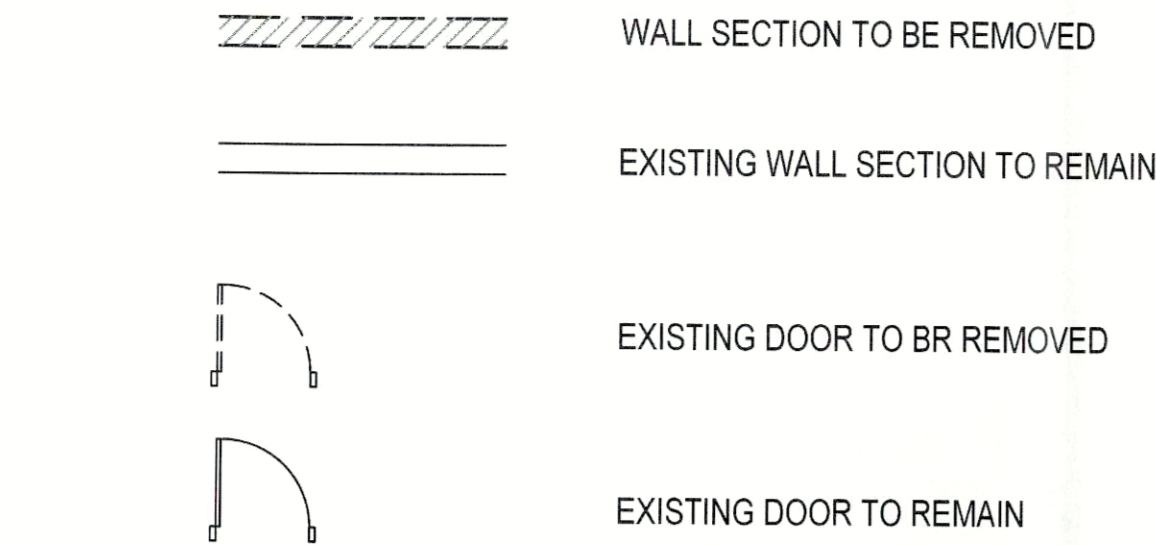
PROJECT NO: 18085 SCALE: AS NOTED

**EXISTING & PROPOSED  
SITE PLAN**

TITLE:

**G100**

SHEET:



PLUMBING DEMOLITION NOTES

1. REMOVE ALL UNUSED ABOVE GROUND FLOOR PIPING AND ACCESSORIES AND HANGER COMPLETELY TO A POINT JUST BEYOND THE DEMISING PARTITIONS- CAP OFF, NOT GREATER THAN 2' CANNOT BE CREATED.
2. REMOVE UNUSED FLOOR DRAINS FROM SLAB AND PLUG WASTE ROUGH-IN AT A POINT BELOW THE SLAB WITH GAS-TIGHT PLUG BELOW SLAB WASTE PIPING SHALL BE ABANDONED, NOT GREATER THAN 10' CANNOT BE CREATED.
3. REMOVE WASTE ROUGH-IN TO A POINT BELOW THE SLAB AND PLUG WASTE LINE WITH GAS-TIGHT PLUG. PIPING SHALL ABANDONED IN PLACE.
4. REMOVE ALL UNUSED VENT(S)-THRU-ROOF COMPLETELY AND PATCH.

KEY NOTES

- #

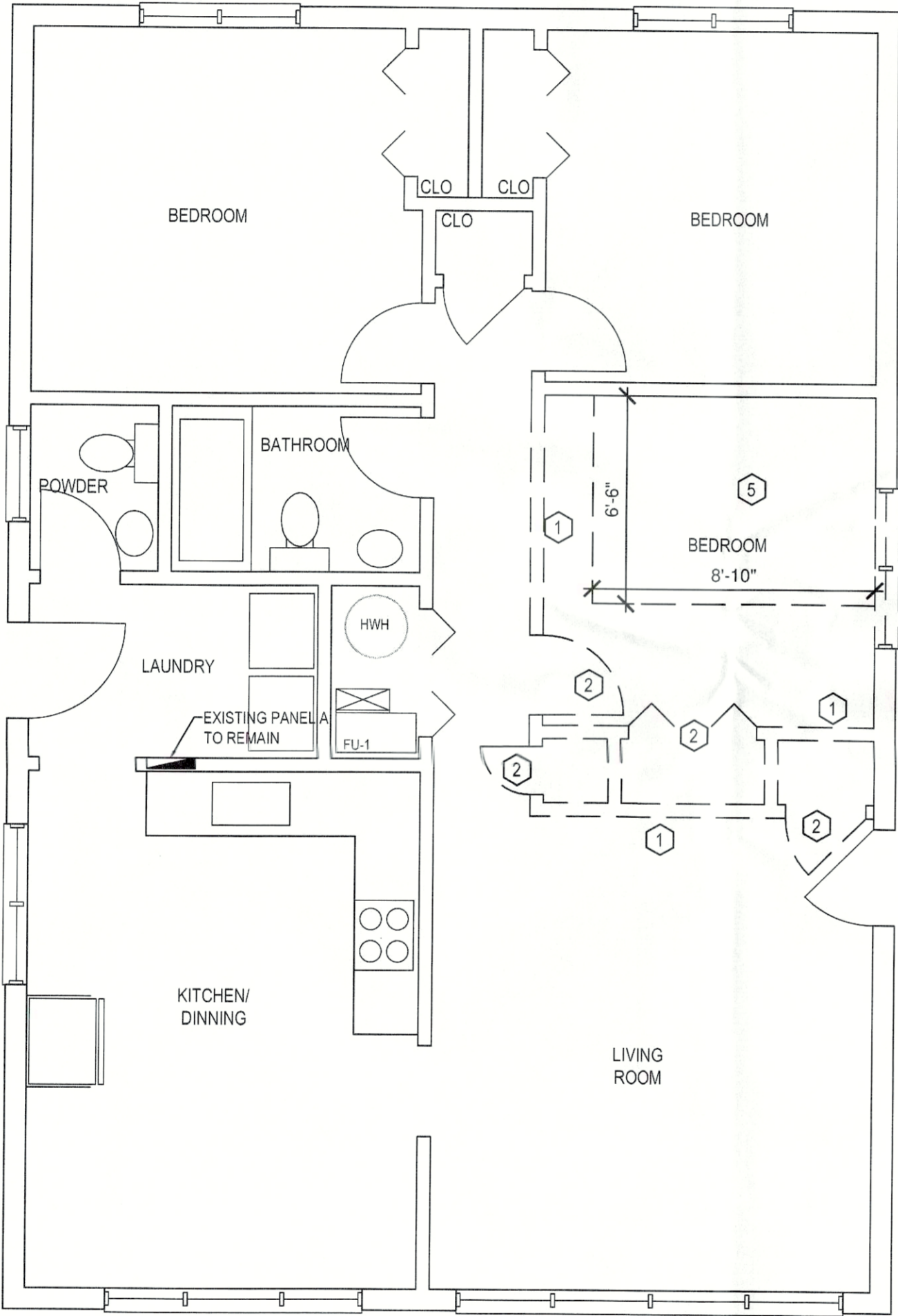
EXISTING WALL PARTITION TO BE REMOVED;
- #

EXISTING DOOR TO BE REMOVED;
- #

EXISTING WINDOW TO BE REMOVED;
- #

EXISTING ROOF TO BE REMOVED;
- #

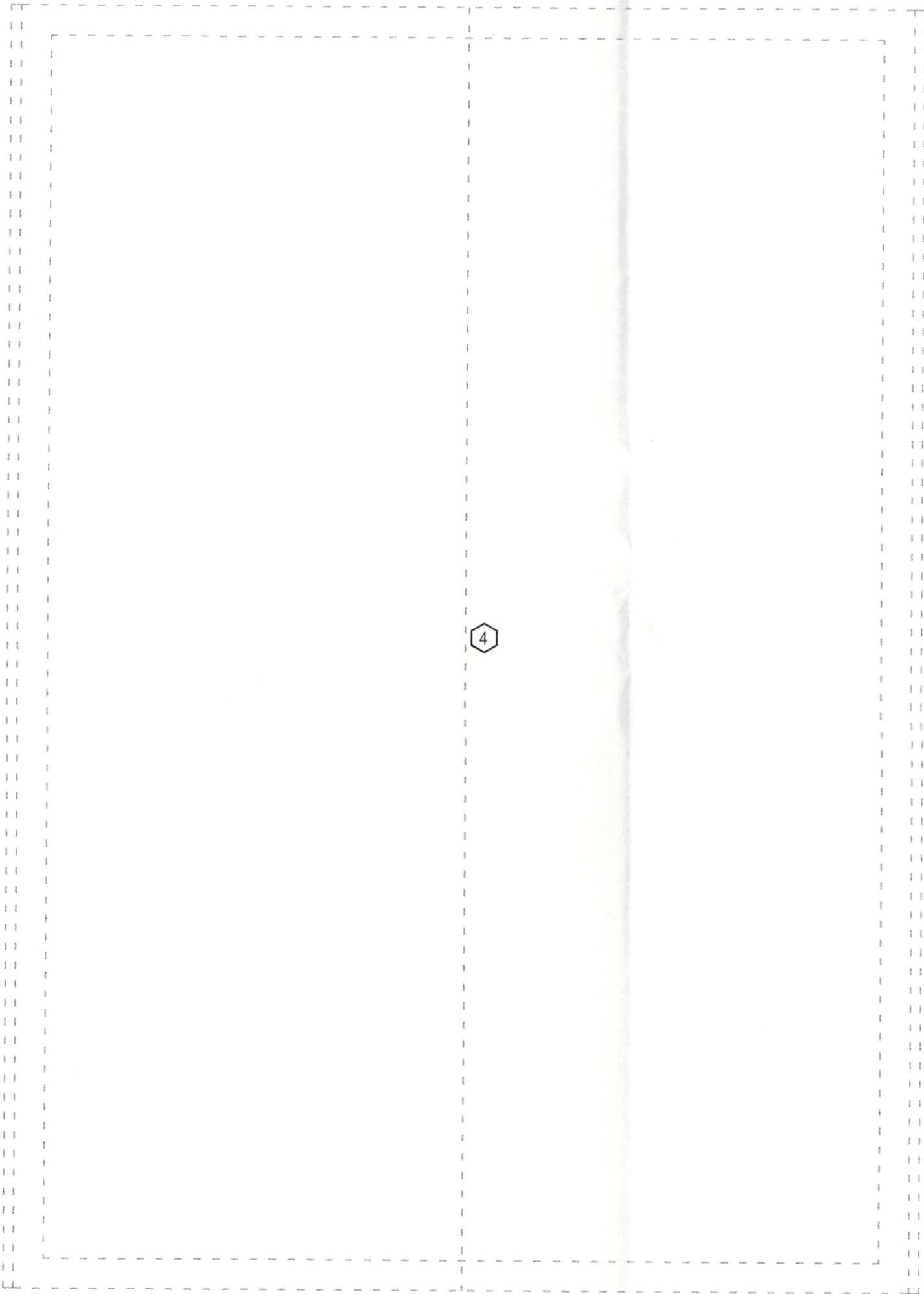
EXISTING CEILING FRAMING TO BE REMOVED DUE TO NEW STAIRS



1

EXISTING & DEMO FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



2

EXISTING & DEMO ROOF PLAN

SCALE 1/4"=1'-0"

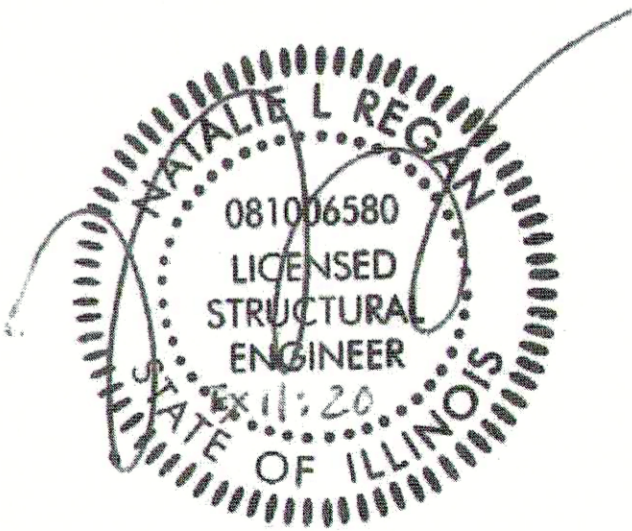
GENERAL NOTES:

1. ADA ISSUES COMPLY TO THE ACCESSIBILITY CODE AS ESTABLISHED BY THE STATE.
2. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANINGS OF THE DRAWINGS AND SPECIFICATIONS, WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THEREFROM ALL WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.
3. SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT, INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON-SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL BE PERFORM THESE REQUIREMENTS WITHOUT RECOURSE TO THE FULL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THE ADDED WORK AFTER THE LETTING OF THE BID.
4. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHANGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSON PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
5. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS I.E.: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
6. ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT, ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC.
7. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
8. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
9. ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAY OUT FROM OWNER.
10. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.
11. ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. NOTE: CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.
12. NO SUBSTITUTIONS OF ANY KIND OF MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.
13. RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.
14. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
15. LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THEREOF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.
16. GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
17. IF CHANGES ARE MADE IN THE FIELD OF THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., THE ARCHITECT IS TO BE NOTIFIED IN 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY SAID TRADE. IF NOTICE IS NIT GIVEN TO THE ARCHITECT, THAN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.
18. CONSTRUCTION CLEANUP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY.
19. DO NOT SCALE DRAWINGS.
20. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
21. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL ITEMS.
22. INTERIOR WALLS TO BE 5/8" G.B. ON EACH SIDE OF 3 5/8" METAL STUDS, UNLESS NOTED OTHERWISE. EXTEND WALLS TO 6" ABOVE THE HIGHER CEILING. PROVIDE 'L-METAL'. ALL WALLS TO BE TAPED, SANDED AND PAINTED. VERIFY WITH OWNER WHICH WALLS TO RECEIVE WALL COVERING. PRIME THESE WALLS WITH ONE COAT OF PRIMER.
23. CONTRACTOR SHALL INSTALL ALL RESTROOM DISPENSER FURNISHED BY OWNER.
24. CONTRACTOR SHALL VERIFY THAT THERE IS 9'-6" A.F.F. CLEAR SPACE AT WALK-IN COOLER AND FREEZER IN ORDER TO INSTALL THE CAPSULE-PAK COMPRESSOR.
25. REFER TO EQUIPMENT SCHEDULE FOR OWNER SUPPLIED, OWNER INSTALLED, ET. EQUIPMENT. IF ANY PIECE OF EQUIPMENT IS NOT SPECIFICALLY LISTED, THAN IT SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.
26. ALL NON-PORTABLE EQUIPMENT SHALL BE COMPLETELY CAULKED IN PLACE WITH CLEAR SEALANT. FILL ALL GAPS, ETC. COMPLETELY AROUND ALL EQUIPMENT.

SINGLE FAMILY HOME  
SECOND FLOOR  
ADDITION  
7409. 173 RD ST.  
TINLEY PARK, IL 60477

ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NP

PROJECT NO: 19075 SCALE: AS NOTED

EXISTING & DEMO  
FLOOR PLANS

A100

SHEET:

SINGLE FAMILY HOME

SECOND FLOOR

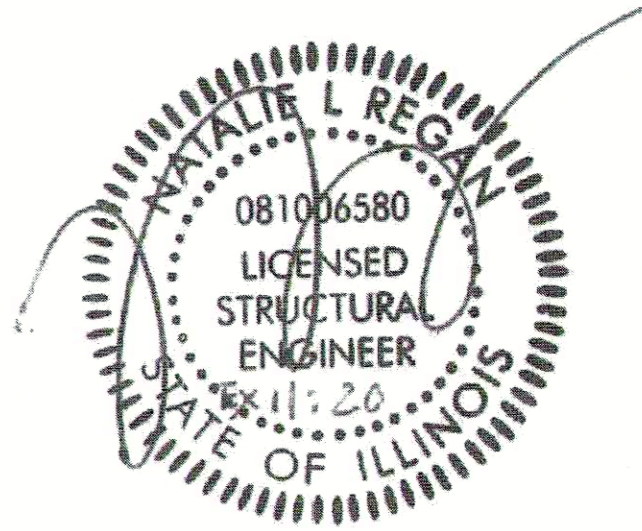
ADDITION

7409. 173 RD ST.

TINLEY PARK, IL 60477

ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



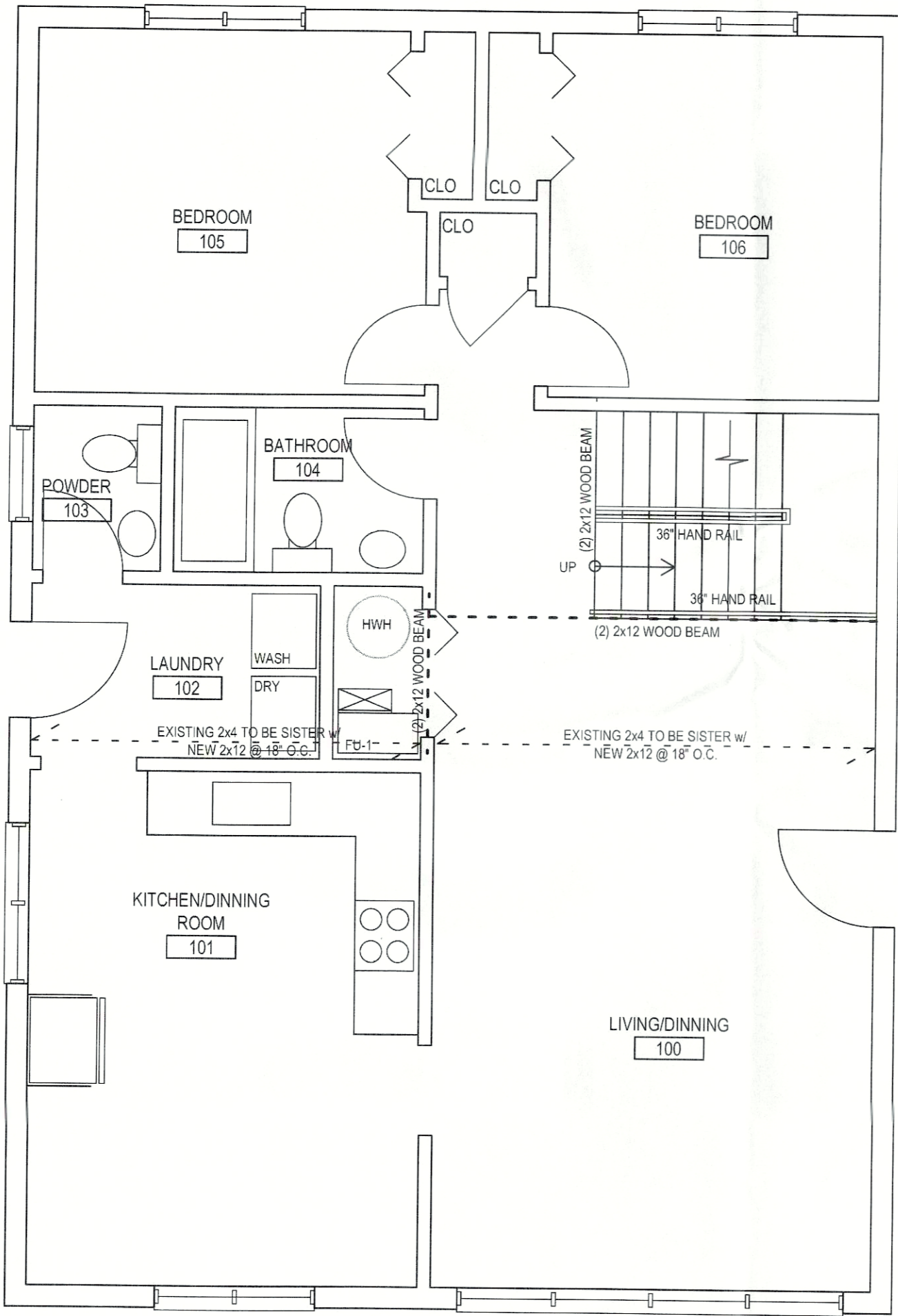
ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP                      CHECK: NP

PROJECT NO: 19075                      SCALE: AS NOTED

PROPOSED  
FLOOR PLANS

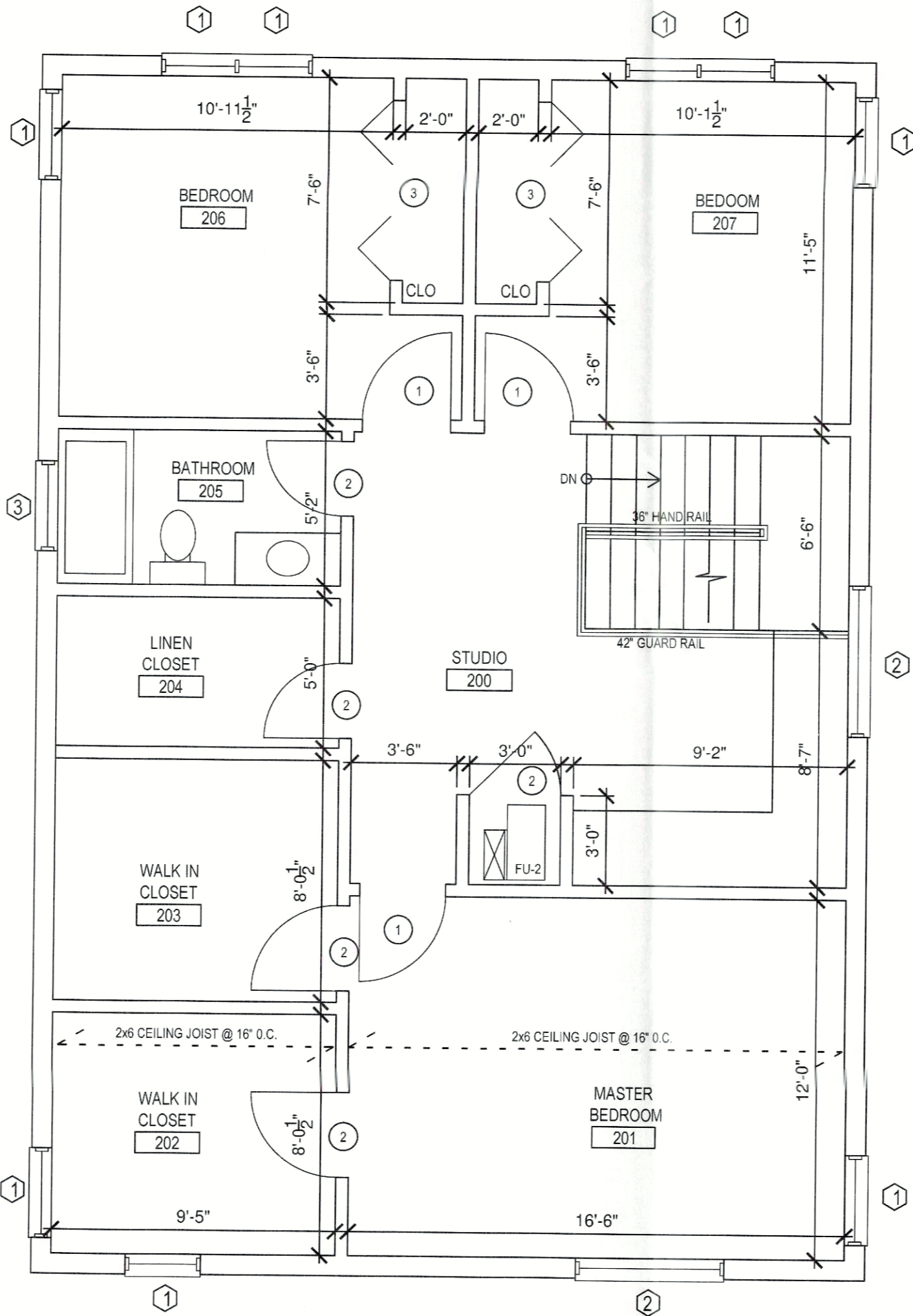
SHEET:  
A200



1

PRPOSED FIRST FLOOR PLAN

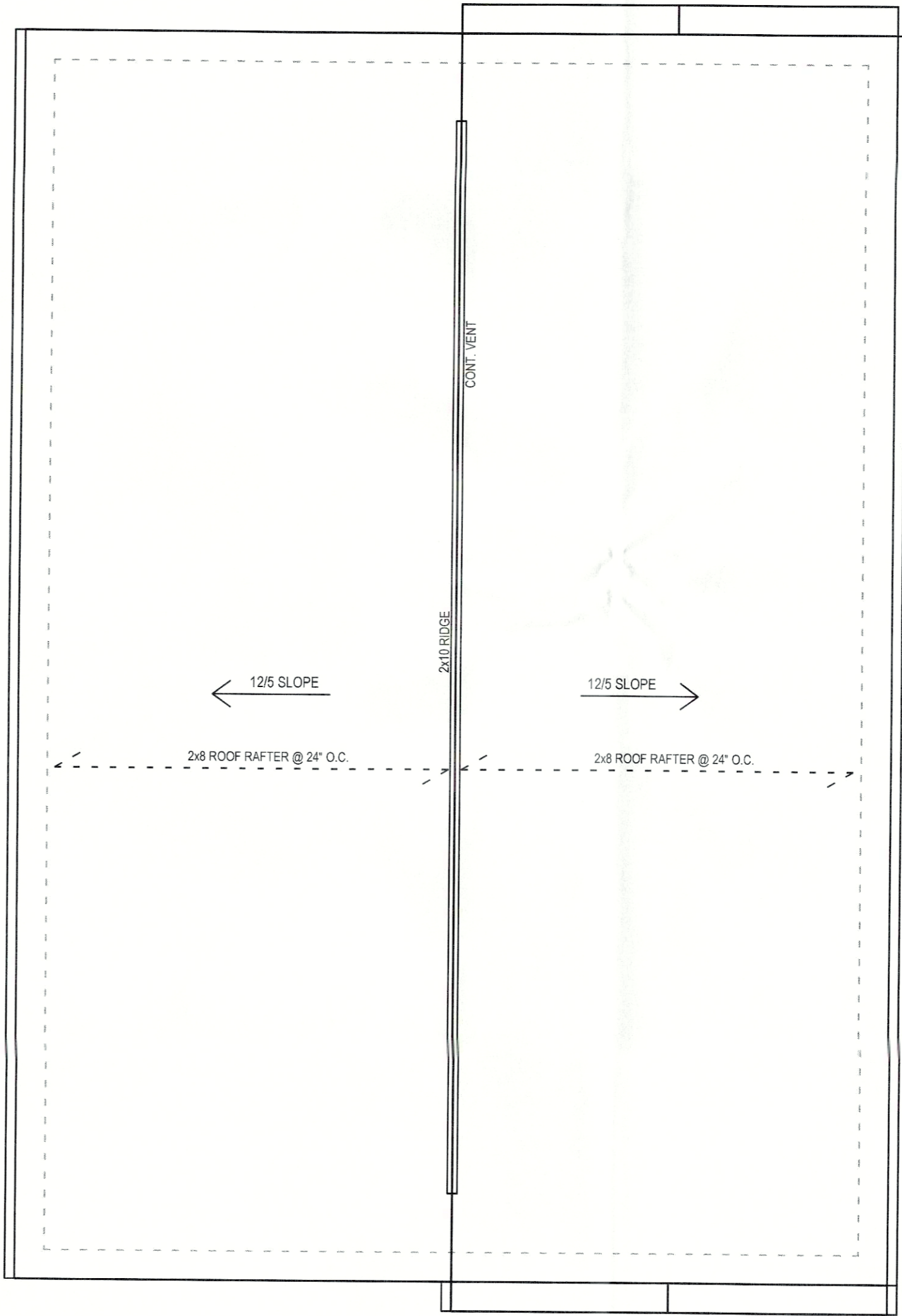
SCALE 1/4"=1'-0"



2

PROPOSED SECOND FLOOR PLAN

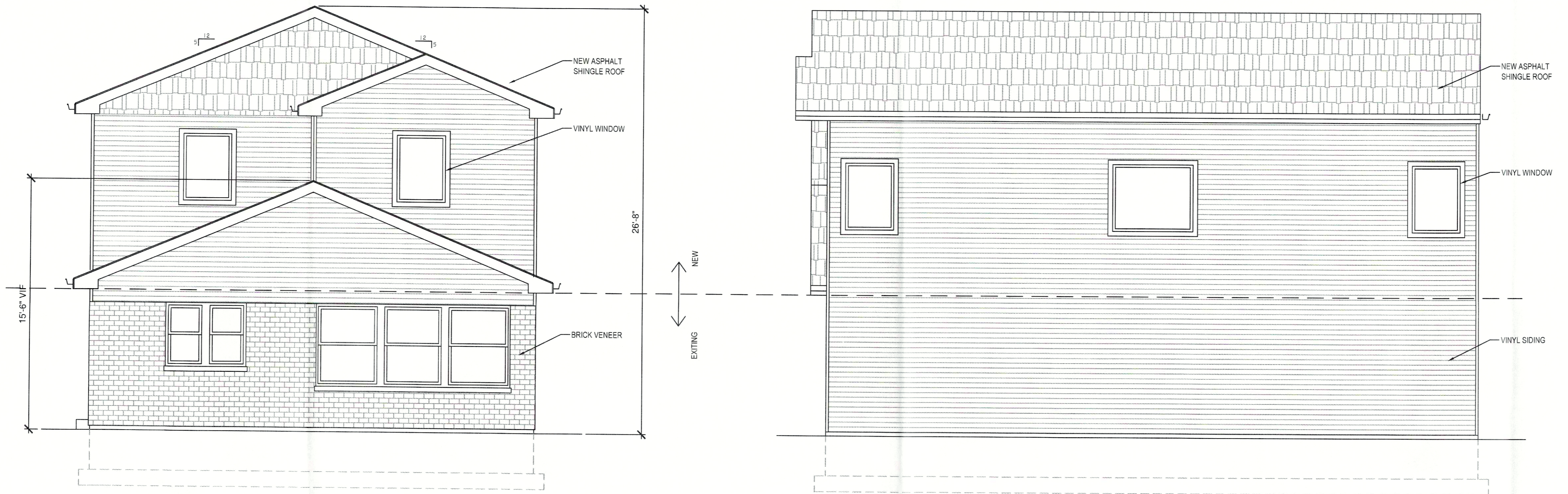
SCALE 1/4"=1'-0"



3

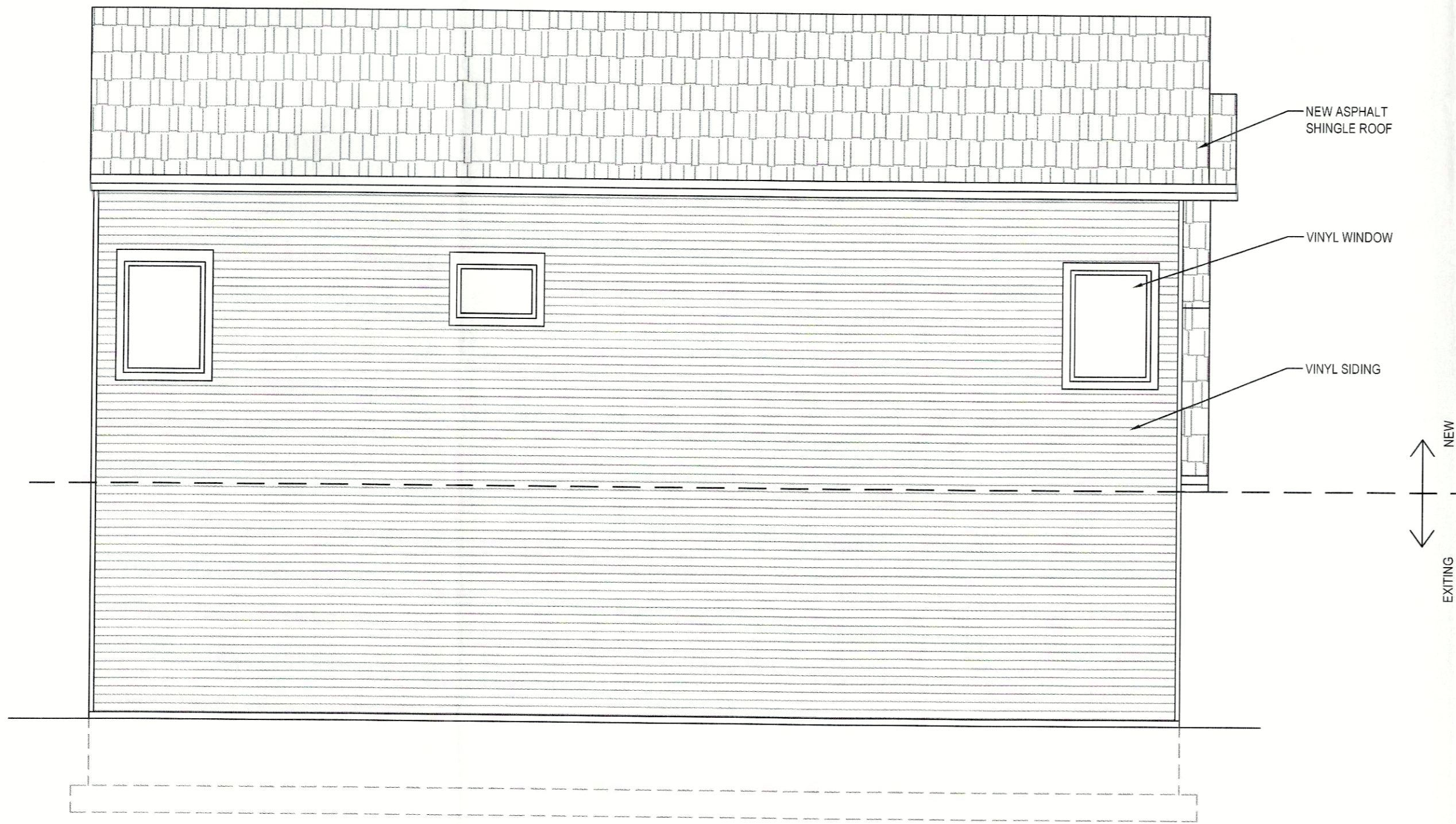
PROPOSED ROOF PLAN

SCALE 1/4"=1'-0"



1  
A300  
PROPOSED FRONT ELEVATION  
SCALE 1/4"=1'-0"

2  
A300  
PROPOSED RIGHT ELEVATION  
SCALE 1/4"=1'-0"



3  
A300  
PROPOSED LEFT ELEVATION  
SCALE 1/4"=1'-0"

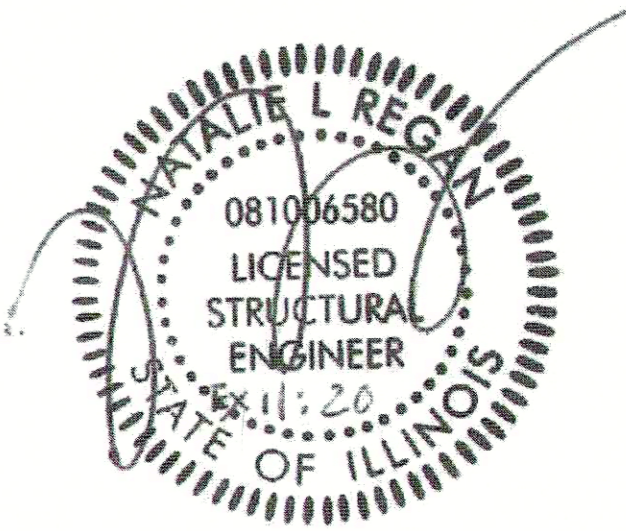


4  
A300  
PROPOSED REAR ELEVATION  
SCALE 1/4"=1'-0"

SINGLE FAMILY HOME  
SECOND FLOOR  
ADDITION  
7409. 173 RD ST.  
TINLEY PARK, IL 60477

ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



ARCHITECT/ENGINEER: NATALIE L. REGAN

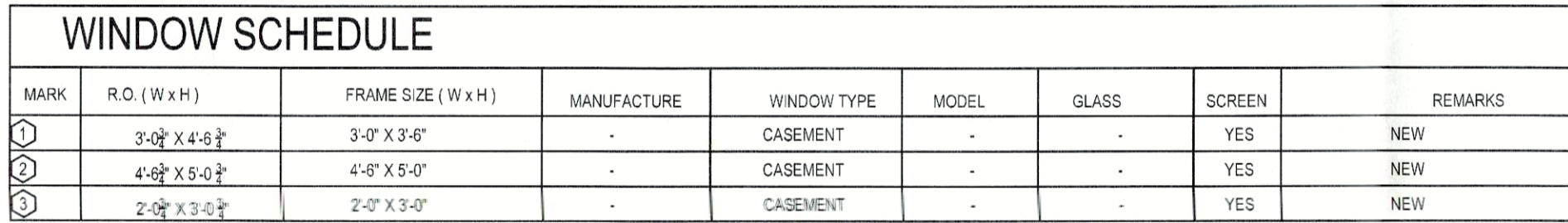
DRAWN: JP CHECK: NP

PROJECT NO: 19075 SCALE: AS NOTED

PROPOSED ELEVATIONS

TITLE:

SHEET:  
A300



## SHEET: \_\_\_\_\_

## KEY NOTES

- 2. INSTALL HUMIDIFIER;
- 3. TWO PIPE DIRECT VENT THRU WALL;
- 4. PROGRAMMABLE THERMOSTAT;
- 5. ALL FLOOR REGISTERS MUST BE NO MORE THAN 9" FROM WALL;
- 6. ALL REGISTERS TO BE EQUIPPED W/ LOCK TYPE DAMPERS;
- 7. INSTALL CARBON MONOXIDE DETECTOR IN THE FURNACE ROOM;
- 8. INSTALL CARBON MONOXIDE DETECTOR;
- 9. INSTALL SMOKE DETECTOR;
- 10. ALL DUCTWORK MUST BE SHEET METAL; DUCTWORK IN COLD SPACE MUST BE INSULATED (1" MIN.).
- 0. 1/2" GAS CONNECTION;
- 1. INSTALL DISCONNECT;

FAN TO BE SUPPLIED WITH WALL SWITCH CONTROL.  
FAN TO FIT DUCT WITH ROOF/WALL TERMINATION KIT.  
FAN MUST BE VENTED DIRECTLY TO OUTSIDE AIR.

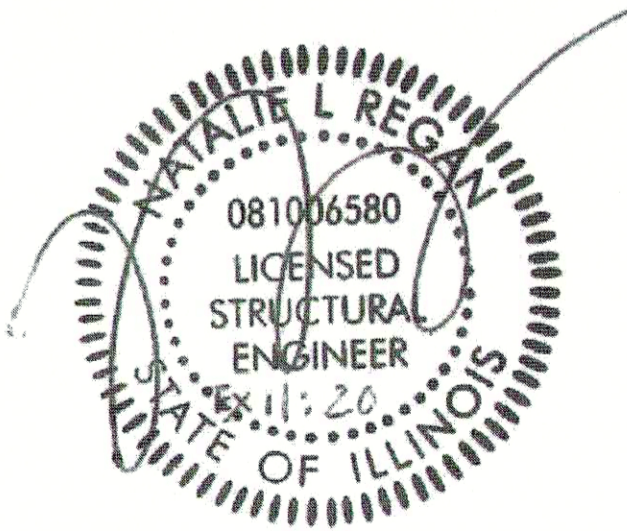
MECHANICAL SPEC & NOTES

## MECHANICAL SPEC & NOTES

1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTEND AND LOCATION OF THE WORK INCLUDED. WORK INDICATED, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE PROVIDED, INCLUDING THESE DETAILS WITHOUT EXTRA COST.
2. ALL PERMITS, LICENSES, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE MECHANICAL CONTRACTOR AT OWNERS EXPENSE.
3. ALL WORK SHALL CONFORM TO SPECIFICATIONS TO ARCHITECT BEFORE PURCHASE.
4. HVAC CONTRACTOR PRIOR TO BIDDING, SHALL VISIT THE JOB SITE AND DETERMINE WHAT EXTENT EXISTING CONDITIONS WILL AFFECT HIS WORK AND SHALL MAKE NECESSARY ALLOWANCES IN HIS PROPOSAL, TO COVER ANY EXPENDITURE REQUIRED TO PERFORM HIS WORK.
5. HVAC CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR THE WORK, COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
6. HVAC CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR AFTER WORK COMPLETION AND ALL DEFECT OF MATERIAL, EQUIPMENT AND WORKMANSHIP.
7. HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATING REGISTER/GRILLE LOCATION WITH ARCHITECTS PLANS.
8. HVAC CONTRACTOR WILL BE HELD RESPONSIBLE FOR IDENTIFYING AND INCLUDING ANY AND ALL ITEMS NOT INDICATED MECHANICAL HVAC SYSTEM.
9. HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATED HIS WORK WITH THE WORK OF ALL OTHER TRADES.
10. HVAC CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS, WHICH MAY AFFECT HIS WORK BEFORE SUBMITTING BIDS.
11. HVAC CONTRACTOR IS RESPONSIBLE FOR PREVENTION OF ANY MINOR INTERFERENCE, INCLUDING CONDUIT, HANGERS, ETC. NO ADDITIONAL COST TO OWNER.
12. ALL FINAL POWER (LINE VOLTAGE) WIRING OF ALL EQUIPMENT WILL BE DONE BY ELECTRICAL CONTRACTOR.
13. ALL WORK SHALL BE IN ACCORDANCE WITH CHICAGO CODES, THESE CODES SHALL BE FOLLOWED AS MINIMUM PROVIDING HIGHER GRADES OF MATERIAL AND WORKMANSHIP WHERE REQUIRED.
14. ANY CUTTING AND PATCHING THRU RATED WALL SHOULD BE DONE WITH SLEEVES AND CAULK.
15. PROVIDE ALL HOLE AND SLEEVES FOR INSTALLATION OF MECHANICAL WORK.
16. ALL NEW EQUIPMENT SHALL BE CLEARLY IDENTIFIED AND ADJUSTED AS REQUIRED TO OPERATE SATISFACTORILY AND WITNESSED BY BUILDING PERSONAL.
17. ALL DUCTWORK SHALL BE PRIME FIRST QUALITY GALVANIZED STEEL SHEETS GAUGES OF METAL SPACING, ETC. SHALL CONFORM TO LATEST EDITION OF "SMACNA" CONSTRUCTION STANDARDS FOR DUCTWORK.
18. NEW LOW PRESSURE SUPPLY DUCTS SHALL BE LINED WITH 1" THICK 1.5 x DENSITY FIBERGLASS DUCT LINER. DUCT LINER SHALL MEET THE REQUIREMENTS OF NFPA BULLETIN 90-A AND SHALL BE LABELED UL.
19. FIBER THERMOSTAT LOCATION TO BE DETERMINED BY ARCHITECT.
20. MECHANICAL CONTRACTOR TO PROVIDE CONTROL WIRING FOR EQUIPMENT.
21. NO FLEXIBLE DUCT CONNECTIONS SHALL BE MADE.
22. PROVIDE GAS SYSTEM IN ACCORDANCE WITH THE INTENT OF CONSTRUCTION DOCUMENTS.
23. GAS PIPING SHALL INCLUDE DIRT LEG, COCKS, REGULATORS, VENT PIPING, ETC. GAS PIPING SHALL BE SCHEDULED 40 BLACK STEEL PIPING AND MALLEABLE IRON FITTINGS.
24. ALL GAS SYSTEM VALVES TO BE LUBRICATED PLUG VALVES ROCKWELL NORSTONE OR EQUAL. PROVIDE TWO OPERATING WRENCHES FOR EACH VALVE.
25. PROVIDE SERVICE SHUT-OFF IN THE INCOMING GAS PIPE.
26. TEST THE GAS PIPING BY MEANS OF AN AIR PUMP AND MERCURY GAUGE TO A PRESSURE EQUAL TO THE MAINTENANCE OF A COLUMN OF MERCURY 12" HIGH FOR A PERIOD OF 10 MINUTES. CONDUCT THE TEST IN THE PRESENCE OF ALL REQUIRED INSPECTORS.
27. TRANSFER DUCTS WORK TO BE GALVANIZE SHEET METAL W/ LOCK TYPE DAMPERS.
28. TRANSFER DUCTS NOT TO EXCEED FIVE FEET IN LENGTH.
29. MECHANICAL CONTRACTOR TO MOUNT NEW 7 DAY PROGRAMMABLE THERMOSTAT AT 5'-6" A.F.F.
30. MECHANICAL CONTRACTOR TO FURNISH AND INSTALL C.O. DETECTORS IN ALL FURNACE ROOM.
31. MECHANICAL CONTRACTOR TO VERIFY LOCATION OF NEW GRILLES AND REGISTERS WITH THE ARCHITECT.
32. MECHANICAL CONTRACTOR TO MOUNT APPROVED HANGERS TO SUPPORT DUCTS, AT INTERVALS NOT EXCEEDING 10'-0".
33. ALL HOODS AND DUCTS MUST BE 14 GAUGE BLACK IRON OR 18 GAUGE STEEL.
34. FANS TO BE SUPPLIED WITH WALL SWITCH CONTROL AND DAMPER
35. ALL SUPPLY AND RETURN REGISTERS TO HAVE OPPOSED BLADE VOLUME DAMPERS OPERABLE FROM FACE OF REGISTER.
36. ALL DUCT FITTINGS TO BE DESIGNED FOR LOW NOISE LEVEL AND PRESSURE DROP.
37. ALL ELECTRICAL WIRING OF THE HVAC EQUIPMENT TO BE DONE BY THE ELECTRICAL CONTRACTOR.
38. MINIMUM SEPARATION BETWEEN OUTSIDE AIR EXHAUST AND OPENING SHALL BE 15'-0".
39. CONTROL WIRING SHALL BE DONE BY MECHANICAL CONTRACTOR.
40. REMOVE ALL DEBRIS IN AREAS AFTER JOB COMPLETION.
41. ANY FLUES SHALL TERMINATE 6'-0" ABOVE ROOF.
42. ALL WORK IS CONFORM TO CITY OF CHICAGO VENTILATION CODE.

## ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NI

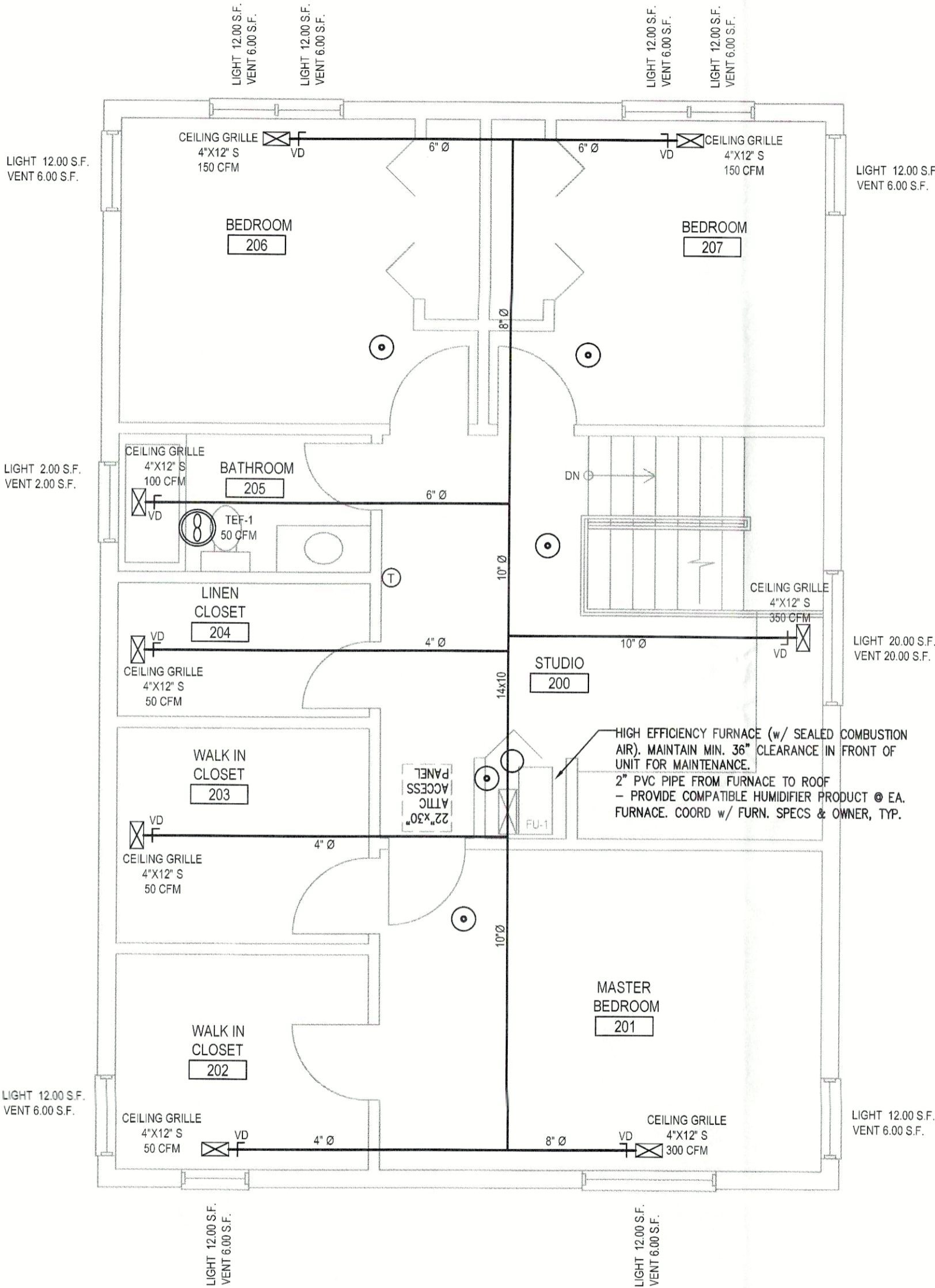
PROJECT NO: 19075 SCALE: AS NOTED

# MECHANICAL FLOOR PLANS

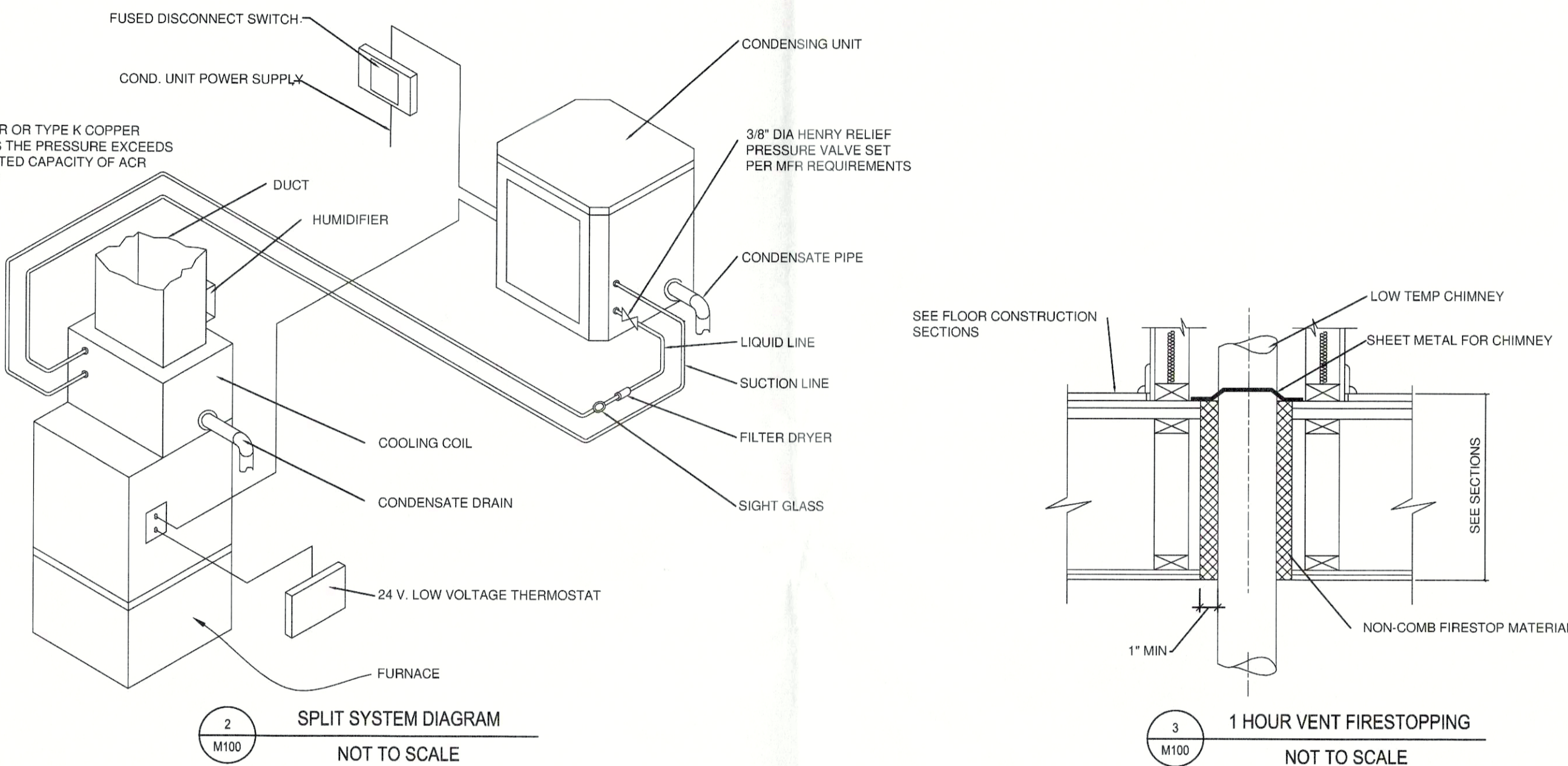
**TITLE:**

# M100

SHEET



1 PROPOSED 2ND FLOOR MECHANICAL PLAN  
M100  
SCALE 1/4"=1'-0"



## HEATING UNIT SCHEDULE

TAG	QTY	MFG	MODEL No.	C.F.M.	R.P.M.	FAN POWER	PR. (IN)	HEATING BTU/H (INPUT)	HEATING BTU/H (OUTPUT)	AFUE	VOLT/PHASE	AMPS.	WIRE	MOCD	WT. (LBS.)	REMARKS
FU-1	1	GOODMAN	GMCC9612050N	1,200	1,100	1/2 HP	0.5	120,000	115,200	96.0	120/1/60	20.0	12	20	175	NEW

## EXHAUST FAN SCHEDULE

[illegible]

## CONDENSING UNIT SCHEDULE




TAG	QTY	MFG	MODEL No.	COIL MODEL	C.F.M.	R.P.M.	FAN POWER	DI. (IN)	COOLING BTUH (TOTAL)	COOLING BTUH (SENSIBLE)	SEER	VOLT/PHASE	LRA	MCA	MOCD	WT. (LBS.)	REMARKS
CU	1	GOODMAN	GXS160361	CPAF4961D6	1,200	825	1/10 HP	24	36,000	34,000	16	208/1/60	84	18.6	30	200	NEW

## REFRIGERANT SCHEDULE

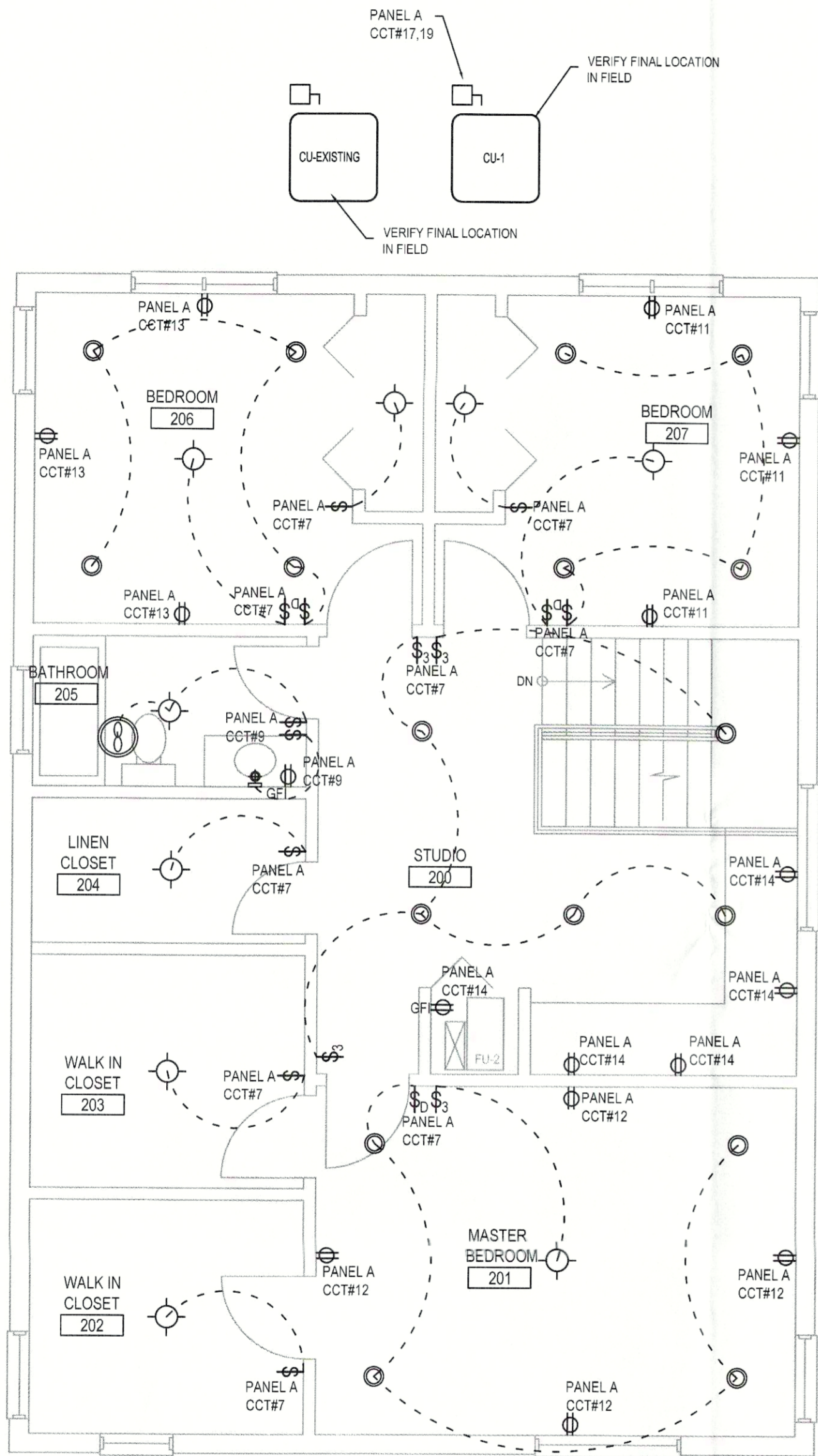
CAG	LOCATION	DESCRIPTION	MANUFACTURER	COMPRESSOR TYPE	# OF COMP'S	REFRIGERANT TYP	REFRIGERANT WEIGHT, LBS.	HP. PER COMP.	TON PER COMP.	COOLING	CONDENSER LOCATION.	GROUP OR SPECIAL	QTY	REMARKS
CU-1	BACKYARD	FURNACE REMOTE CONDENSING UNIT	GOODMAN	RECIP	1	R410A	8 LBS.	1/4	3	AIR	REMOTE	NONE	1	ALL
1- INSTALL PRESSURE RELIEF VALVE ON HIGH PRESSURE SIDE OF SYSTEM, UPSTREAM OF ANY INTERVENING VALVE 2- REMOVED EXPANSION VALVES, DEVICES, AND CONNECTIONS FROM AIR STREAM. 3- COPPERT TUBING MAY BE TYPE ACR OR TYPE "K" REFRIGERANT LINES UNLESS PRESSURE EXCEEDS THE RATED CAPACITY OF ACR TUBING (18-28-1107.4.3) 4- ALL COMPRESSOR LOCATION ARE SHOWN ON PLAN. 5- REFRIGERANT PIPING SHALL BE INSULATED WITH 3/4" ARMSTRONG ARMEFLEX INSULATION OR APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS 6- ALL DEVICES AND CONNECTIONS SHALL BE BRAZED (SOLDERING IS NOT ALLOWED)														

## LINE LEGEND

## REGISTER & GRILLE SCHEDULE

SYMBOL	MFG	MODEL	TYPE	SIZE	CFM
	HART & COOLEY	210	SUPPLY VOLUME CONTROL DAMPER	4" x 8" 4" x 12" 4" x 14" 6" x 14"	50-90 100-140 150-190 200-300
	HART & COOLEY	672	RETURN	6" x 10" 6" x 12" 8" x 10" 8" x 12"	100-140 150-190 200-240 250-300
	7-DAY PROGRAMMABLE THERMOSTAT @ 5'-6" A.F.F.				

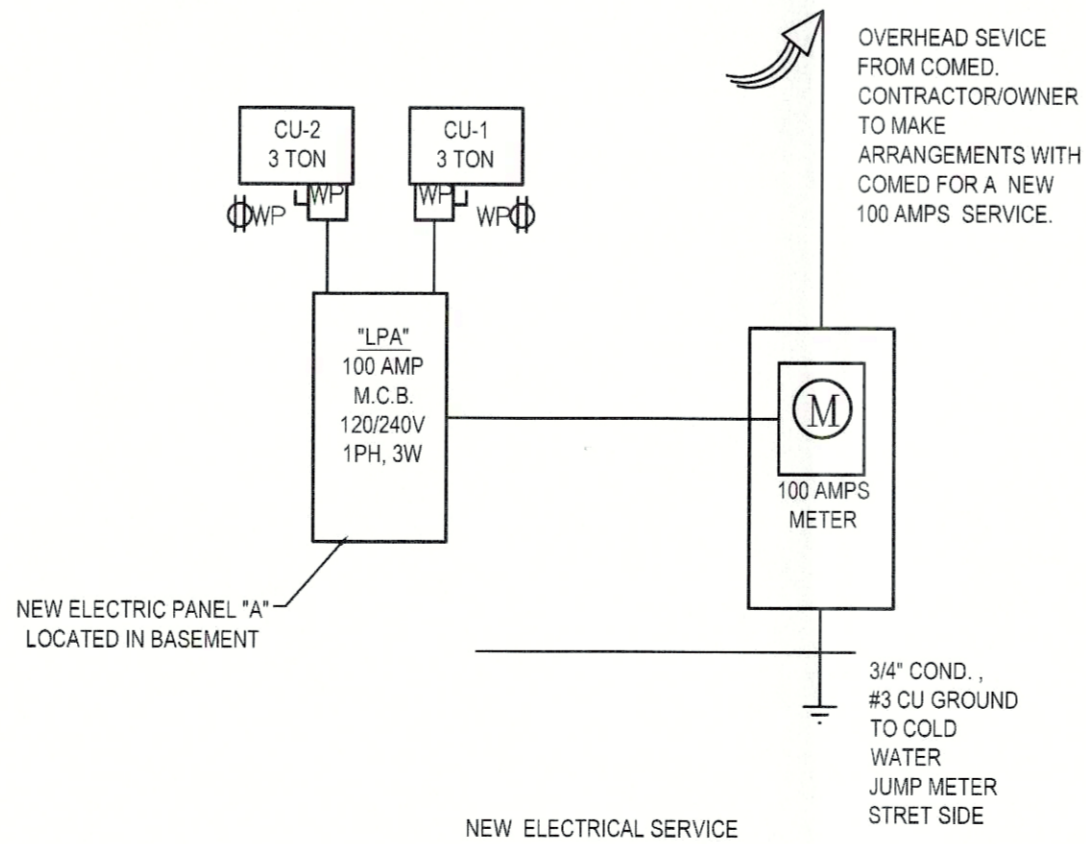
NOTE:  
ELECTRICIAN TO CONNECT ALL NEW OUTLETS & LIGHT FIXTURES  
TO BE CONNECTED TO EXISTING ELECTRICAL PANEL



1  
E100  
LIGHTING & POWER FLOOR PLAN  
SCALE 1/4"=1'-0"

Panel "A"											
Amperage 100 AMPS											
Voltage 120/240V 1 Phase 3 Wire											
DESCRIPTION	WATTS		Phase	A	#	#	A	Phase	WATTS		DESCRIPTION
	A	B							A	B	
EXISTING	900		1	20	1	2	20	1	900		EXISTING
EXISTING		900	1	20	3	4	20	1		900	EXISTING
EXISTING	900		1	20	5	6	20	1	900		EXISTING
2ND FLOOR LIGHTS		1200	1	20	7	8	20	2		1600	EXISTING
2ND FLOOR BATHROO	600		1	20	9	10	20	2	1600		EXISTING
BEDROOM OUTLETS		540	1	20	11	12	20	1		720	BEDROOM OUTLETS
BEDROOM OUTLETS	540		1	20	13	14	20	1	900		STUDIO OUTLETS
SPARE		0	1	20	15	16	20	1		0	SPARE
CU-1	1600		2	30	17	18	20	1	0		SPARE
CU-1		1600	2	30	19	20	15	1		0	EXISTING
SUBTOTALS:	4540	4240							4300	3220	
TOTAL A:	8840										
TOTAL B:		7460									
TOTAL LOAD:	16300		TOTAL AMPERAGE = (TOTAL LOAD) / (240*0.8) = 75 AMPS								

LIGHTING LEGEND							
SYMBOL	DESCRIPTION	SUPPLIED BY	INSTALLED BY	MANUFACTURE	WATTS	VOLTS	NOTES
	8" DIA. RECESSED LIGHT	GC	GC	SELECTED BY OWNER	45W BULB	-	-
	CEILING FAN WITH LIGHT	GC	GC	SELECTED BY OWNER	180	-	-
	VANITY LIGHT	GC	GC	SELECTED BY OWNER	45W BULB	-	-
	CEILING FAN WITH LIGHT & EX	GC	GC	SELECTED BY OWNER	100 W	-	-
	PENDANT CHANDELIER LIGHT	GC	GC	SELECTED BY OWNER	45W BULB	-	-
	EXTERIOR SCONCE LIGHT	GC	GC	SELECTED BY OWNER	45W BULB	-	WP
	PENDANT LIGHT	GC	GC	BY OWNER	45W BULB	-	-



2  
E100  
EXISTING SINGLE ONE DIAGRAM  
NOT TO SCALE

## ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE ELECTRICAL ODES AND STANDARDS.
- ALL LIGHT FIXTURES TO BE SELECTED BY OWNER.
- EXTERIOR FIXTURES TO BE RATED FOR OUTDOOR USE.
- ALL CONDUIT TO BE CONCEALED IN WALL, CEILING OR FLOOR CONSTRUCTION UNLESS OTHERWISE NOTED.
- LUMINARIES IN CLOTHES CLOSET. FOR THE PURPOSE OF THIS SECTION, STORAGE SPACE SHALL BE DEFINED AS A VOLUME BOUNDED BY THE SIDES AND BACK CLOSET WALLS AND PLANES EXTENDING FROM THE CLOSET FLOOR VERTICALLY TO A HEIGHT OF 8 FEET OR THE HIGHEST CLOTHES-HANGING ROD AND PARALLEL TO THE WALLS AT A HORIZONTAL DISTANCE OF 24 INCHES FROM THE SIDE AND BACK OF THE CLOSET WALLS RESPECTIVELY, AND CONTINUING VERTICALLY TO THE CLOSET CEILING PARALLEL TO THE WALLS AT A HORIZONTAL DISTANCE OF 12 INCHES OR THE WIDTH OF THE SHELF, WHICHEVER IS GREATER. FOR A CLOSET THAT PERMITS ACCESS TO BOTH SIDES OF A HANGING ROD, THE STORAGE SPACE SHALL INCLUDE THE VOLUME BELOW THE HIGHEST ROD EXTENDING 12 INCHES ON EITHER SIDE OF THE ROD ON A PLANE HORIZONTAL TO THE FLOOR EXTENDING THE LENGTH OF THE ROD.
- SURFACE MOUNTED INCANDESCENT LUMINARIES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE FIXTURE AND THE NEAREST OF THE STORAGE SPACES.
- SURFACE-MOUNTED FLUORESCENT LUMINARIES SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED INCANDESCENT LUMINARIES WITH COMPLETELY ENCLOSED LAMP SHALL BE INSTALLED IN THE WALL OR THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED FLUORESCENT LUMINARIES SHALL BE INSTALLED IN THE WALL OR THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE. IRC 2006.
- A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. IRC 2006.
- A MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF DWELLING. THE KITCHEN COUNTERTOP RECEPTACLES SHALL BE SERVED BY A MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL BE PERMITTED TO SUPPLY OTHER RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AND DINING AREA INCLUDING RECEPTACLE OUTLETS FOR REFRIGERATION APPLIANCES. IRC 2006.
- BATHROOMS. 1 DWELLING UNITS, AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BASIN LOCATION. BATHROOM RECEPTACLE GFCI OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. IRC 2006.
- SUPPORT OF CEILING-SUSPENDED PADDLE FANS. CEILING-SUSPENDED PADDOLE FANS THAT DO NOT EXCEED 35 POUNDS IN WEIGHT, WITH OR WITHOUT ACCESSORIES, SHALL BE PERMITTED TO BE SUPPORTED BY OUTLET BOXES IDENTIFIED FOR SUCH USE AND SUPPORTED IN ACCORDANCE WITH SECTION E3805 AND IRC 2006.
- A MINIMUM OF 75% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS IECC 404.1.
- CAN LIGHTS LOCATED IN THERMAL ENVELOP SHALL BE IC RATED AND SEALED TO PREVENT AIR LEAKAGE PER SECTION R402.4.4.

## ELECTRICAL LEGEND

### OUTLETS

- DUPLEX RECEPTACLE (120 VOLT)
- ARC FAULT RECEPTACLE (120 VOLT)
- WEATHERPROOF RECEPTACLE
- GROUND FAULT RECEPTACLE
- ISOLATED GROUND RECEPTACLE
- D.R. ON A SEPARATE CIRCUIT
- DRINKING FOUNTAIN
- SWITCHED RECEPTACLE
- HALF SWITCHED RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- D.R. ON A SEPARATE CIRCUIT
- CLOCK RECEPTACLE
- FLUSH FLOOR RECEPTACLE, DUPLEX
- SURFACE FLOOR RECEPTACLE, DUPLEX
- SPECIAL EQUIPMENT RECEPTACLE
- LOCKING RECEPTACLE
- TELEPHONE OUTLET
- FAX OUTLET
- FLUSH FLOOR TELEPHONE OUTLET
- SURFACE FLOOR TELEPHONE OUTLET
- DATA OUTLET
- TELEPHONE/DATA OUTLET
- TELEPOWER POLE
- (T=telephone, P=power, C=computer)
- FIXTURE DEVICE OUTLET BOX
- CEILING JUNCTION BOX
- WALL JUNCTION BOX
- JUNCTION BOX WITH FLEX PIGTAIL
- PULL (JUNCTION) BOX
- UNDERFLOOR JUNCTION BOX

### SWITCHES

- SINGLE-POLE SWITCH
- DOUBLE-POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- SWITCH WITH PILOT LIGHT
- COMB. SWITCH/DUPLEX RECEPTACLE
- THERMAL OVERLOAD SWITCH
- MANUAL MOTOR SWITCH (AS REQ'D)
- LOW-VOLTAGE SWITCH
- DIMMER SWITCH
- KEY SWITCH
- WEATHERPROOF SWITCH
- TIME SWITCH
- MOTION DETECTOR SWITCH
- DIMMER SWITCH (WATTAGE SHOWN)

### MECHANICAL

- MOTOR AND CONNECTION, HP SHOWN
- CEILING EXHAUST FAN (1/2 HP U.O.N.)
- WALL TYPE EXHAUST FAN, HP SHOWN
- RESISTANCE HEATER, KW SHOWN
- INFRARED GAS BURNER, ELEC. IGNITION
- PIPE TRACE HEATER
- ELECTRIC UNIT HEATER
- ELECTRIC BASEBOARD HEATER
- ELECTRIC CABINET HEATER
- ELECTRIC WATER HEATER
- PADDLE FAN
- ROOF TOP UNIT

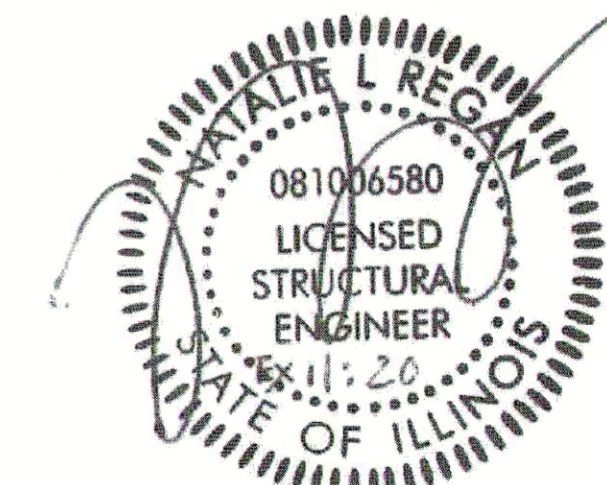
## ELECTRICAL KEY NOTES

- NEW EF CEILING EXHAUST FANS TO BE INSTALLED IN EACH TOILET;
- NEW CEILING FANS, TYP.;

# SINGLE FAMILY HOME SECOND FLOOR ADDITION 7409. 173 RD ST. TINLEY PARK, IL 60477

## ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



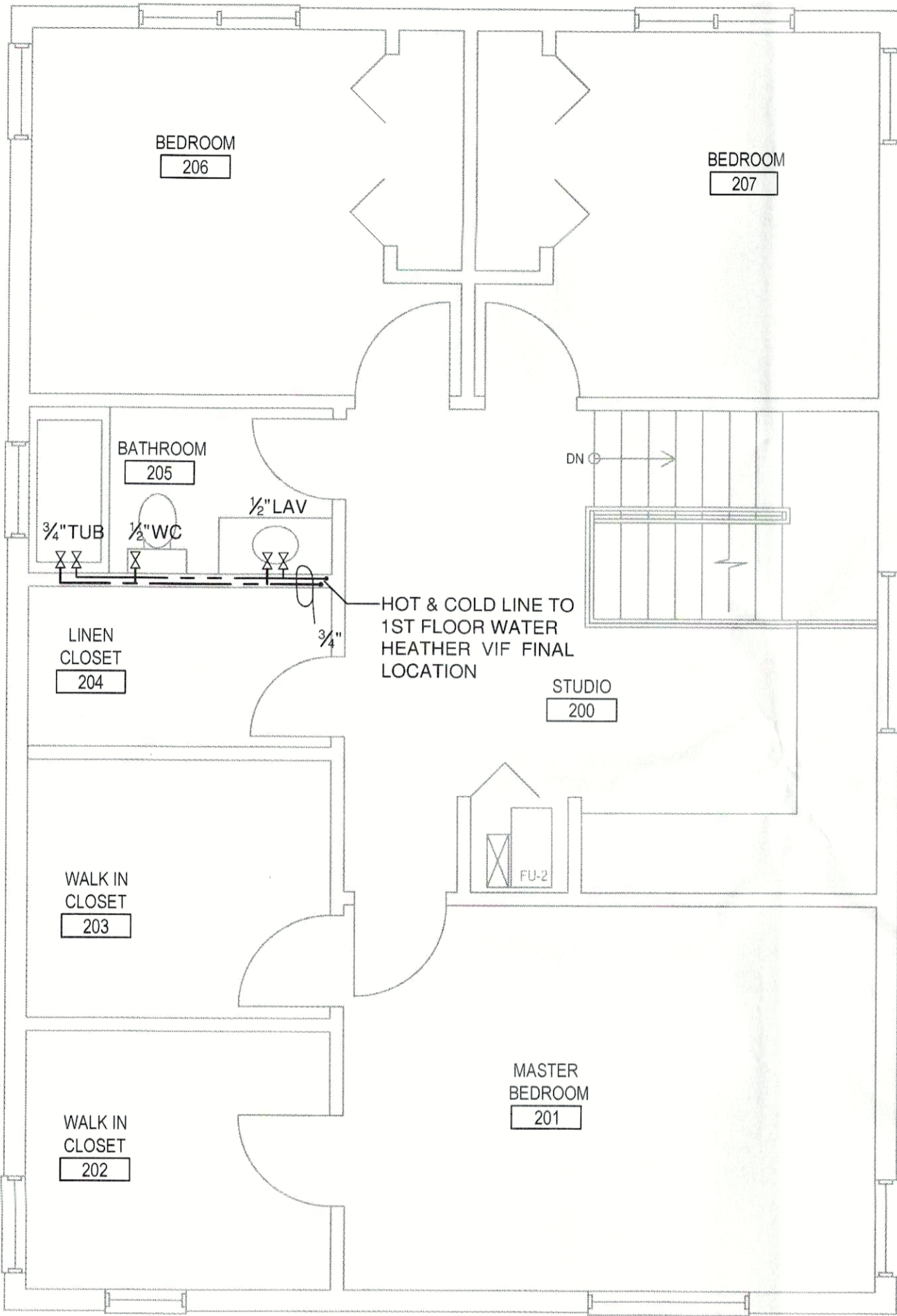
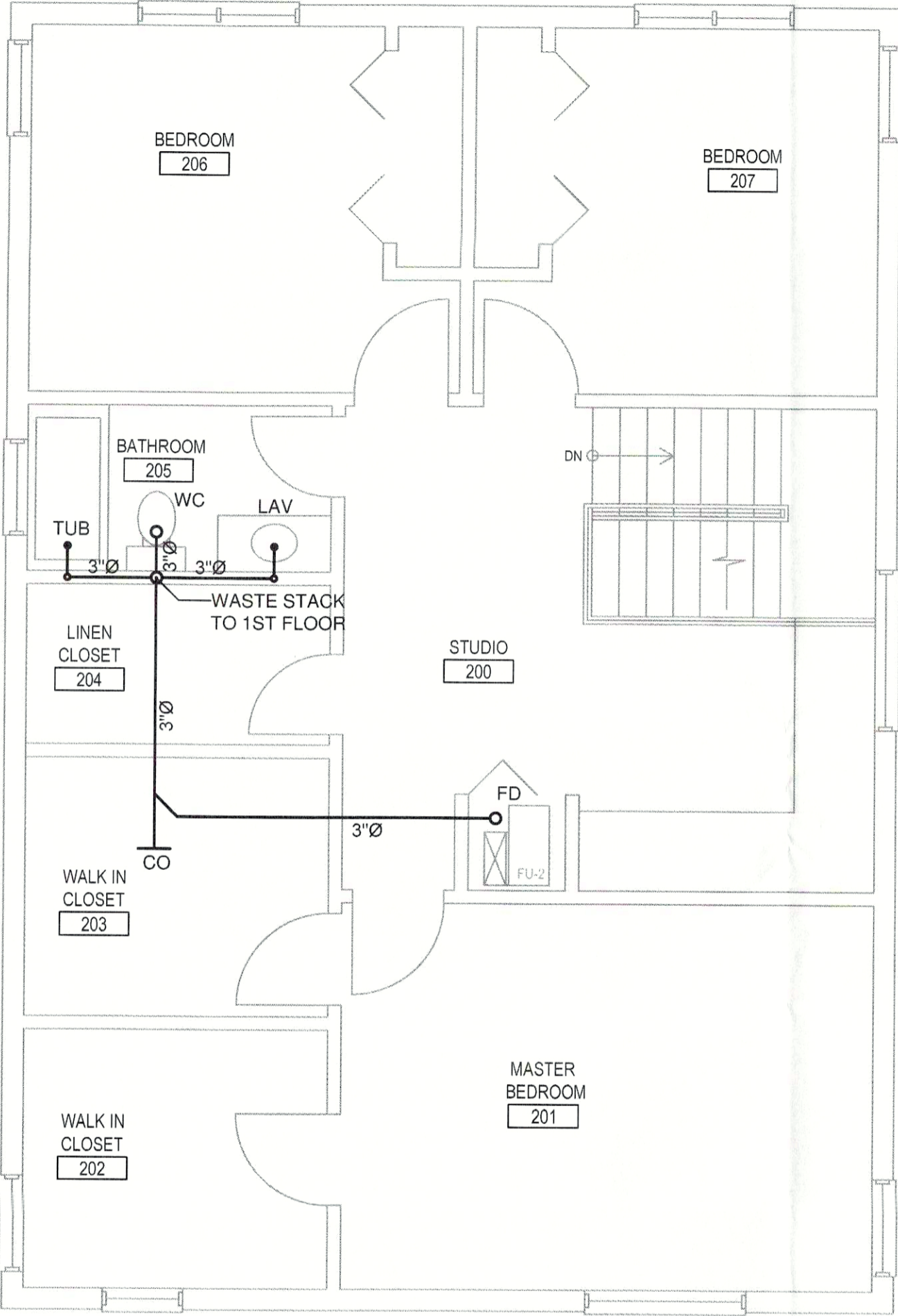
ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NP

PROJECT NO.: 19075 SCALE: AS NOTED

## ELECTRICAL POWER & LIGHTING PLANS

SHEET:  
E100



RESIDENTIAL PLUMBING

1. UNDERGROUND WASTE MIN. 4"
2. UNDERGROUND AND UNDER FLOOR VENT MIN. 2"
3. ALL FLOOR DRAINS SHALL BE INDIVIDUALLY VENTED.
4. SUPPLY: "L" COPPER ABOVE GROUND, "K" COPPER BELOW GROUND.
5. WATER TEMP. FOR TUBS AND SHOWERS=110°F
6. PROVIDE "P" TRAPS FOR ALL FLOOR FIXTURES. MAX. 24"
7. FROM FIXTURE TO TRAP WEIR.
8. WET VENTING NOT PERMITTED.
9. SCHEDULE 40 PVC IS ALLOWED FOR DRAIN/WASTE AND VENT LINES (INTERIOR ONLY).
10. EXTERIOR DRAIN/WASTE LINES SDR 26 OR BETTER IS PERMITTED.
11. NO FLEXIBLE GAS LINES ALLOWED.

PLUMBERS MUST PROVIDE SHUT OFF VALVES BOTH SIDES OF WATER METER.

PROVIDE 1/2" CONDUIT FROM WATER METER THRU OUTSIDE WALL FOR REMOTE METER READER PAD. ALL TOUCH PADS MUST BE LOCATED OUTSIDE OF ANY FENCED IN AREAS. NO EXCEPTIONS WILL BE ALLOWED.

ALL DRAIN, WASTE AND VENT PIPING SHALL BE TESTED PRIOR TO ENCLOSING. SUCH TEST SHALL BE DONE BY FILLING THE ENTIRE SYSTEM WITH WATER. WHEN WEATHER CONDITIONS PRECLUDE WATER TESTING, THE ENTIRE SYSTEM SHALL BE PUT UNDER AIR PRESSURE AT 5 LBS. FOR A PERIOD OF 15 MINUTES.

KEY NOTES

1. EXISTING ANTI-SIPHON, FROST PROOF SILCOCK W/ INTEGRAL VACUUM BREAKER;
2. 1" WATER SERVICE & METER W/ REMOTE READER;
3. EXISTING 1" GAS SERVICE TO REMAIN;
4. NEW 50 GAL. HWH, MIN. 50,000 BTUH INPUT;
5. SHUT-OFF VALVES FOR EACH BATHROOM/KITCHEN GROUP (TYP.);

LINE LEGEND

- HORIZONTAL SEWER
- - - VERTICAL SEWER
- VENT
- DRAIN TILE

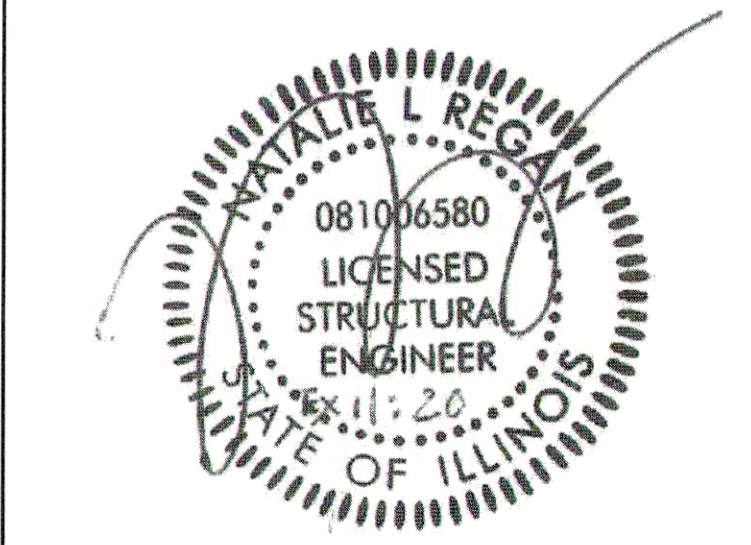
PLUMBING NOTES

1. ALL WORK SHALL MEET 1998 ILLINOIS PLUMBING CODE.
2. CONTRACTOR SHALL PROVIDE NEW SANITARY, WASTE AND VENT PIPING FOR THE NEW BATHS AND KITCHEN INCLUDING PLUMBING FIXTURES, TRAPS, FLOOR DRAINS, FLOOR CLEANOUTS, AND WALL CLEANOUT.
3. PROVIDE NEW DOMESTIC WATER DISTRIBUTION SYSTEM INCLUDING WATER PIPING, PIPE INSULATION, HANGERS, SHUT-OFF VALVES, WALL PLATES, CHECK VALVES, HOT WATER AND THERMAL INSULATION AND FINAL CONNECTION TO PLUMBING FIXTURES FROM NEW BATHROOMS, KITCHEN.
4. ALL SANITARY WASTE PIPING SHALL BE: UNDERGROUND MIN. SIZE 4"Ø CAST IRON, ABOVE GROUND MIN. SIZE 2"Ø COPPER, VENT ABOVE GROUND COPPER TYPE "L" AND TYPE "K" BELOW GROUND.
5. ALL DOMESTIC HOT AND COLD WATER PIPING SHALL BE TYPE "L" HARD COPPER WITH SWEAT JOINT FITTING. ALL COPPER FITTING TO BE FOREDGED WITH NO LEAD SOLDER/FLUX.
6. DOMESTIC HOT AND COLD WATER PIPING WITHIN INTERIOR PARTITION WALLS AND INTERIOR FLOORS, NEEDS TO BE INSULATED. PIPING SHALL BE INSULATED WITH 1" THICK 3-LB DENSITY FIBERGLASS INSULATION WITH UNIVERSAL JACKET. ALL SHUT-OFF VALVES IN WATER PIPING SHALL BE 125 PSI BALL VALVE.
7. PROVIDE COMPLETE GAS PIPING SYSTEM FOR THE NEW FURNACE. GAS PIPING SHALL BE RUN CONCEALED WITH SHUT-OFF VALVE AT EACH EQUIPMENT.
8. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE W/ 125 PSI SCREW FITTINGS.
9. PROVIDE PLUMBING FIXTURES WITH TRAPS AND STOPS AS REQUIRED AND INDICATED.
10. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.
11. FLOOR DRAINS FOR MECHANICAL SPACES SHALL BE CAST IRON BODY, NICKEL OR BRONZE STRAINER, HOSE BIBS SHALL BE NON-FREEZE W/VACUUM BREAKER.
12. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GAS PIPING SYSTEM.
13. OWNER SHALL SUPPLY ALL PLUMBING FIXTURES AND APPLIANCES.
14. CONTRACTOR SHALL VERIFY THE CONDITIONS AND GRADES INCLUDING WATER PIPING, PIPE INSULATION, HANGERS, SO THAT WORK CAN BE INSTALLED PROPERLY.
15. CONTRACTOR SHALL PROVIDE ALL NECESSARY CLIVIS HANGER FOR ALL PIPING SUPPORT. PROVIDE 1/2 SLEEVE 12" LONG GALVANIZED STEEL UNDER THE PIPE INSULATION AT EACH HANGER.
16. ALL CUTTING AND PATCHING FOR PLUMBING TRADE WORK SHALL BE BY PLUMBING CONTRACTOR.
17. PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
18. PROVIDE 24" AIR CHAMBERS ON ALL MAIN WATER RISERS AND PROVIDE 12" LONG CHAMBERS AT ALL FIXTURES.
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21. CHLORINATION OF DOMESTIC WATER SYSTEM SHALL BE REQUIRED AFTER COMPLETION OF DOMESTIC WATER SYSTEM AND BEFORE USE. AFTER CHLORINATION, OPEN ALL VALVES AND FLUSH WITH WATER UNTIL WASTE WATER INDICATES 0.5 PPM RESIDUAL MAXIMUM. FURNISH OWNER WITH CERTIFICATION OF COMPLIANCE.
22. WATER AND DRAINAGE SYSTEM SHALL BE TESTED IN COMPLIANCE TO APPLICABLE CODES. FURNISH COPY OF TEST RESULTS TO OWNER.
23. PROVIDE POLISHED CHROME PLATED ESCUTCHEONS WHERE PIPES PASS THRU WALLS AT FIXTURES. WHERE OTHER EXPOSED PIPES PASS THRU WALLS, FLOORS, CEILINGS AND PARTITIONS, PROVIDE POLISHED DULL CHROME PLATED CAST BRASS SET SCREW FLANGES.
24. CONTRACTOR SHALL EXAMINE ALL DRAWINGS (INCLUDING CIVIL ENGINEER'S SITE UTILITY PLANS) AND VISIT THE SITE TO DETERMINE THE FULL EXTENT OF THE WORK AND FACILITY LOCATIONS. CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF LOCAL GOVERNING BODIES, THE SUBMISSION OF A BID SHALL BE CONSTRUED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS COMPLIED WITH THE ABOVE.
25. VERIFY WATER PRESSURE WITH AUTHORITIES. FURNISH AND INSTALL PRESSURE REGULATING VALVE(S) TO LIMIT INTERIOR DOMESTIC WATER SYSTEM TO 80 PSI.
26. CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF MANUFACTURER'S CATALOG LITERATURE (RE: EQUIPMENT TO BE FURNISHED ON THE PROJECT) TO THE ARCHITECT FOR APPROVAL PRIOR TO RELEASE FOR SHIPMENT. SUBSTITUTION OF SPECIFIED EQUIPMENT MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO FINAL ACCEPTANCE BY OWNER.
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31. STACK TEST REQUIRED ON ALL ROUGH AND UNDERGROUND PLUMBING.
32. 25LBS. AIR TEST REQUIRED ON GAS PIPING AT TIME OF ROUGH INSPECTION.
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34. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE.
35. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.

SINGLE FAMILY HOME  
SECOND FLOOR  
ADDITION  
7409. 173 RD ST.  
TINLEY PARK, IL 60477

ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NP

PROJECT NO: 19075 SCALE: AS NOTED

PLUMBING  
FLOOR PLANS

TITLE:

P100

SHEET:

RESIDENTIAL PLUMBING

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KEY NOTES

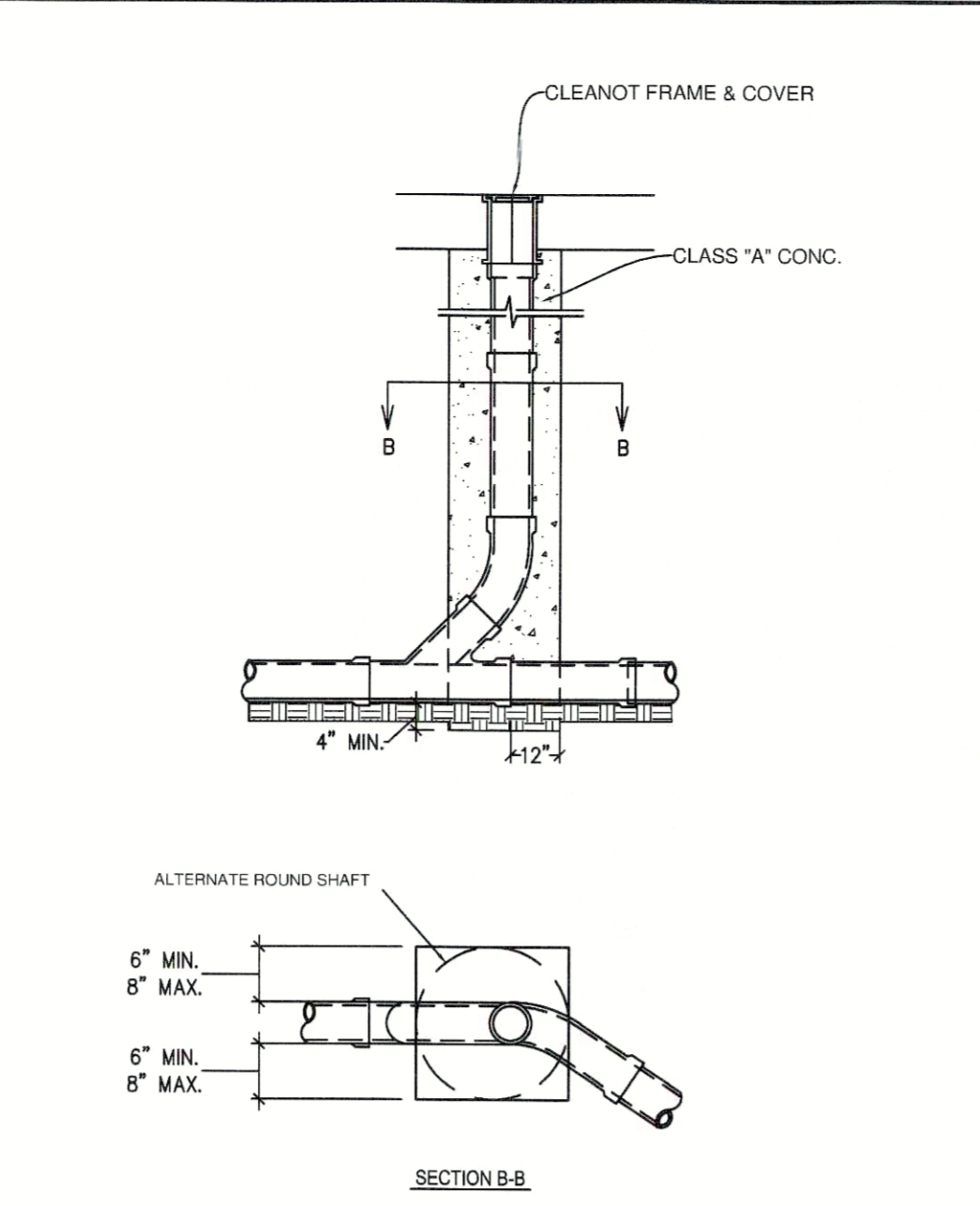
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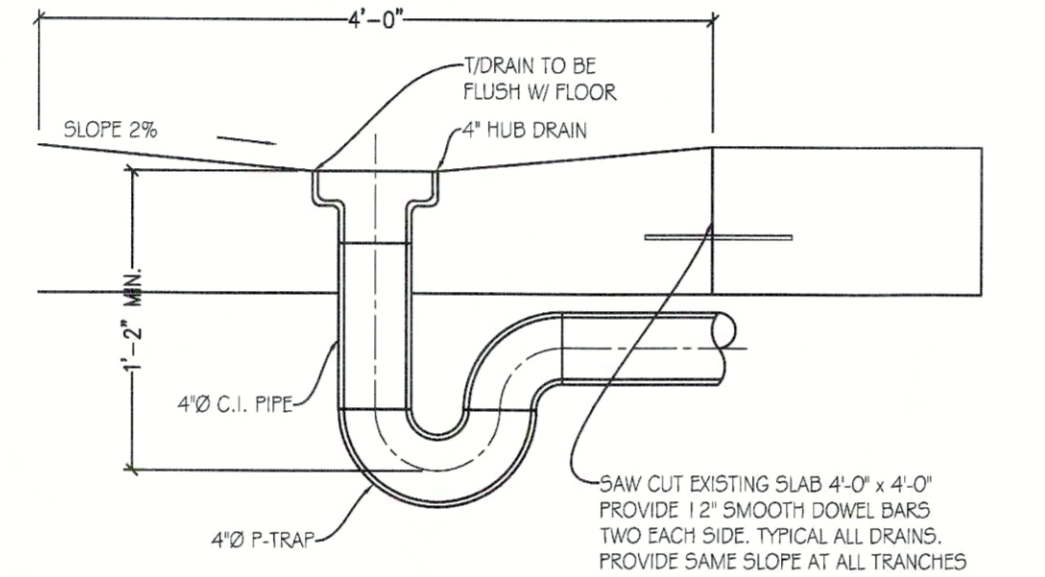
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PLUMBING NOTES

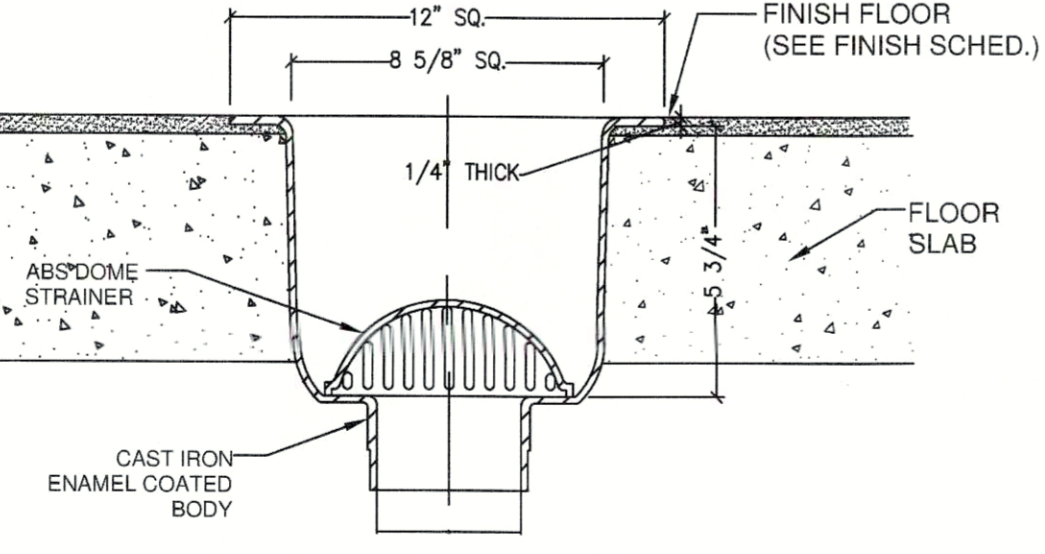
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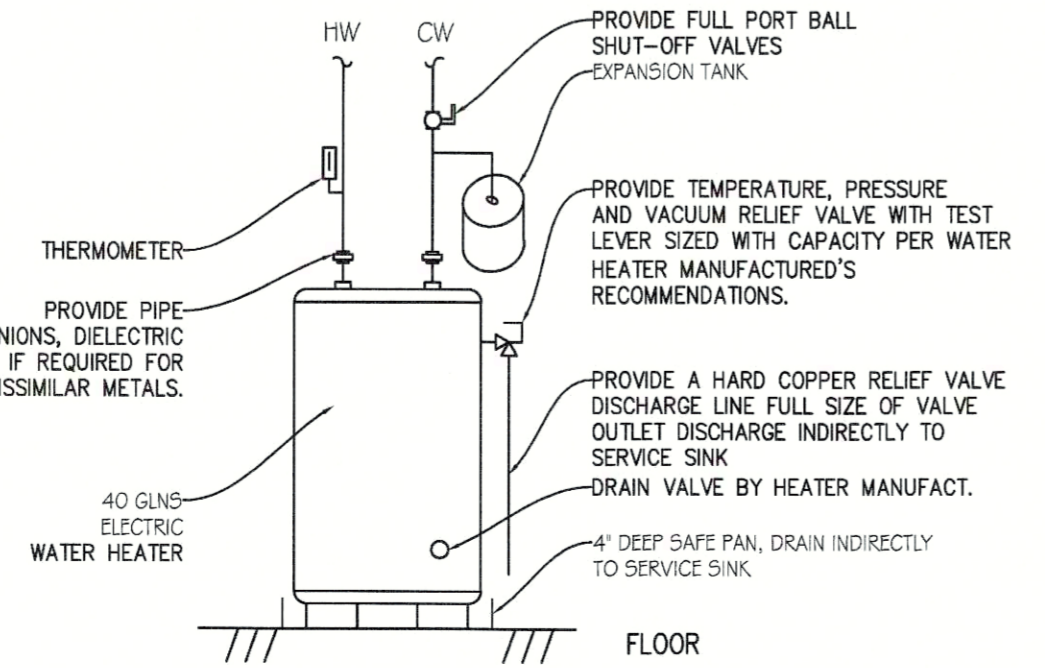
3 TYPICAL CLEANOUT DETAIL NOT TO SCALE



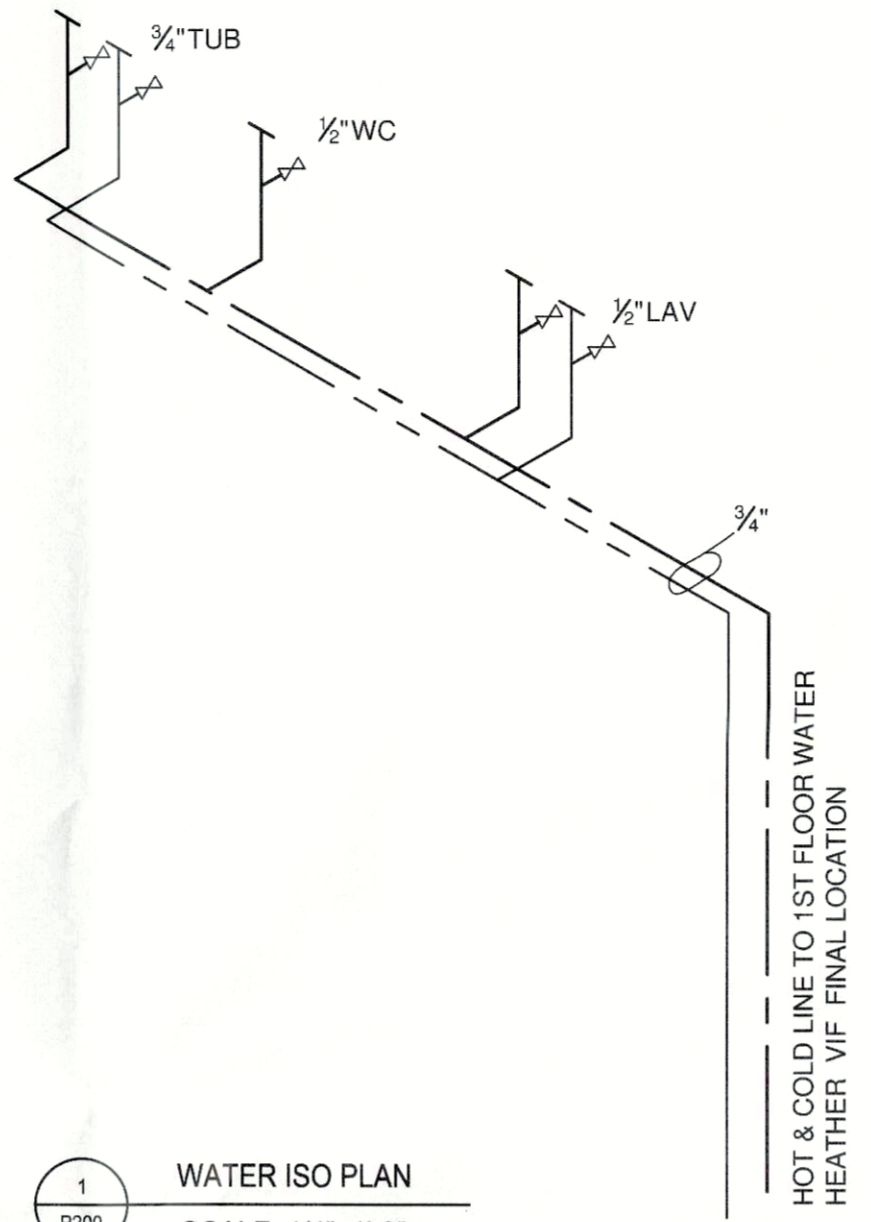
4 TYPICAL FLOOR DRAIN DETAIL NOT TO SCALE



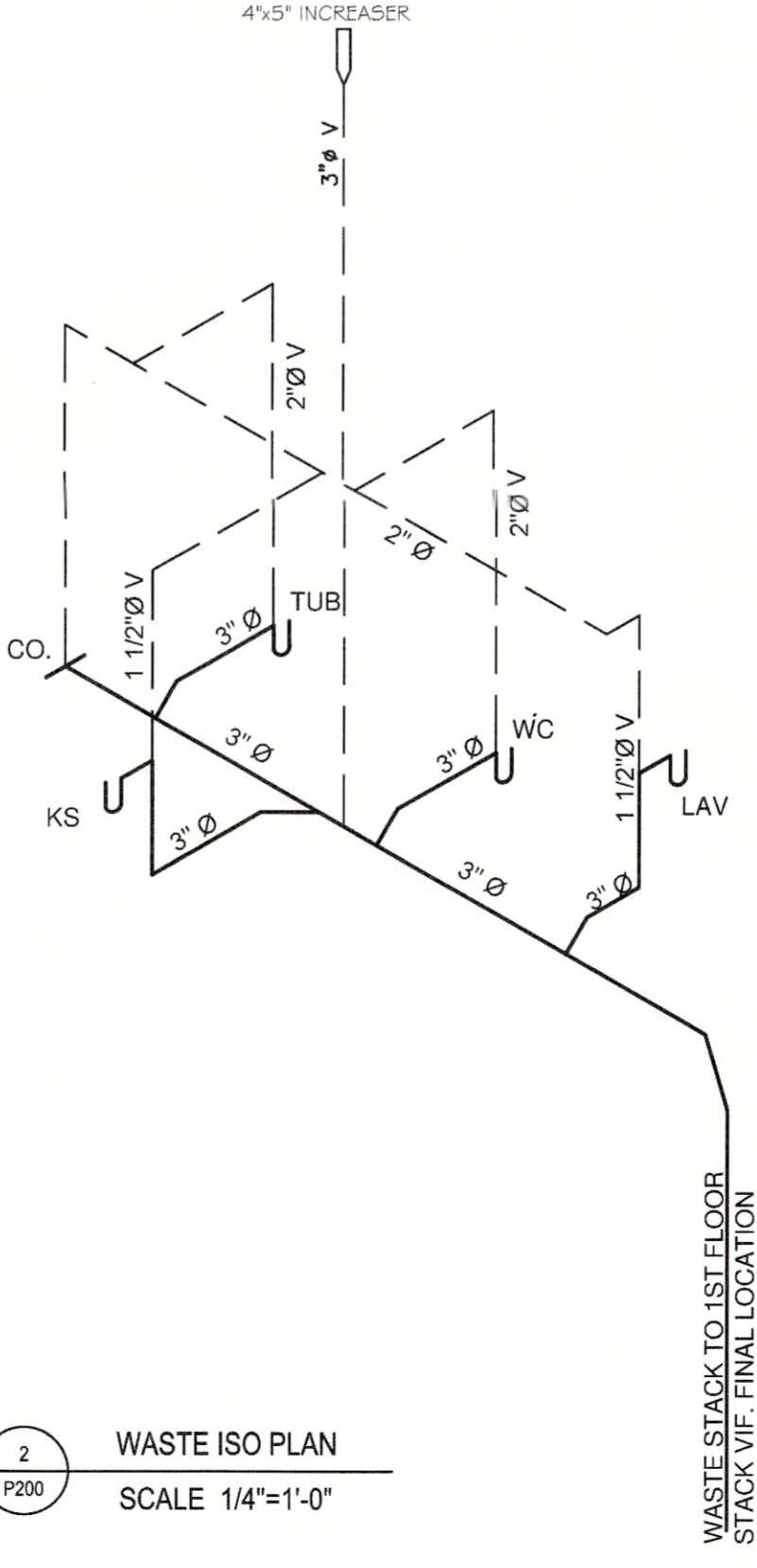
5 FLOOR SINK DETAIL NOT TO SCALE



6 WATER HEATER NOT TO SCALE



1 WATER ISO PLAN SCALE 1/4"=1'-0"



2 WASTE ISO PLAN SCALE 1/4"=1'-0"

WATER LOAD FIXTURE SCHEDULE (PER UNIT)

#	FIXTURE	# OF FIXTURE	W.S.F.U. OF EACH FIXT.	W.S.F.U. TOTAL
1	WATER CLOSET	3	3	9
2	LAVATORY	3	1	3
3	BATHTUB	2	2	4
4	SHOWER	-	2	-
5	KITCHEN SINK	1	2	2
6	LAUNDRY SINK	-	1	-
7	LAUNDRY MACHINE	1	2	2
			TOTAL	20.0
				EXISTING 3/4" MAIN LINE TO REMAIN

PLUMBING FIXTURE SCHEDULE (PER UNIT)

TAG	TYPE	MFG	MODEL No.	CONNECTIONS								REMARKS
				C.W.	H.W.	SEWER	VENT	GAS	AIR	VACUUM		
WC	WATER CLOSET	KOHLER	BY OWNER	1/2"	-	3"	2"	-	-	-	-	W/ SEAT
LAV	LAVATORY	KOHLER	BY OWNER	1/2"	1/2"	1 1/2"	1 1/4"	-	-	-	-	W/ FAUCET
BTH	BATHTUB	KOHLER	BY OWNER	1/2"	1/2"	2"	1 1/2"	-	-	-	-	W/ FAUCET
SHWR	SHOWER	-	BY OWNER	1/2"	1/2"	2"	1 1/2"	-	-	-	-	W/ FAUCET
K SINK	KITCHEN SINK	KOHLER	BY OWNER	1/2"	1/2"	1 1/2"	1 1/4"	-	-	-	-	W/ FAUCET
SINK	LAUNDRY SINK	-	BY OWNER	1/2"	1/2"	2"	1 1/2"	-	-	-	-	W/ FAUCET
DISH	DISHWASHER	-	BY OWNER	1/2"	1/2"	2"	1 1/2"	-	-	-	-	W/ FAUCET
HBIB	HOSE BIB	-	BY OWNER	3/4"	-	-	-	-	-	-	-	W/ FAUCET
TOTAL NUMBER OF FIXTURES: 16				TOTAL NUMBER OF HWH: 1								

GAS USAGE SCHEDULE (PER UNIT)

#	FIXTURE	# OF FIXTURE	BTUH (x1,000)	TOTAL BTUH (x1,000)
1	STOVE	1	25	25
1	HWH	1	50	50
BUILDING GAS SERVICE - EXISTING TO REMAIN			TOTAL	75 = 147 CFH

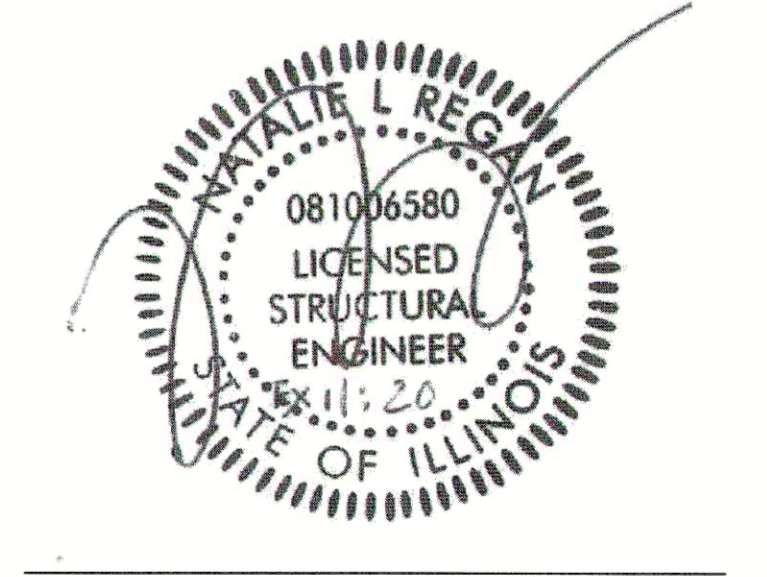
WASTE LOAD FIXTURE SCHEDULE

#	FIXTURE	# OF FIXTURE	D.F.U. OF EACH FIXT.	D.F.U. TOTAL
1	WATER CLOSET	3	4	12
2	LAVATORY	3	1	3
3	BATHTUB	2	2	4
4	KITCHEN SINK	1	2	2
5	DISHWASHER	-	1	-
6	LAUNDRY MACHINE	1	2	2
7	LAUNDRY SINK	-	2	-
			TOTAL	23.0

SINGLE FAMILY HOME  
SECOND FLOOR  
ADDITION  
7409. 173 RD ST.  
TINLEY PARK, IL 60477

ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/21/2019



ARCHITECT/ENGINEER: NATALIE L. REGAN

DRAWN: JP CHECK: NP

PROJECT NO.: 19075 SCALE: AS NOTED

WATER & WASTE  
ISOMETRIC DIAGRAMS  
& NOTES

TITLE:

SHEET: P200



# ZONING BOARD OF APPEALS STAFF REPORT

August 22, 2019 – PUBLIC HEARING

**Petitioner**

Jose Hernandez (Owner)

**Property Location**

7409 173<sup>rd</sup> Street

**PIN**

27-25-407-021-0000

**Zoning**

R-4 (Single-Family  
Residential)

**Approval Sought**

Variance

**Project Planner**

Daniel Ritter, AICP  
Senior Planner

**Hernandez – Side Yard Setback Variation**

7409 173<sup>rd</sup> Street

**EXECUTIVE SUMMARY**

The Petitioner, Jose Hernandez (property owner), is seeking a 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements), to permit a 4.81 foot west side yard setback on a principal structure where a 7.5 foot setback is required at 7409 173<sup>rd</sup> Street in the R-4 (Single-Family Residential) Zoning District. Additionally, staff is recommending that Variations be granted for minimum lot width and minimum lot size requirements to bring the property into conformance with R-4 Zoning Code requirements. The granting of the Variation will allow the Petitioner to construct a second-floor addition on their existing ranch home that has a non-conforming west side yard setback.

The existing structure is considered legal non-conforming due to the 4.81 foot west side yard setback. The proposed addition will add a second-floor onto that existing home's footprint that will increase the height of the principal structure but not the overall footprint. The existing ranch-style home was developed under prior Zoning Code requirements. The home is being designed to look similar to a nearby home at 17342 Oketo Ave, which is the same model as the Petitioner's home and had a second-floor addition constructed in 2001 (see photo Pg. 4). Due to the other existing non-conforming characteristics of the lot, staff is recommending that Variations also be granted for the existing non-conforming lot width and lot size, bringing the property into conformance with the Zoning Ordinance.

The subject site is a 6,250 sq. ft. lot that is 50 feet in width in the Sundale Ridge Subdivision. The subdivision was annexed in 1950 with most properties developed between 1950 and 1956. The property was constructed under previous Zoning Code requirements and does not meet the minimum zoning requirements for lot width (min. 60 feet required) and size of an interior lot (min. 8,000 sq. ft. required) in the R-4 zoning district. The existing home is setback 4.81 feet from the western property line and 18 feet from the eastern property line. The home is approximately 13 feet from the neighboring home to the west (7415 173<sup>rd</sup> St). There is an above ground pool, patio and storage shed in the rear yard. There is currently no garage on the property.

The subject property (outlined in the graphic below) is zoned R-4 (Single-Family Residential). The properties to the south, west, and east of the subject parcel are lots with single-family homes in the same subdivision and zoned R-4 (Single-Family Residential); to the north are a single-family homes zoned R-1 (Single-Family Residential).



	Required	Existing
Min. Front Yard Setback	25'	30'
Min. Side Yard Setback	7.5'	4.81' & 17.95'
Min. Rear Yard Setback	30'	43.18'
Min. Interior Lot Width	60'	50'
Min Interior Lot Size	8,000 sq. ft.	6,250 sq. ft.

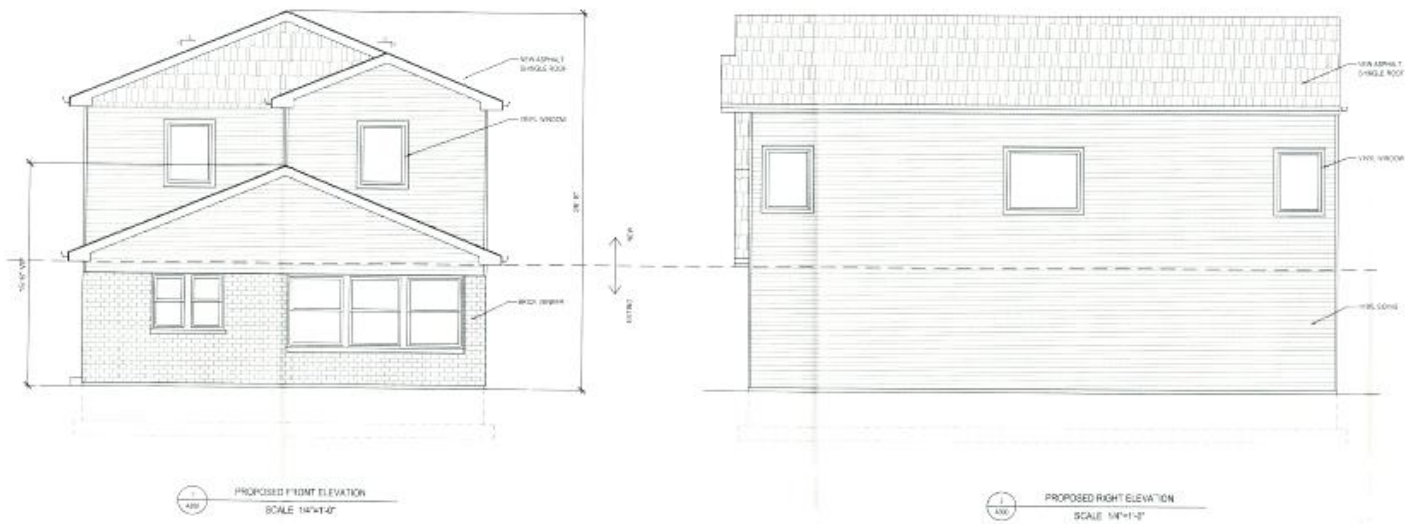


## VARIATION REQUEST

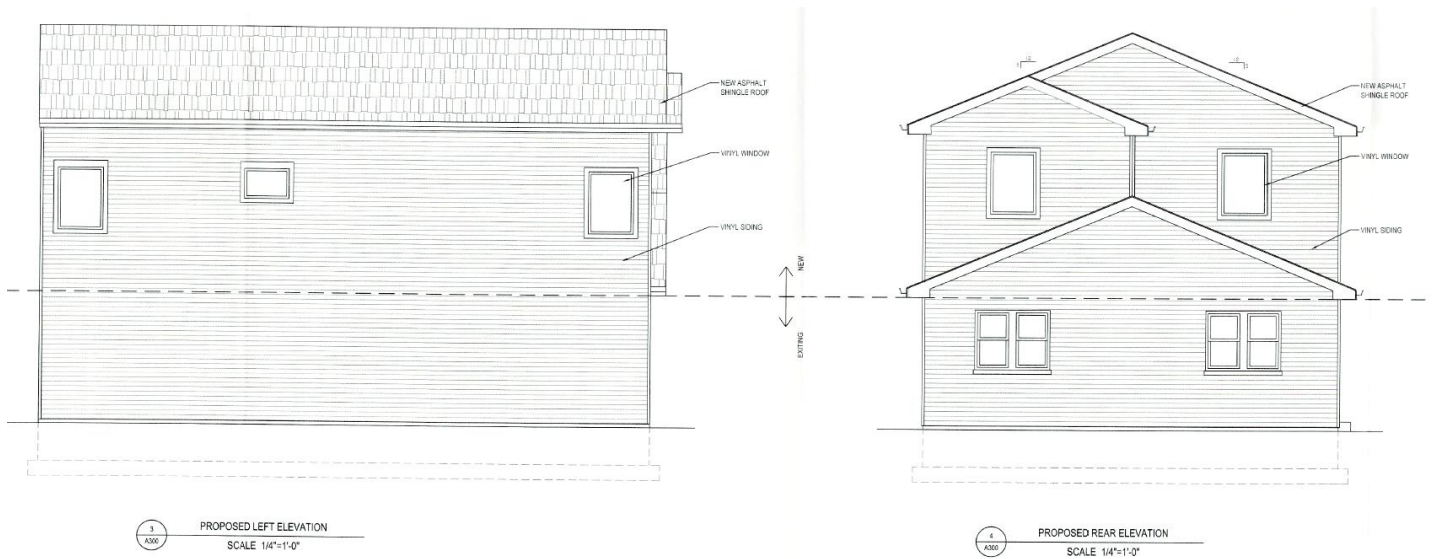
As a non-conforming structure the Petitioner cannot expand the non-conformity of the structure without a Variation and further Staff is recommending granting the existing home a Variation to bring it into legal non-conformance. The Petitioner has requested a 2.69 foot Variation from the required west side yard setback requirement of 7.50 feet to construct a second-story on an existing home; the resulting setback will be a two-story structure 4.81 feet from the west side yard property line. The alternative of stepping the second-floor addition back 2.69 feet on the west-side creates an unappealing and uneven appearance to the home likely resulting in significant engineering and construction costs due to the addition's wall not being directly over the foundation. Reduced lot widths are typical within the Sundale Ridge subdivision, with many lots having at least one non-conforming side yard setback that is less than 7.5 feet. Both neighboring properties have a similar side yard setback of approximately 5 feet on their west side setback.

The second-story addition is proposed to be constructed with a vinyl siding exterior with the first-floor front façade remaining face brick. The design of the addition is expected to look very similar to an existing home at 17342 Oketo Avenue, which constructed a second-floor addition in 2001 on the same model home as the Petitioner's. The addition will have a similar stepped-back second-story that gives the homes some dimension and an appearance that makes it look like it was originally designed. The primary differences are that second-floor will be mirrored and there is not a second-floor balcony proposed on the Petitioner's addition. An image of the nearby 17342 Oketo Avenue home is shown below.

In addition to the side yard setback Variation requested by the Petitioner, staff is recommending that Variations be approved to permit a lot width of 50 feet, instead of the required 60 foot minimum and a 6,250 sq. ft. size lot, instead of the 8,000 sq. ft. minimum lot size. These two Variations are typically considered "house-keeping" items that will place the property into conformance with all of the Zoning Code setback and bulk regulations. The reduced lot width and lot sizes are typical of the Sundale Ridge Subdivision, which was subdivided under previous Zoning Code regulations and has denser lots with reduced setbacks. Both neighboring properties to the west (7415) and east (7405) have similar lots widths and lot sizes. All adjacent properties are developed with existing single-family homes which makes expanding the lot width and size impractical.



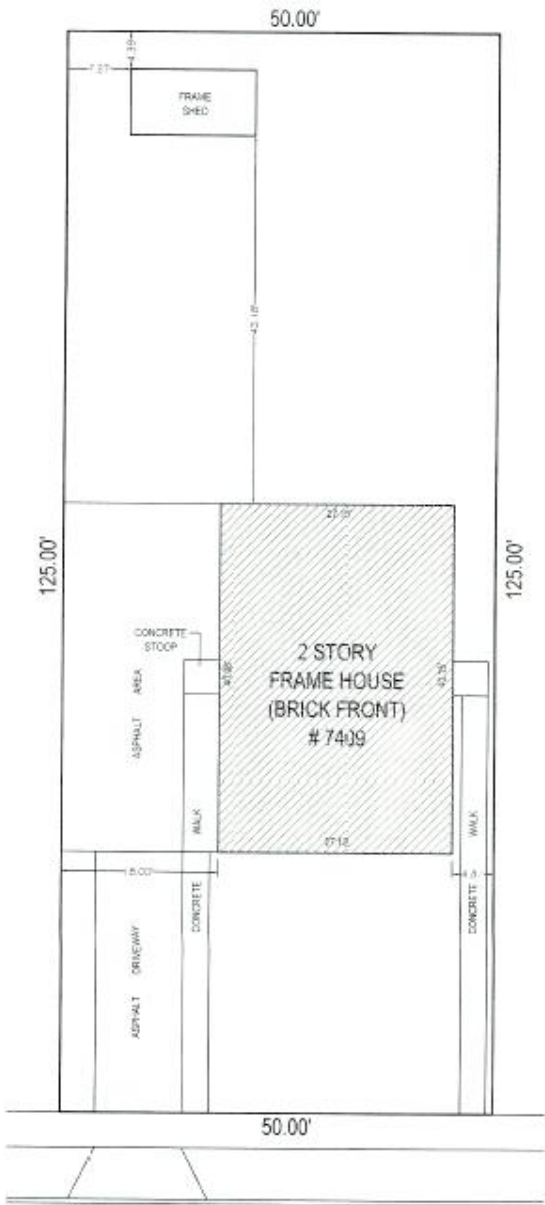
*Above: Proposed Front/North and Left/East Elevations.*



*Above: Proposed Right/West and Rear/South Elevations.*



*Above: Example of a nearby home at 17342 Oketo Avenue. The property had the same model home as the subject property and has a similar style Second-Floor addition completed in 2001.*



3 PROPOSED SITE PLAN  
12/19 SCALE 3/32" = 1'-0" N

Above: Proposed Site Plan and Setbacks for Second-Story Addition at 7409 173rd Street.

## STANDARDS FOR A VARIATION

---

Section X.G.4. of the Zoning Ordinance states the Zoning Board of Appeals 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 Zoning Board of Appeals must provide findings for the first three standards; the remaining standards are provided to help the Zoning Board of Appeals further analyze the request. Staff prepared draft responses for the Findings of Fact below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - ***While a second-floor addition is not required, it is a typical improvement and design expected with modern homes. The second-floor addition and conforming property will help increase the property's functionality and value. The lot width and size are existing and there is no practical ability to expand the surrounding lots already being developed.***
2. The plight of the owner is due to unique circumstances.
  - ***The existing structure, setbacks and lot dimensions are non-conforming and were developed under previous zoning code regulations.***
3. The Variation, if granted, will not alter the essential character of the locality.
  - ***The neighborhood is relatively dense compared to newer subdivisions; surrounding properties having existing reduced setbacks, similar to the subject property. The structure will be two-stories which is typical of the neighborhood's existing housing stock. The lot width and size are typical of the Sundale Ridge subdivision.***
4. Additionally, the Zoning Board of Appeals 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.

## MOTION TO CONSIDER

If the Zoning Board of Appeals wishes to take action, an appropriate wording of the motions would read:

**“...make a motion to recommend that the Village Board grant the following Variations from the Zoning Ordinance to the Petitioner, Jose Hernandez (owner), to permit a second-floor addition on an existing ranch home at 7409 173<sup>rd</sup> Street in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Zoning Board of Appeals at this meeting.**

- 1. A 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a two-story principal structure to have a 4.81 foot setback from the west side yard lot line instead of the required minimum setback of 7.5 feet.**
- 2. A ten foot Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a lot to be 50 feet in width where the minimum interior lot width is 60 feet.**
- 3. A 1,750 sq. ft. Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a lot to be 6,250 sq. ft. in size where the minimum interior lot size is 8,000 sq. ft.”**

*[any conditions that the ZBA would like to add]*

## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
N/A	Plat of Survey – Existing Structure	Professional Associated Survey, Inc.	9/9/2010
G-100	Second Floor Addition Cover Sheet	Natalie L Regan	6/21/2019
G-200	Existing & Proposed Site Plan	Natalie L Regan	6/21/2019
A-100	Existing & Demo Floor Plan	Natalie L Regan	6/21/2019
A-200	Proposed Floor Plans	Natalie L Regan	6/21/2019
A-300	Framing Plans	Natalie L Regan	6/21/2019
M-100	Mechanical Floor Plans	Natalie L Regan	6/21/2019
E-100	Lighting & Power	Natalie L Regan	6/21/2019
P-100	Plumbing Floor Plans	Natalie L Regan	6/21/2019
P-200	Isometrics & Details	Natalie L Regan	6/21/2019
N/A	Picture of Existing Home - 7409 173 <sup>rd</sup> Street	Petitioner	7/17/2019
N/A	Picture of Nearby Home – 17342 Oketo Ave	Petitioner	7/17/2019

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: \_\_\_\_\_
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for House Setback Addition
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

Project Name: Hernandez Home 2<sup>nd</sup> Floor Addition

Project Description: 2<sup>nd</sup> Floor addition - non-conforming Setback

Project Address: 7409 W. 173<sup>rd</sup> St Property Index No. (PIN): \_\_\_\_\_

Zoning District: R4 Lot Dimensions & Area: 50' x 125' 6250 SF

Estimated Project Cost: \$ 45,000

**OWNER OF RECORD INFORMATION**

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

Name of Owner: Jose Hernandez Company: \_\_\_\_\_

Street Address: 7409 W. 173<sup>rd</sup> St City, State & Zip: Tinley Park, IL 60477

E-Mail Address: N/A 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: \_\_\_\_\_



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 representative.

*I hereby authorize \_\_\_\_\_ (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): \_\_\_\_\_

N/A

### 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): \_\_\_\_\_

Jose Hernandez

Applicant Signature:  
(If other than Owner)

N/A

Applicant's Name (Print): \_\_\_\_\_

N/A

Date: \_\_\_\_\_

07/17/1986



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

## VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

### **APPLICATION & SUBMITTAL REQUIREMENTS**

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$150  
~~Commercial Variation Hearing Fee - \$200~~

**H. Describe how the requested Variance will not:****1. Impair an adequate supply of light and air to adjacent properties.**

This request will not effect at all. My neighbors next door house is a two story house and it hasn't Affect my house at all.

**2. Substantially increase the congestion of the public streets.**

I am doing an addition not an extension.  
I don't see any problem or reason it will increase congestion of the public streets.

**3. Increase the danger of fire.**

I am hiring professionals to do the job. By any means will increase the danger of fire. I will not put my family in danger.

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

I have never encounter any problems and by ~~adding~~ adding a second floor will not cause or impair natural drainage

**5. Endanger the public safety.**

This addition will be to my house in my property.  
I don't see how I will put public safety Endanger.

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

It will add value to my house and neighborhood.  
Even though this is not the reason I want do it.  
The only reason is for comfort, space for my children and wife.

**STANDARDS AND CRITERIA FOR A VARIATION**

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?
- Due to Changes in Zoning Regulations Affects me Because I am not being allowed to ~~add~~ do an addition to my house. The addition will not affect neighbors, and I need it because I have 3 daughters and one on the way. At this moment I can't Afford another house
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.
- If I don't do the Addition the Value will not change. it will stay the same. But it will affect me because I need Space for me and my family.
- C. Describe how the above difficulty or hardship was created.
- The above difficulty was created when the house was built. When I bought the house, No one told me anything about Zoning Regulations.
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.
- The reason is Unique because I will not use land it will just be an addition, which will not affect my neighbors.
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source. This addition is just for my family Benefit.
- We Need Space, my daughters need more space. They are in Love with the neighborhood and schools.
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.
- IT will not cause harm to anyone. I am doing everything the correct way in accordance with Tinley Park Requirements.
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.
- it will not alter the essential <sup>character</sup> There are some houses that ~~can~~ look the same to the one I want ~~to~~ do the addition in my neighborhood.

**Item #1      PUBLIC HEARING: HERNANDEZ, 7409 173<sup>RD</sup> STREET**  
**SIDE YARD SETBACK, LOT WIDTH & LOT SIZE VARIATIONS**

The Petitioner, Jose Hernandez (property owner), is seeking a 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements), to permit a 4.81 foot side yard setback on a principal structure where a 7.5 foot setback is required at 7409 173rd Street in the R-4 (Single-Family Residential) Zoning District. Additionally, staff is recommending that Variations be granted for minimum lot width and minimum lot size requirements to bring the property into conformance with all Zoning Code requirements. The Petitioner has requested the side yard setback Variation to construct a second-floor addition on their existing one-story home that has a non-conforming setback.

Board Members:                      Steven Sepessy, Chairman  
   Robert Paszczyk  
   Donald Bettenhausen  
   James Fritts

Absent Zoning Board Members:      Jennifer Vargas  
   Kellie Schuch

Village Officials and Staff:              Kimberly Clarke, Community Development Director  
   Barbara Bennett, Commission Secretary

Guests:                                      Jose A. Hernandez, Petitioner

A Motion was made by COMMISSIONER PASZCZYK, seconded by COMMISSIONER BETTENHAUSED, to open the Public Hearing for Hernandez, 7409 173<sup>rd</sup> Street side yard setback, lot width & lot size variations. The Motion was approved by voice call. CHAIRMAN SEPESSY declared the Motion approved.

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

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

Kimberly Clarke, Community Development Director gave a presentation as noted in the Staff Report. The Petitioner is seeking a 2.69 Foot Variation from Section V.B. Schedule II (Schedule of District Requirements), to permit a 4.81 foot west side yard setback on a principal structure where a 7.5 foot setback is required at 7409 173<sup>rd</sup> Street in the R-4 (Single-Family Residential) Zoning District. Additionally, staff is recommending that Variations be granted for minimum lot width and minimum lot size requirements to bring the property into conformance with R-4 Zoning Code requirements. The granting of the Variation will allow the Petitioner to construct a second-floor addition of their existing ranch home that has a non-conforming west side yard setback.

The existing structure is considered legal non-conforming due to the 4.81 foot west side yard setback. The home and the lot were created prior to current codes, circa 1950's. Therefore with the proposal for the addition staff has recognized that the entire lot should be brought into conformance with the current codes. Because the setbacks don't currently meet the setback requirements, this is the first Variation. Then staff is also requesting a Variation for the lot width and lot size.

This is a traditional single-family subdivision in the community. The majority of the homes are all within the R-4 zoning district with the exception to the north which is an R-1 zoning district. The property was platted circa 1950 and the majority of the homes were built out to the 1960's.

Ms. Clarke displayed a photo of the home as it sits today. The lots are all consistent as they were originally platted in the 1950's. The current front yard setback is 30 feet and 20 feet is required in that zoning district. The side yard setbacks are required to be 7.5 feet and they are currently only 4.1 feet. Doing an expansion of a second story is considered increasing a non-conformity and that is why they are here today for the Variation. They have a rear yard of approximately 43 feet which is well beyond the minimum 30 feet. The lot width is only 50 feet and in the R-4 60 feet is required. At the time this home was developed they must have met the required lot width. The lot size is also less than what is required being 6,250 sq. ft. Currently an 8,000 sq. ft. lot is required. When we have this type of application we look to bring everything into conformity as it helps the homeowner in the future, in the event there is ever an issue or damage to the property, so they can rebuild the property as it sits today.

Ms. Clarke displayed a drawing of the proposed addition. It will be predominately a vinyl product and it will provide a complete second story addition. Ms. Clarke displayed a photo of a similar home with this type of addition that was done in 2001.

Because this is a non-conforming lot and they are looking to expand on it, the Variations are to maintain the current side yard setback of 4.81 feet where in today's standard a 7.5 foot setback is required. The lot width and lot size is just to bring everything into conformance. This was a legally platted lot that was done in the 1950's. We are looking to grant the Variations of 10 feet for the lot width from 50 feet vs. 60 feet and a 1750 sq. ft. Variation for the total lot size to maintain the current 6,250 sq. ft. lot of which today would be 8,000 sq. ft. lot.

Ms. Clarke displayed the plat of survey for reference showing a single story home with no garage and only a driveway.

CHAIRMAN SEPESSY asked the Petitioner to speak.

Mr. Hernandez noted he wants the 2<sup>nd</sup> floor addition because he does not want to move out of Tinley Park. He has owned the home for 10 years and his 3 daughters that like the neighborhood. He likes the schools and the neighbors.

COMMISSIONER PASCZYK inquired if the neighbors are in favor of this and have they been notified. Ms. Clarke replied that the neighbors were notified by mail with no concerns.

Harris Noble, Neighbor, 7408 W. 173<sup>rd</sup> St., noted he is the next door neighbor and is in favor of the addition. Mr. Hernandez and his family are great neighbors. The other neighbors also have nothing bad to say about it.

Ms. Clarke went through the Standards for Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - a. While a second-floor addition is not required, it is a typical improvement and design expected with modern homes. The second-floor addition and conforming property will help increase the property's functionality and value. The lot width and size are existing and there is no practical ability to expand the surrounding lots already being developed.

2. The plight of the owner is due to unique circumstances.
  - a. The existing structure, setbacks and lot dimensions are non-conforming and were developed under previous zoning code regulations.
3. The Variation, if granted, will not alter the essential character of the locality.
  - a. The neighborhood is relatively dense compared to newer subdivisions; surrounding properties having existing reduced setbacks, similar to the subject property. The structure will be two-stories which is typical of the neighborhood's existing housing stock. The lot width and size are typical of the Sundale Ridge subdivision.
4. Additionally, the Zoning Board of Appeals 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.

A Motion was made by COMMISSIONER PASZCZYK, seconded by COMMISSIONER BETTENHAUSED, to close the Public Hearing for Hernandez, 7409 173<sup>rd</sup> Street side yard setback, lot width & lot size variations. The Motion was approved by voice call. CHAIRMAN SEPESSY declared the Motion approved.

CHAIRMAN SEPESSY asked for comments from the Commissioners

There were none.

CHAIRMAN SEPESSY asked for a Motion.

COMMISSIONER PASZCZYK, seconded by COMMISSIONER FRITTS made a motion to recommend that the Village Board grant the following Variations from the Zoning Ordinance to the Petitioner, Jose

Hernandez (owner), to permit a second-floor addition on an existing ranch home at 7409 173<sup>rd</sup> Street in the R-4 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Zoning Board of Appeals at this meeting.

1. A 2.69 foot Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a two-story principal structure to have a 4.81 foot setback from the west side yard lot line instead of the required minimum setback of 7.5 feet.
2. A ten foot Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a lot to be 50 feet in width where the minimum interior lot width is 60 feet.
3. A 1,750 sq. ft. Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a lot to be 6,250 sq. ft. in size where the minimum interior lot size is 8,000 sq. ft.”

AYES: PASZCZYK, BETTENHAUSEN, FRITTS & CHAIRMAN SEPESSY

NAYS: NONE

CHAIRMAN SEPESSY declared the Motion unanimously approved.

This will go to the Village Board on September 3, 2019 for adoption.

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-052**

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**AN ORDINANCE GRANTING CERTAIN VARIATIONS TO PERMIT THE  
CONSTRUCTION OF A 1-STORY ADDITION AT 17322 OAK PARK AVENUE  
(JAMES VROEGH)**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-052****AN ORDINANCE GRANTING CERTAIN VARIATIONS TO PERMIT THE  
CONSTRUCTION OF A 1-STORY ADDITION AT 17322 OAK PARK AVENUE  
(JAMES VROEGH)**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, a petition for the granting of certain variations (“Variations”) to permit the construction of a 1-story addition on the existing 3-story Park Oaks Condominium mixed-use development has been filed by James Vroegh (“Petitioner”) with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Village of Tinley Park Plan Commission held a public hearing on the question of whether the Variations should be granted on August 1, 2019, which was continued to August 15, 2019, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

**WHEREAS**, after hearing testimony on the petition, the Plan Commission found that the petition did not meet the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variations and voted 7-2 to recommend to the Village President and Board of Trustees for the denial of the Variations; and

**WHEREAS**, the Plan Commission has filed its report and findings and recommendations regarding the Variations with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variations; and

**NOW, THEREFORE, BE IT ORDAINED** BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That the report of findings and recommendations of the Plan Commission provided herein are incorporated as part of the findings of this President and the Board of Trustees, as complete and fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that he has met the standards for granting the Variations as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variations as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
  - ***The proposed improvement does not meet the intent of the Legacy Plan or its principals.***
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
  - ***The improvement is not compatible with planned improvements in the downtown core that include the development of a street wall and removal of other one-story additions that do not accomplish the Legacy Plan's vision or principals.***
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
  - ***While the addition extends the existing first-story architecture, the addition does not meet the architectural principals due to the minimum requirement of a three-story building along the primary frontage. While the addition of the roof element addresses concerns of the Commission regarding a consistent roof line it raises additional concerns regarding blocking or negatively impacting the view from the residential condo above the Vroegh Family Eyecare unit.***
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
  - ***The resulting tenant space will be utilized by the existing staff to have separate offices and a break area. While it may create a better working environment, the addition will not add additional visitors or tax generation as proposed. The space will remain under ownership of the Condo Association and will not be usable by a different tenant due to lack of separate utilities, entrances, restrooms and the small amount of space.***

**LEGAL DESCRIPTION:** UNIT 17322 IN THE PARK OAKS COMMERCIAL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED LAND: PART OF THE EAST 65 FEET OF THE SOUTH 26 FEET OF LOT 2 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST

OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 3, 1879 AS DOCUMENT NO. 216647, TOGETHER WITH THE EAST 65 FEET OF LOT 3 IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH THE EAST 65 FEET OF THE NORTH 28 FEET OF LOT 4 IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH THE EAST 46.5 FEET OF THE SOUTH 14 FEET OF THE NORTH 42 FEET OF SAID LOT 4 IN BLOCK 1 IN SAID LOT 4 IN BLOCK 1 IN SAID SUBDIVISION WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0030268214; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL IDENTIFICATION NUMBER:** 26-30-308-029-0000 and 26-30-308-029-1004

**COMMONLY KNOWN AS:** 17322 Oak Park Avenue, Tinley Park, Illinois

**PETITIONER:** James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner)

**SECTION 3:** That the following Variations are hereby approved to the Petitioner in the DC (Downtown Core) Zoning District at the above-mentioned Property to construct the 1-story addition:

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 26.5 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 23.5 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 6:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-052, “AN ORDINANCE GRANTING CERTAIN VARIATIONS TO PERMIT THE CONSTRUCTION OF A 1-STORY ADDITION AT 17322 OAK PARK AVENUE(JAMES VROEGH),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

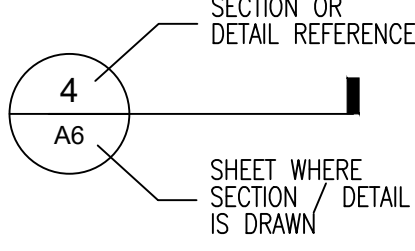
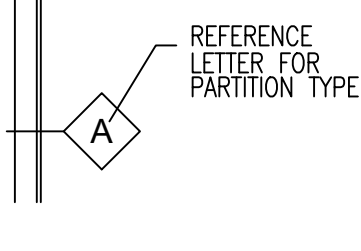
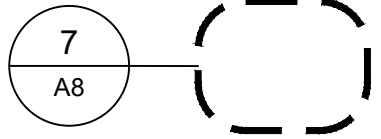
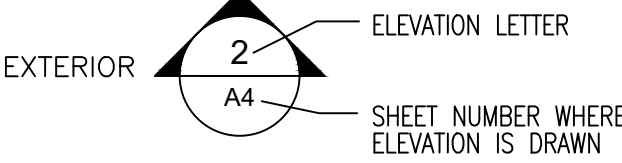
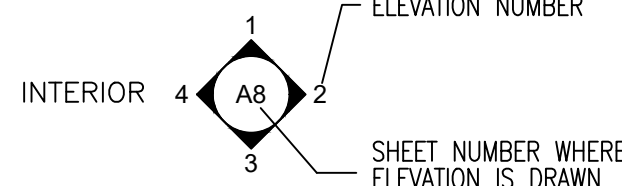
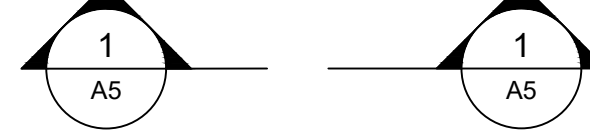
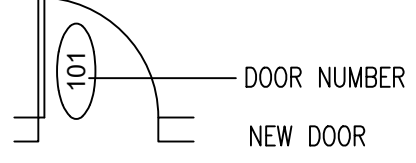
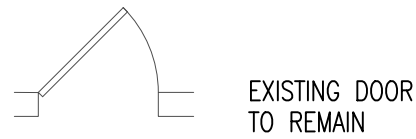
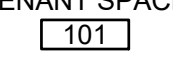
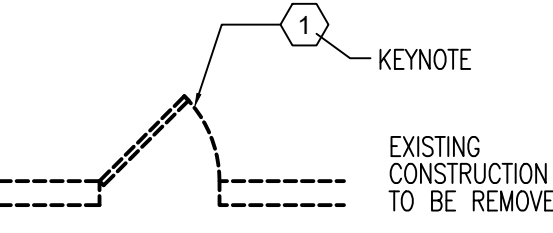
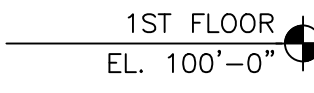

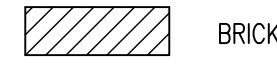
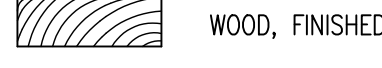
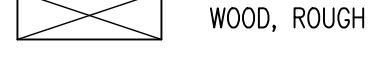




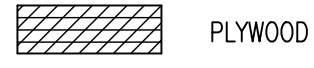
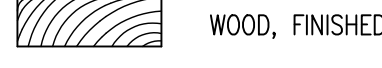
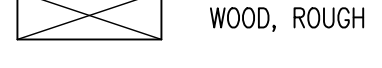
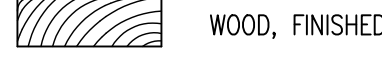
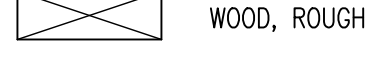
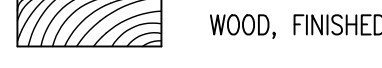
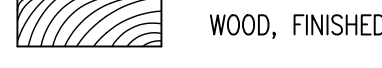
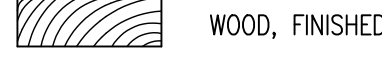
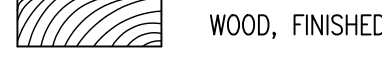


# VROEGH FAMILY EYECARE

## ADDITION & ALTERATIONS

### 17322 OAK PARK AVE.

### TINLEY PARK, IL 60477

ABBREVIATIONS			SYMBOLS/MATERIAL LEGEND		
AB	ANCHOR BOLT	ID	INSIDE DIMENSION	<div>SECTION/DETAIL NOTATION</div> <div></div>	
ACT	ACOUSTICAL CLG TILE	INCL	INCLUDING		
AD	AREA DRAIN	INFO	INFORMATION		
ADDL	ADDITIONAL	INSUL	INSULATION	<div>PARTITION SYMBOL</div> <div></div>	
ADJ	ADJUSTABLE	JT	JOINT		
AFF	ABOVE FINISHED FLOOR	KDHM	KNOCK DOWN HOLLOW METAL		
AL	ALUMINUM	LAM	LAMINATE	<div>DETAIL SYMBOL</div> <div></div>	
ANOD	ANODIZED	LIN	LINEAR		
APPROX	APPROXIMATELY	LL	LOWER LEVEL		
ARCH	ARCHITECTURAL	LP	LOW POINT	<div>ELEVATION SYMBOL</div> <div><div>EXTERIOR</div><div></div><div>INTERIOR</div><div></div></div>	
BD	BOARD	LTWT	LIGHT WEIGHT		
BETWN	BETWEEN	MAX	MAXIMUM		
BLDG	BUILDING	MC	MINERAL CORE	<div>BUILDING SECTION</div> <div></div>	
BLK	BLOCK, BLOCKING	MECH	MECHANICAL		
BM	BENCH MARK	MEJ	MASONRY EXPANSION JOINT		
BOT	BOTTOM	MFR	MANUFACTURER	<div>DOOR SYMBOLS</div> <div><div>NEW DOOR</div><div></div><div>EXISTING DOOR TO REMAIN</div><div></div></div>	
BRG	BEARING	MH	MANHOLE		
BSMT	BASEMENT	MIN	MINIMUM		
BUR	BUILT-UP ROOFING	MISC	MISCELLANEOUS	<div>ROOM NAME &amp; NUMBER</div> <div><div>TENANT SPACE</div><div></div></div>	
CAB	CABINET	MO	MASONRY OPENING		
CAR	CARPET	MTD	MOUNTED		
CB	CATCH BASIN	NIC	NOT IN CONTRACT	<div>DEMOLITION</div> <div></div>	
CJ	CONTROL JOINT	NLWT	NORMAL WEIGHT		
CL	CENTER LINE	NO	NUMBER		
CLG	CEILING	NOM	NOMINAL	<div>ELEVATION MARKER</div> <div><div>1ST FLOOR</div><div></div></div>	
CLR	CLEAR	NS	NEAR SIDE		
CMT	CERAMIC MOSAIC TILE	NTS	NOT TO SCALE		
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER	<div>MATERIALS</div> <div><div>CONCRETE (CAST IN PLACE OR PRECAST)</div><div></div></div>	
CO	CLEANOUT	OD	OUTSIDE DIAMETER		
COL	COLUMN	OPNG	OPENING		
CONC	CONCRETE	OPP	OPPOSITE	<div>MATERIALS</div> <div><div>BRICK</div><div></div></div>	
CONT	CONTINUOUS	PR	PAIR		
CP	CEMENT PLASTER	PL	PLATE		
CT	CERAMIC TILE	PLAS	PLASTER	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
CU	CUBIC	PLYWD	PLYWOOD		
DEMO	DEMOLITION	PT	PAINT		
DET	DETAIL	PIFRT	PRESSURE IMPREGNATED	<div>MATERIALS</div> <div><div>WOOD, ROUGH</div><div></div></div>	
DIA	DIAMETER	QT	QUARRY TILE		
DIM	DIMENSION	R	RADIUS		
DF	DRINKING FOUNTAIN	REINF	REINFORCED, REINFORCING	<div>MATERIALS</div> <div><div>STRUCTURAL STEEL LARGE SCALE</div><div></div></div>	
DN	DOWN	REQD	REQUIRED		
DS	DOWNSPOUT	RD	ROOF DRAIN		
DWG	DRAWING	RM	ROOM	<div>MATERIALS</div> <div><div>STRUCTURAL STEEL SMALL SCALE</div><div></div></div>	
EA	EACH	RO	ROUGH OPENING		
EF	EACH FACE	SC	SOLID CORE		
EL	ELEVATION	SCHED	SCHEDULE	<div>MATERIALS</div> <div><div>UNDERBERD MATERIAL</div><div></div></div>	
ELEC	ELECTRIC	SEC	SECTION		
EP	EPOXY PAINT	SGT	STRUCTURAL GLAZED TILE		
EQ	EQUAL	SHT	SHEET	<div>MATERIALS</div> <div><div>GYPSUM</div><div></div></div>	
EQUIP	EQUIPMENT	SIM	SIMILAR		
EWC	ELECTRIC WATER COOLER	SM	SHEET METAL		
EXIST	EXISTING	SOG	SLAB ON GRADE	<div>MATERIALS</div> <div><div>PLYWOOD</div><div></div></div>	
EXP	EXPANSION	SP	STARTING POINT		
EXP JT	EXPANSION JOINT	SPEC	SPECIFICATIONS		
EW	EACH WAY	SQ	SQUARE	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
FD	FLOOR DRAIN	SS	STAINLESS STEEL		
FDN	FOUNDATION	STD	STANDARD		
FE	FIRE EXTINGUISHER	STL	STEEL	<div>MATERIALS</div> <div><div>WOOD, ROUGH</div><div></div></div>	
FEC	FIRE EXTINGUISHER CABINET	STRUC	STRUCTURAL		
FHC	FIRE HOSE CABINET	STAV	STAIN & VARNISH		
FLR	FLOOR	SUSP	SUSPENDED	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
FS	FAR SIDE	T&B	TOP AND BOTTOM		
FT	FEET	THK	THICK		
FTG	FOOTING	TYP	TYPICAL		
GA	GAUGE, GAGE	UNO	UNLESS NOTED OTHERWISE	<div>MATERIALS</div> <div><div>WOOD, ROUGH</div><div></div></div>	
GALV	GALVANIZED	UL	UNDERWRITERS LABORATORY		
GB	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE		
GL	GLASS	VENT	VENTILATION	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
GMU	GLAZED MASONRY UNIT	VERT	VERTICAL		
GST	GLAZED STRUCTURAL TILE	VEST	VESTIBULE		
GP	GYPSUM PLASTER	VIF	VERIFY IN FIELD	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
GR	GRADE	VOL	VOLUME		
HC	HOLLOW CORE	W/	WITH		
HDCP	HANDICAPPED	WC	WALL COVERING	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
HDWD	HARDWOOD	WD	WOOD		
HM	HOLLOW METAL	WH	WALL HEATER		
HORZ	HORIZONTAL	W/O	WITHOUT	<div>MATERIALS</div> <div><div>WOOD, FINISHED</div><div></div></div>	
HP	HIGH POINT	WNF	WELDED WIRE FABRIC		
HR	HOUR				
HT	HEIGHT				
HTG	HEATING				
HVAC	HEATING / VENTILATION / AIR CONDITIONING				
HWY	HIGHWAY				



## GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.
- ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES' REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.
- ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.
- ALL PERMITS TO BE BY GENERAL CONTRACTOR
- ALL CONTRACTORS SHALL BE REQUIRED TO PURCHASE A BUSINESS LICENSE SHALL IT BE REQUIRED BY VILLAGE/CITY.

## SHEET INDEX

NO.	SHEET TITLE
T1	COVER SHEET
T2	SPECIFICATIONS
AD1	DEMOLITION FLOOR & CEILING PLANS
AD2	DEMOLITION ELEVATIONS
A1	FLOOR & FURNITURE PLANS
A2	ROOF & REFLECTED CEILING PLANS
A3	EXTERIOR ELEVATIONS
A4	DETAILS, ROOM FINISH AND DOOR SCHEDULES
S0	SPECIFICATIONS
S1	FOUNDATION & FRAMING PLAN
M1	HVAC PLAN
P1	PLUMBING PLAN - STORM
FP1	FIRE PROTECTION PLAN
E1	POWER & LIGHTING PLANS
E2	SCHEDULES AND NOTES

## BUILDING CODES

- ZONING: VILLAGE OF TINLEY PARK ZONING ORDINANCE
- BUILDING: ICC INTERNATIONAL BUILDING CODE 2012 W/AMENDMENTS
- Mechanical: ICC INTERNATIONAL MECHANICAL CODE 2012
- Fuel Gas: ICC INTERNATIONAL FUEL GAS CODE 2012
- Fire: ICC INTERNATIONAL FIRE CODE 2012 W/AMENDMENTS
- Plumbing: ILLINOIS PLUMBING CODE 2014 EDITION
- Energy Conservation: ICC INTERNATIONAL ENERGY CONSERVATION CODE 2018
- Electrical: NFPA NATIONAL ELECTRICAL CODE 2011 W/AMENDMENTS
- Accessibility: AMERICANS WITH DISABILITIES ACT OF 1990 ILLINOIS ACCESSIBILITY CODE 2018

## CODE ANALYSIS

### PROJECT DATA

PIN NUMBER	28-30-308-028-0000
ZONING CLASSIFICATION	B3
OCCUPANCY CLASSIFICATION	B
CONSTRUCTION TYPE	TYPE 5B
AUTOMATIC FIRE SUPPRESSION	X YES NO
ALLOWABLE BUILDING HEIGHT	NA
ALLOWABLE BUILDING AREA	9,000 Sq.Ft.
ALLOWABLE S.F./FLOOR INCREASE for OPEN PERIMETER	N/A
ALLOWABLE S.F./FLOOR INCREASE for SPRINKLER	18,000 Sq.Ft.
TOTAL ALLOWABLE S.F./FLOOR	27,000 Sq.Ft.
ACTUAL BUILDING AREA	1,249 Sq.Ft.
EX. EYECARE OFFICE	475 Sq.Ft.
OFFICE ADDITION	1,724 Sq.Ft.
TOTAL ACTUAL AREA	1,724 Sq.Ft.

OCCUPANT LOAD AND EXIT CAPACITY COMPARISON	OCCUPANT LOAD	EXIT CAPACITY
ADDITION (1/100)	18	360
STRUCTURAL FRAME		0 HOUR
BEARING WALLS		0 HOUR
EXTERIOR		0 HOUR
INTERIOR		0 HOUR
NON BEARING WALLS & PARTITIONS		0 HOUR
EXTERIOR		0 HOUR
INTERIOR		0 HOUR
FLOOR CONSTRUCTION		0 HOUR
ROOF CONSTRUCTION		0 HOUR
FIRE WALLS		NA
FIRE BARRIERS		NA
VERTICAL EXIT ENCLOSURES (STAIRS)		NA
EXIT PASSAGEWAY		NA
HORIZONTAL EXIT		NA
INCIDENTAL USE AREAS		1 HOUR
FURNACE ROOM		1 HOUR
STORAGE ROOMS (OVER 100 SQ. FT.)		NA
SEPARATION OF OCCUPANCIES		0 HOUR
SHAFTS AND VERTICAL ENCLOSURES		0 HOUR
FIRE PARTITIONS		NA
DWELLING UNIT SEPARATIONS		NA
TENANT SPACES SEPARATIONS (COVERED MALL)		NA
CORRIDOR WALLS		1 HOUR
SMOKE BARRIERS		C
ROOF COVERING CLASSIFICATION		C

### INTERIOR FINISH CLASSIFICATION

WALLS & CEILINGS	
VERTICAL EXITS & EXIT PASSAGEWAYS	NA
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	C
ROOMS AND ENCLOSED SPACES	C
INTERIOR FLOORS	CLASS II
DECORATIONS AND TRIM	C

### NOTE TO BIDDERS:

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF VILLAGE OF TINLEY PARK AND THE STATE OF ILLINOIS.

ENRIQUE CASTEL, LICENSED ARCHITECT - NO. 001-020515

LICENSE EXPIRES 11-30-2020

Enrique Castel Architect  
10568 CENTRAL PARK BLVD. HUNTLEY, IL 60142.  
P 224-253-8027 - ENCAST@COMCAST.NET

VROEGH FAMILY EYECARE  
ADDITION & ALTERATIONS  
17322 S. OAK PARK

1	2	3	Date	Revisions / Submissions	No.
REVISED PER VILLAGE/OWNER REVIEWS	06.26.19				
ISSUED FOR PERMIT / BIDDING	02.21.18				
ISSUED FOR OWNER REVIEW	02.07.18				
DRAWN BY: ENC					
PROJECT NO: 2018-015					
SCALE: AS NOTED					
DRAWING NO: T1					

SECTION 01700 – EXECUTION REQUIREMENTS

**SUMMARY**  
A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:  
1. Construction layout.  
2. Field engineering and surveying.  
3. General installation of products.  
4. Progress cleaning.  
5. Starting and adjusting.  
6. Protection of installed construction.  
7. Correction of the Work.  
B. See Section 01770 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.

**EXAMINATION**  
A. Existing Conditions: The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.  
1. Before construction, verify the location and points of connection of utility services.  
B. Existing Utilities: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed.  
C. Acceptance of Conditions: Examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.  
1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.  
2. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.  
3. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.  
4. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

**PREPARATION**  
A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.  
B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.  
C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.  
D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.

**CONSTRUCTION LAYOUT**  
A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.  
B. General: Lay out the Work using accepted surveying practices.  
1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.  
2. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.  
3. Inform installers of lines and levels to which they must comply.  
4. Check the location, level and plumb, of every major element as the Work progresses.  
5. Notify Architect when deviations from required lines and levels exceed allowable tolerances.  
C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.  
D. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

**FIELD ENGINEERING**  
A. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent and control points during construction operations.  
B. Certified Survey: On completion of major site improvements, and other work requiring field-engineering services, prepare a certified survey showing dimensions, locations, angles, and elevations of construction.

**INSTALLATION**  
A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.  
1. Make vertical work plumb and make horizontal work level.  
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.  
3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.  
B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.  
C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.  
D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.  
E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.  
F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.  
G. Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.  
1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.  
2. Allow for building movement, including thermal expansion and contraction.  
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.  
H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.  
I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

**PROGRESS CLEANING**  
A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.  
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.  
2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.  
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.  
B. Site: Maintain Project site free of waste materials and debris.  
C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.  
1. Remove liquid spills promptly.  
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.  
D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.  
E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.  
F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.  
G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.  
H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.  
I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.  
J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

**STARTING AND ADJUSTING**  
A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.  
B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.  
C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

**PROTECTION OF INSTALLED CONSTRUCTION**  
A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.  
B. Comply with manufacturer's written instructions for temperature and relative humidity.

**CORRECTION OF THE WORK**  
A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01731 "Cutting and Patching."  
1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.  
B. Restore permanent facilities used during construction to their specified condition.  
C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.  
D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.  
E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

SECTION 01731 – CUTTING AND PATCHING

**SUMMARY**  
A. This Section includes procedural requirements for cutting and patching.

**QUALITY ASSURANCE**  
A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.  
B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.  
C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.  
D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

**WARRANTY**  
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

**MATERIALS**  
A. General: Comply with requirements specified in other Sections.  
B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.  
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

**EXAMINATION**  
A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.  
1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.  
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

**PREPARATION**  
A. Temporary Support: Provide temporary support of Work to be cut.  
B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.  
C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.  
D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

**PERFORMANCE**  
A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.  
1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.  
B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.  
1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.  
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.  
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.  
4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.  
5. Proceed with patching after construction operations requiring cutting are complete.  
C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.  
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.  
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.  
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.  
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.  
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.  
D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

SECTION 01732 – SELECTIVE DEMOLITION

**SUMMARY**  
A. This Section includes the following:  
1. Demolition and removal of selected portions of building or structure.  
2. Salvage of existing items to be reused or recycled.

**DEFINITIONS**  
A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.  
B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.  
C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.  
D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

**QUALITY ASSURANCE**  
A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.  
B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.  
C. Standards: Comply with ANSI A10.6 and NFPA 241.

**PROJECT CONDITIONS**  
A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.  
B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.  
C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.  
D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.  
E. Storage or sale of removed items or materials on-site is not permitted.  
F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.  
1. Maintain fire-protection facilities in service during selective demolition operations.

**WARRANTY**  
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

**EXAMINATION**  
A. Verify that utilities have been disconnected and capped.  
B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.  
C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.  
D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.  
E. Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.  
F. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.  
G. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

**UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS**  
A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.  
B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.  
1. Arrange to shut off indicated utilities with utility companies.  
2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.  
3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

**PREPARATION**  
A. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.  
B. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

**SELECTIVE DEMOLITION**  
A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:  
1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.  
2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.  
3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.  
4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.  
5. Dispose of demolished items and materials promptly.  
B. Removed and Salvaged Items:  
1. Clean salvaged items.  
2. Pack or crate items after cleaning. Identify contents of containers.  
3. Store items in a secure area until delivery to Owner.  
4. Transport items to Owner's storage area designated by Owner.  
5. Protect items from damage during transport and storage.  
C. Removed and Reinstalled Items:  
1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.  
2. Pack or crate items after cleaning and repairing. Identify contents of containers.  
3. Protect items from damage during transport and storage.  
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.  
D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

**DISPOSAL OF DEMOLISHED MATERIALS**  
A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.  
1. Comply with requirements specified in Division 1 Section "Construction Waste Management."  
B. Burning: Do not burn demolished materials.  
C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

**CLEANING**  
A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

SECTION 01770 – CLOSEOUT PROCEDURES

**SUMMARY**  
A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:  
1. Inspection procedures.  
2. Final cleaning.

**COMPLETION**  
A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.  
1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.  
2. Advise Owner of pending insurance changeover requirements.  
3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.  
4. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs damage or settlement surveys, property surveys, and similar final record information.  
5. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.  
6. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.  
7. Complete startup testing of systems.  
8. Submit test/adjust/balance records.  
9. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.  
10. Complete final cleaning requirements.  
B. Final Procedures:  
1. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.  
Inspection: Submit a written request for inspection for Completion. On receipt of request, Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will prepare the Certificate of Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Owner, that must be completed or corrected before certificate will be issued.  
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

**LIST OF INCOMPLETE ITEMS (PUNCH LIST)**  
A. Preparation: Submit two copies of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction.

**WARRANTIES**  
A. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.  
1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.  
2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of installer.  
3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.  
B. Provide additional copies of each warranty to include in operation and maintenance manuals.

**MATERIALS**  
A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

**FINAL CLEANING**  
A. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.  
1. Complete the following cleaning operations before requesting inspection for certification of Completion for entire Project:  
a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.  
b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.  
c. Remove tools, construction equipment, machinery, and surplus material from Project site.  
d. Clean exposed interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition.  
e. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.  
f. Sweep concrete floors broom clean.  
g. Clean transparent materials, including glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish glass, taking care not to scratch surfaces.  
h. Remove labels that are not permanent.  
i. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.  
1) Do not paint over "UL" and similar labels, including mechanical and electrical nameplates.  
j. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.  
k. Replace parts subject to unusual operating conditions.  
l. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.  
m. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.  
n. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.  
B. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

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VROEGH FAMILY EYECARE  
ADDITION & ALTERATIONS

1-7322 S. OAK PARK

		Date		Revisions / Submissions	
				No.	
REVISED PER VILLAGE/OWNER REVIEWS ISSUED FOR PERMIT / BIDDING ISSUED FOR OWNER REVIEW	06.26.19				
	02.21.18				
	02.07.18				
DRAWN BY: ENC					
DATE: -					
PROJECT NO: 2018-015					
SCALE: AS NOTED					
DRAWING NO:					
1				No.	

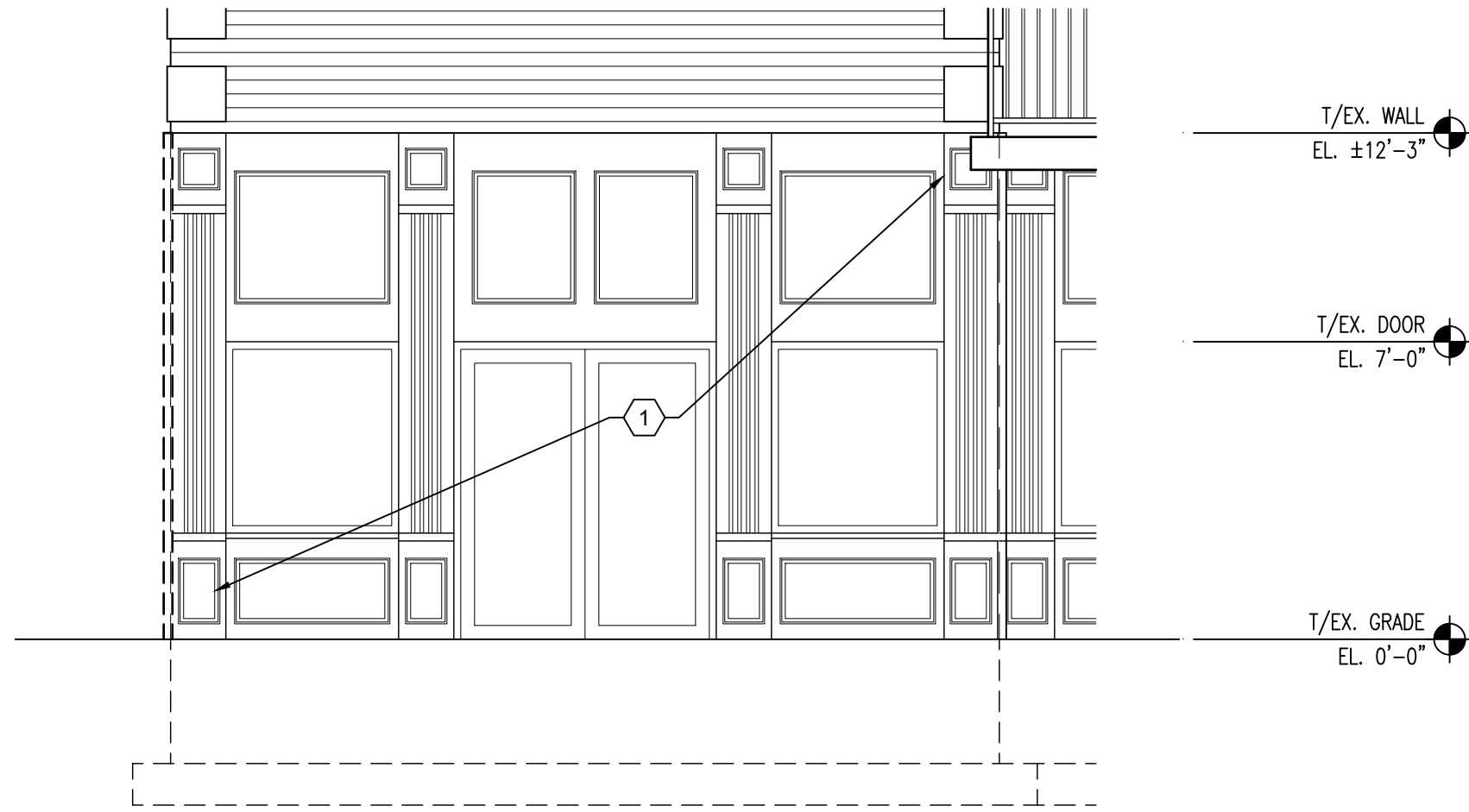
T2



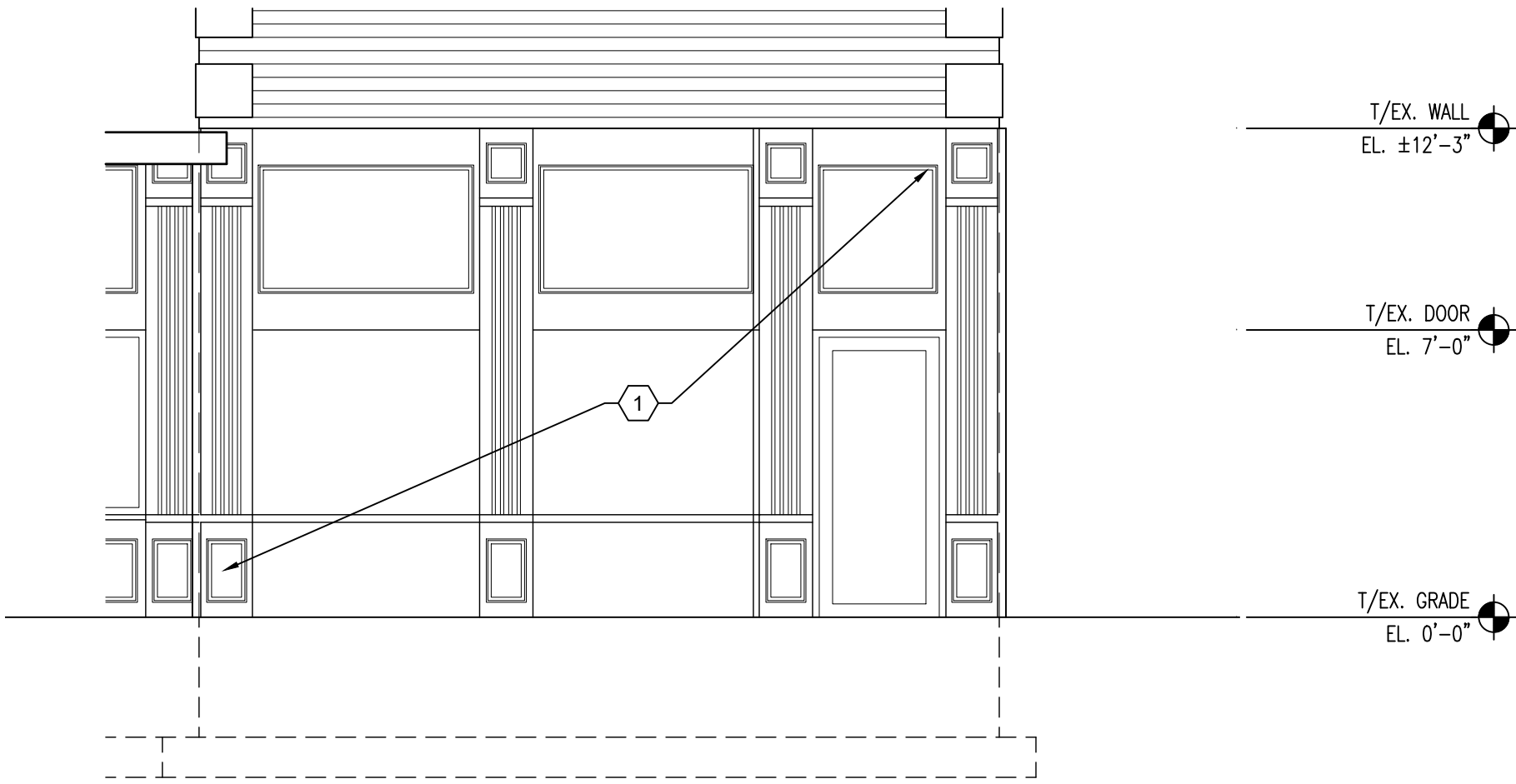
- ## **GENERAL DEMOLITION NOTES:**
1. BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED ON THIS SHEET AND FOLLOWING DRAWINGS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
  2. ALL HOLES IN WALLS, CEILING OR FLOOR SHALL BE PATCHED TO MATCH EXISTING AND FINISHED TO RECEIVE NEW FINISHES.
  3. PATCH HOLES IN MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
  4. VERIFY ALL EXISTING CONDITIONS.
  5. DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
  6. ROOFING CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF AROUND NEW PENETRATIONS. REPAIR AS NEEDED.
  7. EXISTING OUTLETS TO REMAIN ON EXISTING WALLS TO REMAIN, U.N.O.
  8. REMOVE AND DISPOSE OUTLETS ON WALLS TO BE REMOVED.
  9. WHERE ELECTRICAL WORK IS TO BE REMOVED, ALL WIRING AND CONDUIT TO BE REMOVED TO PANEL. REMOVE EXISTING BREAKER.

- ### **DEMOLITION KEY NOTES:**
- 1 REMOVE AND DISPOSE EXISTING DOOR & FRAME – PATCH OPENING AS NEEDED
  - 2 REMOVE AND DISPOSE EXIST. CONC. SLAB
  - 3 REMOVE AND RELOCATE EXISTING STOREFRONT WINDOW ASSEMBLY
  - 4 EXISTING TO REMAIN – NO CHANGES, U.N.O.
  - 5 REMOVE AND DISPOSE EXIST. WALL PACK LIGHT FIXTURE – EXIST. J-BOX & WIRING TO REMAIN FOR NEW LIGHTING
  - 6 REMOVE AND RELOCATE EXIST. EXIT/BATTERY LIGHT FIXTURE W/ALL ASSOCIATED ACCESSORIES
  - 7 MODIFY ELECTRICAL CONDUITS ABOVE WALL TO ALLOW FOR NEW DUCTWORK & SPRINKLER WORK

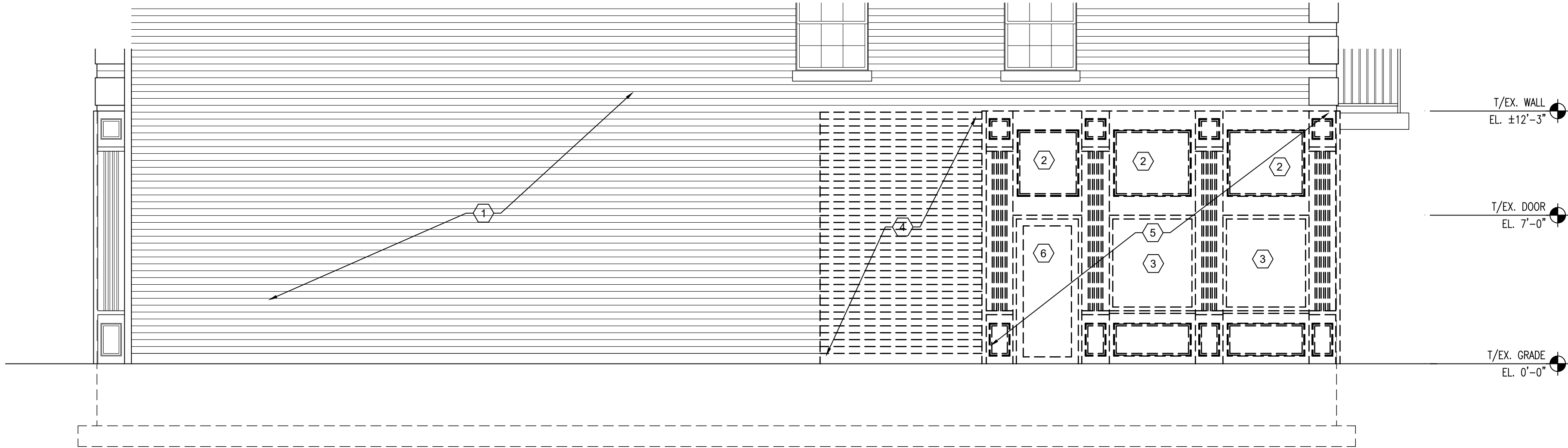
<b>AD1</b>					
DRAWING NO.					
SCALE: AS NOTED					
PROJECT NO. 2018-015					
DATE:					
DRAWN BY: <b>ENC</b>					
No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
1	REVISED PER VILLAGE OWNER REVIEWS	06.26.19			
	ISSUED FOR PERMIT / BIDDING	02.21.18			
	ISSUED FOR OWNER REVIEW	02.07.18			
<b>VROEGH FAMILY EYECARE ADDITION &amp; ALTERATIONS</b> 17322 S. OAK PARK TINLEY PARK, IL. 60477					
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1 DEMOLITION - EAST (FRONT) ELEVATION  
1/4" = 1'-0"



2 DEMOLITION - WEST (REAR) ELEVATION  
1/4" = 1'-0"



3 DEMOLITION - SOUTH ELEVATION  
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

- BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED ON THIS SHEET AND FOLLOWING DRAWINGS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
- ALL HOLES IN WALLS, CEILING OR FLOOR SHALL BE PATCHED TO MATCH EXISTING AND FINISHED TO RECEIVE NEW FINISHES.
- PATCH HOLES IN MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
- VERIFY ALL EXISTING CONDITIONS.
- DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
- ROOFING CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF AROUND NEW PENETRATIONS. REPAIR AS NEEDED.

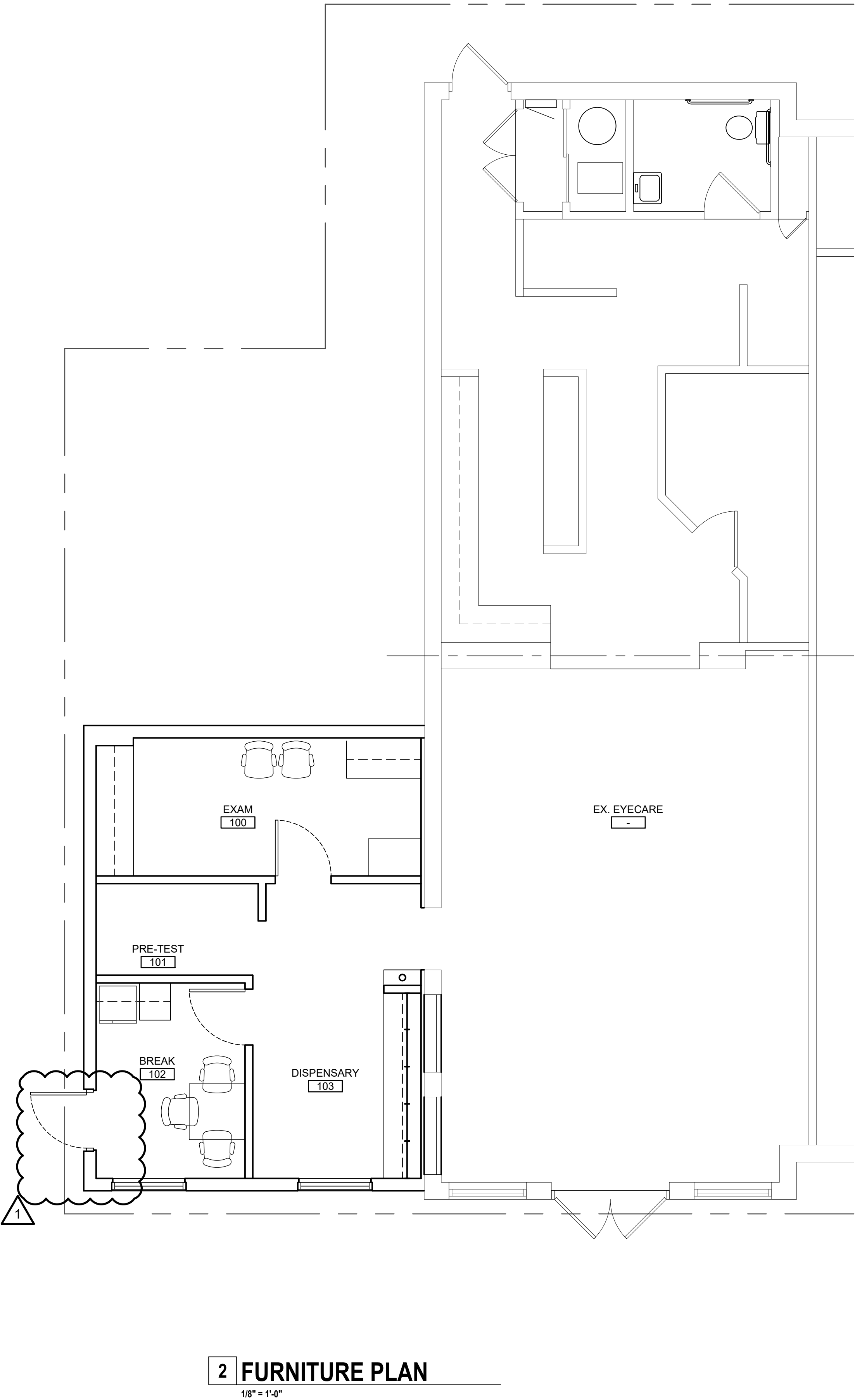
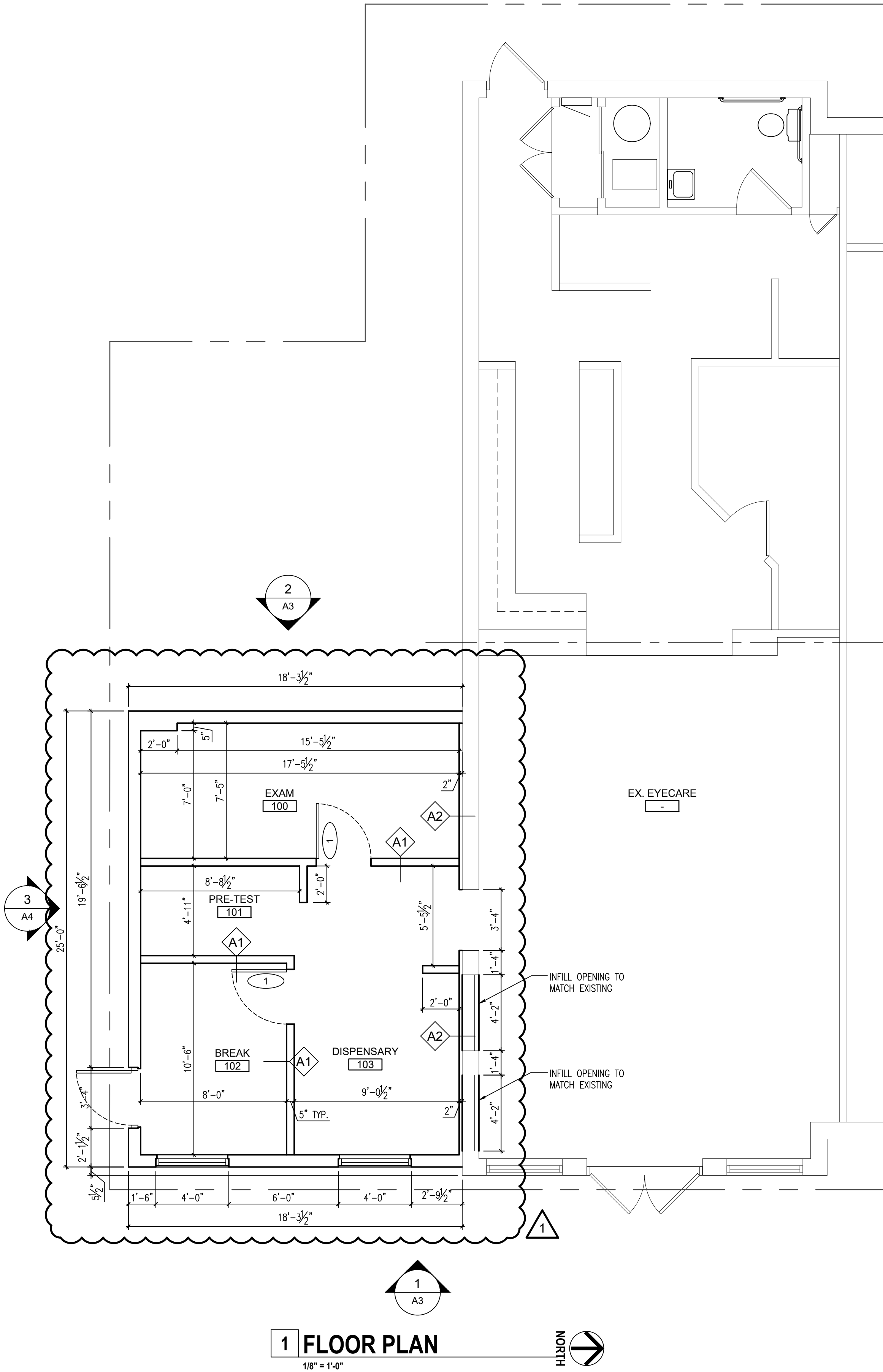
DEMOLITION KEY NOTES:

- 1 EXISTING TO REMAIN – NO CHANGES U.N.O.
- 2 REMOVE AND RELOCATE EXIST. AWNINGS – VERIFY FINAL LOCATIONS W/OWNER
- 3 REMOVE AND RELOCATE EXISTING STOREFRONT/WINDOW ASSEMBLY
- 4 EX. BRICK TO REMAIN – PREP AS NEEDED FOR INTERIOR FINISHES
- 5 REMOVE AND RELOCATE EXIST. WD PANELING ON NEW FACADES – COORDINATE IN FIELD
- 6 REMOVE AND DISPOSE EXIST. DOOR AND FRAME

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VROEGH FAMILY EYECARE  
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TINLEY PARK, IL 60477

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- NOTES:
1. SPRAY POLYURETHANE FOAM (SPF) TO BE SPRAYED AT ALL DEMISING WALL INTERSECTIONS WITH THE FLOOR AND SECOND FLOOR DECKING.
  2. SAW CUTTING OF THE SLAB AND OTHER NOISY OPERATIONS MUST BE DONE WHEN THE NEIGHBORING TENANTS ARE NOT OPEN FOR BUSINESS.
  3. CONTRACTORS SHOULD USE THE REAR DOOR OF THE SPACE TO ENTER AND DELIVER MATERIALS.
  4. ALL CONTRACTORS SHALL PARK THEIR DUMPSTERS, TRUCKS AND AND CARS BEHIND THE BUILDING.
  5. THE PROPOSED EXHAUST FAN SHOULD BE PLACED AS FAR AS POSSIBLE FROM EXISTING ROOF TOP EQUIPMENT TO AVOID THE TRANSFERENCE OF ODORS FROM MAGIC NAILS TO NEIGHBORING TENANTS.
  6. ALL WOOD BACKING AND BLOCKING, INCL. PLWD & FRAMING, SHALL BE PRESSURE IMPREGNATED, FIRE RETARDANT TREATED WOOD PER LOCAL CODE.

FIRE DEPARTMENT NOTES:

THE NEW SPACE SHALL BE CONNECTED TO A COMMON AUTOMATIC FIRE ALARM AND DETECTION SYSTEM IN FULL CONFORMANCE WITH NFPA 72. ADDITIONALLY, SUBMIT A CERTIFICATION LETTER FROM THE ALARM CONTRACTOR OF RECORD STATING SUCH COMPLIANCE UPON PROJECT COMPLETION. (IBC 907.2.12).

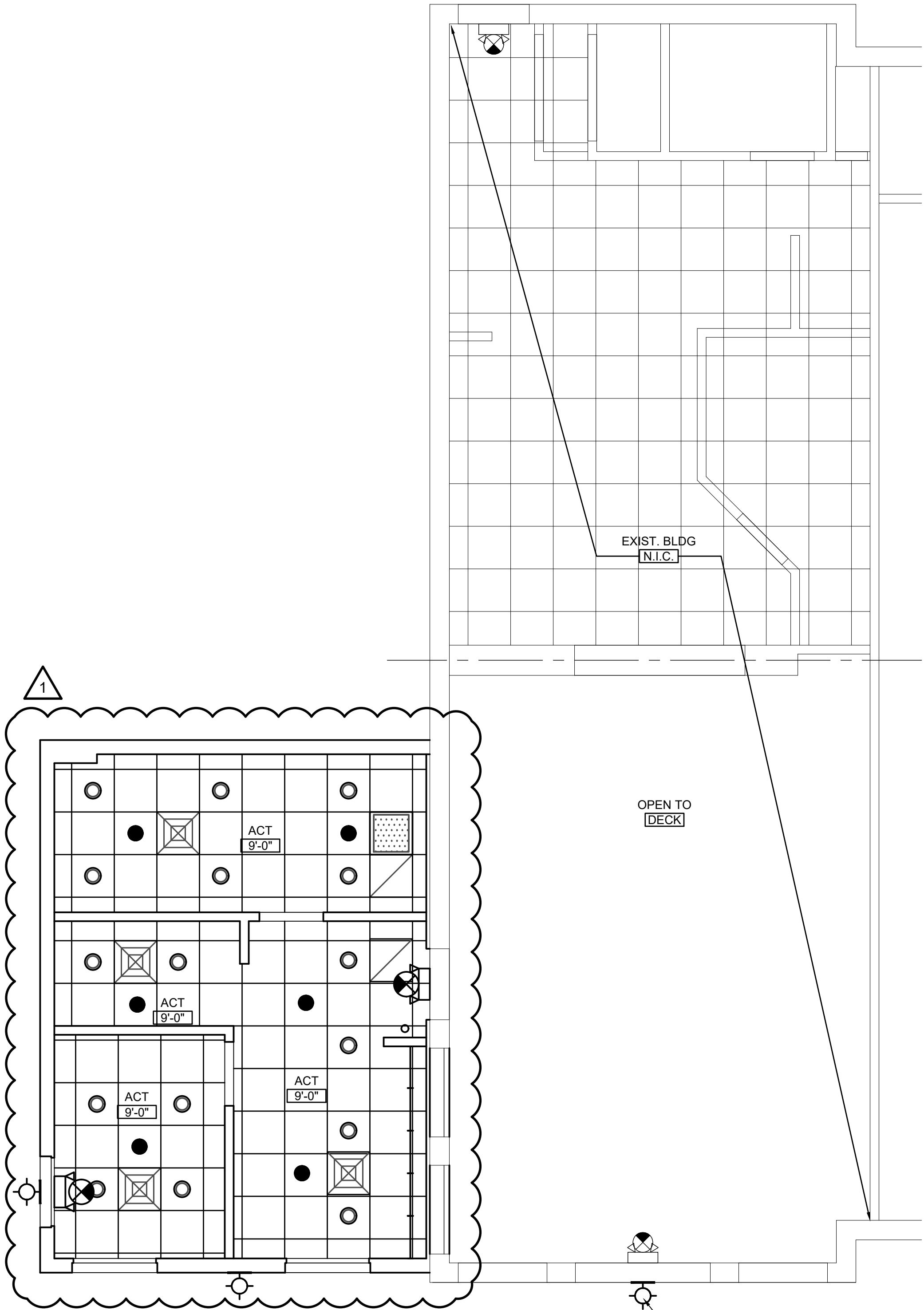
THE STRUCTURE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM WHICH SHALL BE MODIFIED IN FULL CONFORMANCE WITH NFPA 13. SUBMIT THE REQUIRED SHOP DRAWINGS INDICATING SUCH WORK PRIOR TO THE START OF ANY FIRE PROTECTION WORK.

THE MEANS OF EGRESS SHALL BE ILLUMINATED SUCH THAT THE INITIAL ILLUMINATION LEVEL IS AT LEAST AN AVERAGE OF ONE FOOT-CANDLE MEASURED ALONG THE PATH OF TRAVEL AT THE FLOOR LEVEL (IBC 1006.4).

ALL PENETRATIONS IN FIRE RATED ASSEMBLIES SHALL BE PROPERLY SECURED USING A U.L. LISTED SEALANT. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (IBC 1008.1.8).

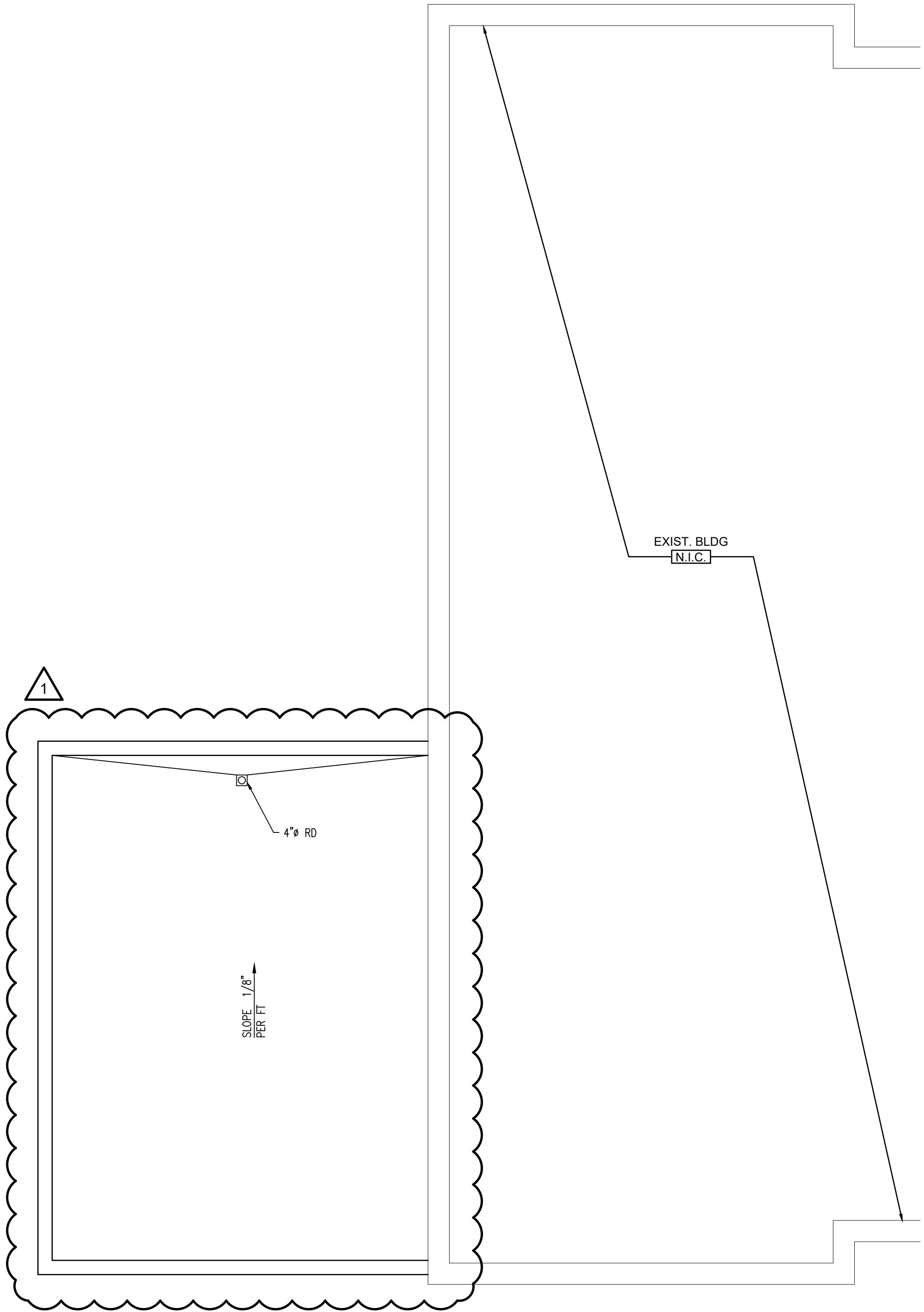
ALL HVAC EQUIPMENT OVER 2000 CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR WIRE TO INITIATE UNIT SHUT-DOWN UPON DETECTION OF SMOKE AND SEND SIGNAL TO FACTP. ADDITIONALLY, VERIFY ALL CODE REQUIRED CLEARANCES BETWEEN SUCH EQUIPMENT. VERIFY OPERATION OF THE EXISTING DUCT DETECTORS AND CAPABILITY OF UNIT SHUT DOWN.

No.	Revisions / Submissions	Date
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		02.07.18



1 REFLECTED CEILING PLAN

1/8" = 1'-0"



2 ROOF PLAN

1/8" = 1'-0"

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# 1 EAST (FRONT) ELEVATION

## 2 WEST (REAR) ELEVATION

### 3 SOUTH ELEVATION

## 4 TYP. WALL SECTION

6	PARAPET DETAIL
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<b>A3</b>					
DRAWING NO:					
SCALE: <b>AS NOTED</b>					
PROJECT NO: <b>2018-015</b>					
DATE:					
DRAWN BY: <b>ENC</b>					
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<b>Enrique Castel Architect</b> 10568 CENTRAL PARK BLVD., HUNTLEY, IL 60442. P 224-253-8027 . ENCAST@COMCAST.NET					

PARTITION TYPES						
TYPE	LAYER DESCRIPTION	THK. A=ACTUAL P=PLAN	STUDS	INSULATION	RATING	U.L. NUMBER
A1	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT) TO UNDERSIDE OF DECK/STRUCTURE	A=4 7/8" P=5"	3 5/8" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
A2	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT) TO UNDERSIDE OF DECK/STRUCTURE	A=2 1/4" P=2"	1 1/2" METAL C	NONE	NONE	NONE

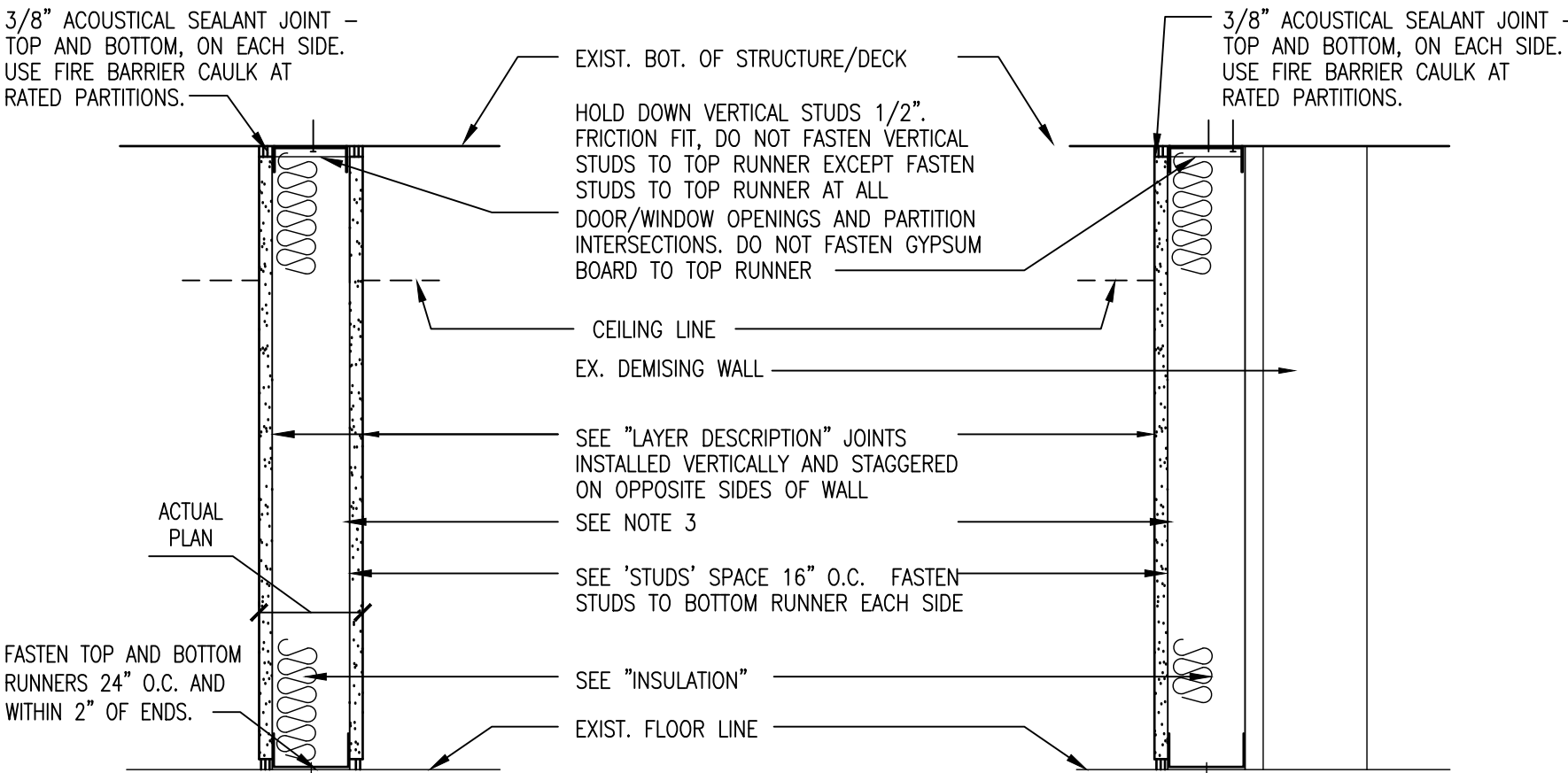
NOTE 1. PROVIDE THE FOLLOWING AT ALL LOCATIONS:

AT FIRE RATED/SMOKE BARRIER PARTITIONS, CLOSE THE VOID BETWEEN PARTITIONS AND UNDERSIDE OF FLOOR OR ROOF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION FOR A 1- OR 2-HOUR RATING.  
USE UL SYSTEM HW-D-0020 OR HW-D-0043 FOR GYPSUM BOARD PARTITIONS.  
USE UL SYSTEM HW-D-0022 OR HW-D-0088 FOR CMU PARTITION.

AT INTERIOR SIDE OF EXTERIOR WALLS TO BOTTOM OF FLOOR OR ROOF DECK AND AT ALL OTHER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION USING SAME UL SYSTEM (1 HOUR) AS NOTED ABOVE.

NOTE 2. AT METAL STUD PARTITIONS, PROVIDE 20 GAUGE DOUBLE METAL STUDS AT ALL DOOR OR BORROWED LITE JAMBS. STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE AND SHALL BE ANCHORED AT EACH END.

NOTE 3. TYPICAL ALL STUD PARTITION TYPES: PROVIDE CONTINUOUS 2X8 TREATED WOOD BLOCKING, REINFORCING SUPPORT, FOR ALL WALL HUNG ITEMS INCLUDING HANDRAILS, GRAB BARS, MILLWORK, USE 1X8 TREATED WOOD BLOCKING AT METAL FURRING.

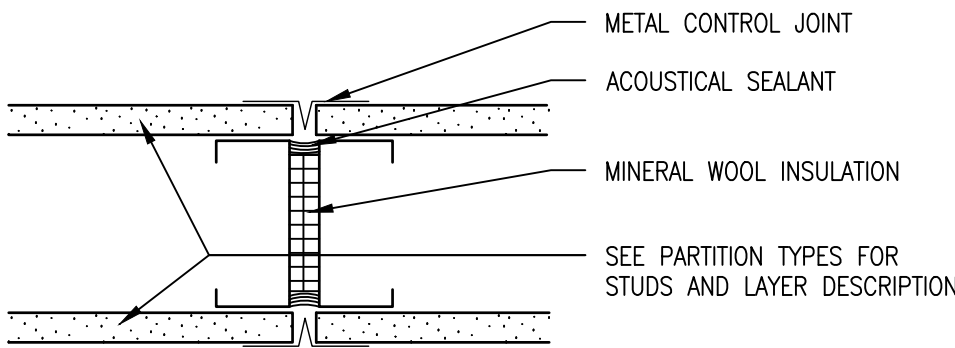


### A1 PARTITION TYPE

NOT TO SCALE

### A2 PARTITION TYPE

NOT TO SCALE



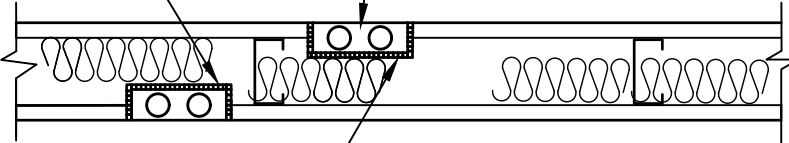
### 1 WALL CONTROL JOINT (NO RATING)

(TYPICAL CONDITIONS)

PROVIDE MAX. 30'-0" O.C., LOCATE AT DOOR OR WINDOW JAMBS WHERE POSSIBLE

RATED PARTITIONS: WRAP ALL SIDES OF ELECTRICAL OR COMMUNICATIONS BOX WITH 3M FIRE BARRIER MOLDABLE PUTTY PAD OR METACALK FIRE RATED PUTTY PAD

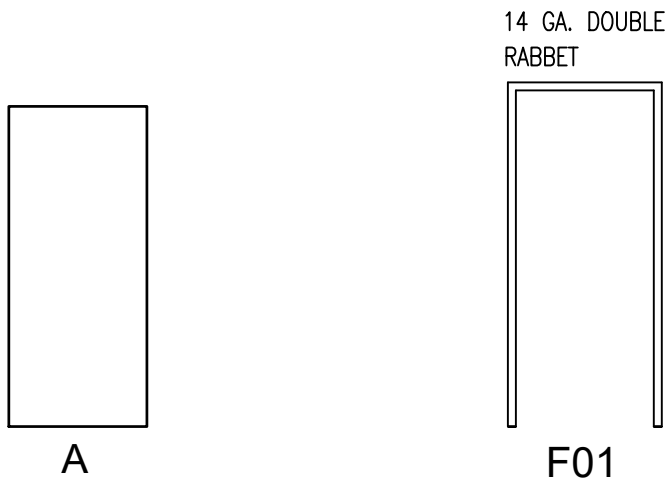
STAGGER LOCATION OF ALL OUTLETS SHOWN BACK TO BACK ON ELECTRICAL DRAWINGS



NON-RATED PARTITIONS: WRAP ALL SIDES OF ELEC/COMM BOX WITH ELIXIR OUTLET BOX PADS BY CREATIVE RESOURCE SERVICES INC.

### 2 PLAN@ ELECTRICAL/COMM. BOXES

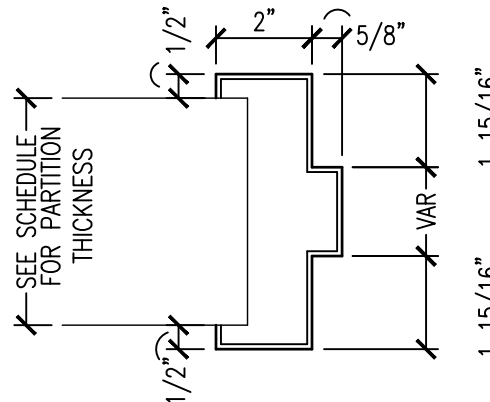
(TYPICAL CONDITIONS)



DOOR TYPE

FRAME TYPE

SEE "TYPICAL FRAME DETAIL & DOOR NOTES" THIS SHEET



### 3 JAMB OR HEAD DETAIL

NONE

OPENING SCHEDULE																	
	OPNG NO	OPENING						HDW SET	FRAME						GLAZING	LABEL	NOTE KEY
		TYPE	SIZE				MAT		TYPE	MAT	DETAILS						
			WIDTH	HT	THK	TRANS					HEAD	JAMB	SILL				
	1	B	3'-0"	6'-8"	1 3/4"	-	WD	-	F01	KDHM	3/A3	3/A3	-	-	-	N1	

### SCHEDULE INFORMATION

ABBREVIATIONS		LABEL	GLAZING	NOTE KEY
AL	ALUMINUM	A 3 HOUR	G1 1" INSUL. CLEAR TEMPERED GLASS (SAFETY RATED)	N1 CLOSER, HINGES, PRIVACY LOCKSET LEVER TYPE, WALL STOP & SILENCERS (3) STAINED OR PAINTED
HM	HOLLOW METAL	B 1 1/2 HOUR		
KDHM	KNOCK DOWN HOLLOW METAL	*B 1 HOUR		
SS	STAINLESS STEEL	C 3/4 HOUR		
ST	STEEL	20 MIN		
WD	WOOD			
MATERIAL				
			WD SOLID CORE, BIRCH OR ASH, 7-PLY	
			HM 14 GA. FLUSH STL., STIFFENED-SEAMLESS EDGE, W/FIBERGLASS OR FOAM INFILL	

#### TYPICAL FRAME DETAIL & OPENING NOTES

- WIDTH OF HOLLOW METAL FRAMES ARE ACTUAL PARTITION THICKNESS PLUS 1" (SEE PARTITION TYPES ON THIS SHEET). PARTITION TYPES ARE KEYED ON FLOOR PLANS.
- PROVIDE SPECIFIED FRAME ANCHORS (LISTED IN THE SPECIFICATIONS) TO ACCOMMODATE PARTITION TYPES AND REQUIREMENTS FOR FIRE RATING.
- AT ALL MASONRY AND GYPSUM BOARD PARTITIONS, GROUT SOLID THE ENTIRE VOID SPACE BETWEEN FRAME AND MASONRY.
- PROVIDE SEALANT AT JUNCTION OF ALL FRAMES TO PARTITIONS.
- AT ALL FRAMES ANCHORED IN EXISTING, FRAMED CONCRETE, OR MASONRY OPENINGS PROVIDE 3/8" DIA. EXPANSION ANCHORS WITH FLAT HEAD COUNTERSUNK HEADS. DIMPLE FRAME WITH 1/16" DEPRESSION TO RECEIVE SCREW HEAD. PROVIDE METAL BODY PUTTY FILL OVER SCREW HEADS & GRIND SMOOTH.
- AT WOOD DOORS, PAINT ALL METAL GLAZING STOPS OR METAL LOUVERS TO MATCH STAINED & VARNISHED DOOR FINISH.

#### TYPICAL DOOR HARDWARE NOTES

- HANDLES, PULLS, LATCHES, LOCKS AND OTHER PENETRATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE LEVER OPERATED, PUSH-PULL MECHANISM OR V-SHAPED DESIGNS.
- ALL FIRE DOORS MUST BE AN APPROVED ASSEMBLY TO INCLUDE FIRE RATED DOOR, FRAME, SELF CLOSER, LATCH, AND HARDWARE IN ACCORDANCE WITH NFPA 80 AND IBC.
- EGRESS DOOR LATCHING AND LOCKING HARDWARE MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT.
- ALL FIRE DEPARTMENT ACCESS DOORS MUST HAVE KEYED LOCKS.
- THRESHOLDS SHALL NOT EXCEED 1/2" CHANGES IN LEVEL. CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED.
- PROVIDE TACTILE WARNINGS ON DOOR LEVERS LEADING TO HAZARDOUS AREAS.

ROOM FINISH SCHEDULE															
	ROOM NO	ROOM NAME	FLOOR		BASE		WALL				CEILING	NOTE KEY			
							NORTH	EAST	SOUTH	WEST					
			MAT - FIN		MAT - FIN		MAT - FIN		MAT - FIN		MAT - FIN			MAT - FIN	
	100	EXAM	C	CAR	V	–	GB	PT	GB	PT	GB	PT	ACT	–	1,2,3,4
	101	PRE–TEST	C	CAR	V	–	GB	PT	GB	PT	GB	PT	ACT	–	1,2,3,4,7
	102	BREAK	C	CAR	V	–	GB	PT	GB/ASA	PT	GB	PT	ACT	–	1,2,3,4
	103	DISPENSARY	C	CAR	V	–	GB	PT	GB/ASA	PT	GB	PT	ACT	–	1,2,3,4

ROOM FINISH SCHEDULE ABBREVIATIONS														
CEILING				WALL				FLOOR				BASE		
ACT	ACOUSTICAL CEILING TILE			ASA	ALUM. STOREFRONT			C	CONCRETE			E/	EXISTING	
E/	EXISTING			E/	EXISTING			CAR	CARPET			P/	PATCH	
EXPC	EXPOSED CONSTRUCTION			GB	GYPSUM BOARD			FBO	FLOORING PROVIDED BY OWNER					
								E/	EXISTING			V	VINYL	
GB	GYPSUM BOARD			P/	PATCH			P/	PATCH			VC	VINYL COVE 4" HIGH	
P/	PATCH			PT	PAINT			VCT	VINYL COMPOSITION TILE			VS	VINYL STAIGHT 4" HIGH	
PT	PAINT													
NOTE KEY														
1. PT = TAPE, SAND, AND PRIME – FINAL COAT AS SELECTED BY OWNER.														
2. PAINT BOTH SIDES OF EXISTING/NEW HOLLOW METAL FRAMES.														
3. ACT – PROVIDE NEW 2x2 CEILING TILES TO MATCH EXIST.														
4. VERIFY W/OWNER IF DOORS TO BE STAINED OR PAINTED														
5. CARPET – PROVIDE ALLOWANCE FOR COMMERCIAL GRADE TO MATCH EXIST.														
6. VINYL BASE (V) – MATCH EXIST.														

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VROEGH FAMILY EYECARE  
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TINLEY PARK, IL 60477

Date

Revisions / Submissions

No.

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Date

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Date

Date

Date

Date

Date

GENERAL

1. CODES AND STANDARDS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE, 2012

REFERENCED STANDARDS:

- AISC ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN, 1989
- NDS AMERICAN FOREST AND PAPER ASSOCIATION 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION', 1991
- ACI 531 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, 1992

2. DESIGN LOADS:

- ROOF DEAD LOAD: 20 PSF
- ROOF SNOW LOAD: 25 PSF
- WIND LOADING (COMPONENTS AND CLADDING):
- CORNERS: ±30 PSF
- OTHER THAN CORNERS: ±25 PSF
- ROOF UPLIFT (FLAT ROOF): 15 PSF

3. DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS WELL AS AGAINST FIELD CONDITIONS BY CONTRACTORS.

4. UNLESS NOTED OTHERWISE, DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR CONDITIONS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS AND ANCHOR RODS THAT ARE REQUIRED BY MECHANICAL EQUIPMENT.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ELEMENTS OF THE EXISTING CONSTRUCTION WHICH ARE RELATIVE TO THE NEW CONSTRUCTION.

7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SHORING OF ANY EXISTING ELEMENTS AS REQUIRED DURING CONSTRUCTION.

8. IF DISCREPANCIES APPEAR ON THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT BEFORE BIDDING. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, IT IS PRESUMED THAT BOTH PROVISIONS WERE INCLUDED IN THE BID AND THE ARCHITECT SHALL DETERMINE WHICH OF THE CONFLICTING REQUIREMENTS SHALL GOVERN. THE CONTRACTOR SHALL PERFORM THE WORK AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE ARCHITECT'S DETERMINATION.

FOUNDATIONS

1. ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SOIL SUBGRADE OR ON THOROUGHLY TESTED AND APPROVED FILL WITH A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3000 PSF AS FIELD VERIFIED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY. THE FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED. FINAL, EXACT ELEVATIONS AND SOIL BEARING CAPACITIES SHALL BE FIELD DETERMINED AND VERIFIED BY THE OWNER'S SOIL TESTING LABORATORY AND REVIEWED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION.

2. THE SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING CONCRETE.

3. ALL FOOTING AND SLAB SUBGRADES, INCLUDING PIT SLABS, SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR (ASTM D698) MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS REQUIRED.

4. ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH SELECT FILL, COMPACTED TO 98 PERCENT OF STANDARD PROCTOR (ASTM D698) MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

5. DO NOT UNDERMINE EXISTING CONSTRUCTION.

6. PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.

7. NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED ONTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.

8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE. SUCH PROTECTION IS ADDITIONAL SCOPE.

9. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

10. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADE.

CONCRETE

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", LATEST EDITION.

2. UNLESS NOTED OTHERWISE, CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP 3000 PSI MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS.

3. VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYWAYS. WALL REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOWELED WITH AN EQUIVALENT AREA OF REINFORCEMENT.

4. NO SLAB SHALL HAVE COLD JOINTS IN A HORIZONTAL PLANE.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, EMBEDDED PLATES, MASONRY ANCHORS, REGLETS, SLEEVES, DUCTWORK, PADS AND ANCHOR RODS. THE INSERTS, EMBEDDED PLATES, ETC. SHALL NOT INTERFERE WITH CONCRETE REINFORCEMENT LOCATION.

6. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

7. EXPOSED EXTERNAL CONCRETE CORNERS SHALL BE CHAMFERED 3/4 INCHES, UNLESS SHOWN OR NOTED OTHERWISE.

8. SLABS ON GRADE SHALL BE PLACED IN ALTERNATE STRIPS WITH A MAXIMUM WIDTH OF 60'-0" OR AS SHOWN ON PLAN. CONTROL JOINTS SHALL BE CUT WITHIN 24 HOURS AFTER THE CONCRETE HAS SET. CONTROL JOINTS SHALL NOT EXCEED 15'-0" INTERVALS IN EACH DIRECTION, AND SHALL BE LOCATED TO CONFORM WITH BAY SPACING WHENEVER POSSIBLE (I.E. AT COLUMN CENTERLINES, HALF-BAYS, AND THIRD-BAYS).

9. DEPRESSED SLABS SHALL MAINTAIN FULL THICKNESS UNLESS NOTED OTHERWISE.

REINFORCEMENT

1. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION A615, GRADE 60.

2. CORNER BARS SHALL BE PROVIDED AT WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

3. ALL CONCRETE FORMED SLAB OR WALL OPENINGS SHALL BE REINFORCED WITH 2 NO. 5 BARS PLACED ONE IN EACH FACE AT 45 DEGREES TO OPENING CORNERS.

4. THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT UNLESS NOTED OTHERWISE:

MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT	
CONCRETE ELEMENT	MIN. COVER (IN.)
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2"
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS AND JOISTS	#14 AND #18 BARS 1-1/2"
	#11 BAR AND SMALLER 3/4"
BEAMS AND COLUMNS	PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1-1/2"

5. ARRANGEMENT AND DETAILS OF REINFORCEMENT, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH THE "A.C.I. DETAILING MANUAL (ACI SP-66)", LATEST EDITION.

6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT THE POSITIONS INDICATED. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.

7. ALL EMBEDMENT LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318. UNLESS NOTED OTHERWISE, MINIMUM LAP SHALL BE 40 BAR DIAMETERS.

WOOD

1. DESIGN AND CONSTRUCTION OF STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANS/AF&PA NDS-1991).

2. QUALITY ASSURANCE AND INSPECTION OF WOOD CONSTRUCTION ARE REQUIRED AS DEFINED BY THE BUILDING CODE.

3. STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

SPECIES:	SPRUCE-PINE-FIR
GRADE:	NO. 1 / NO.2
BENDING, Fb:	875 PSI
TENSION PARALLEL TO GRAIN, Ft:	450 PSI
SHEAR PARALLEL TO GRAIN, Fv:	135 PSI
COMPRESSION PERPENDICULAR TO GRAIN, Fc(p):	425 PSI
COMPRESSION PARALLEL TO GRAIN, Fc:	1150 PSI
MODULUS OF ELASTICITY, E:	1,400,000 PSI
MAXIMUM IN USE MOISTURE CONTENT:	19%

4. LAMINATED VENEER LUMBER (LVL) FOR USE AS BEAMS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

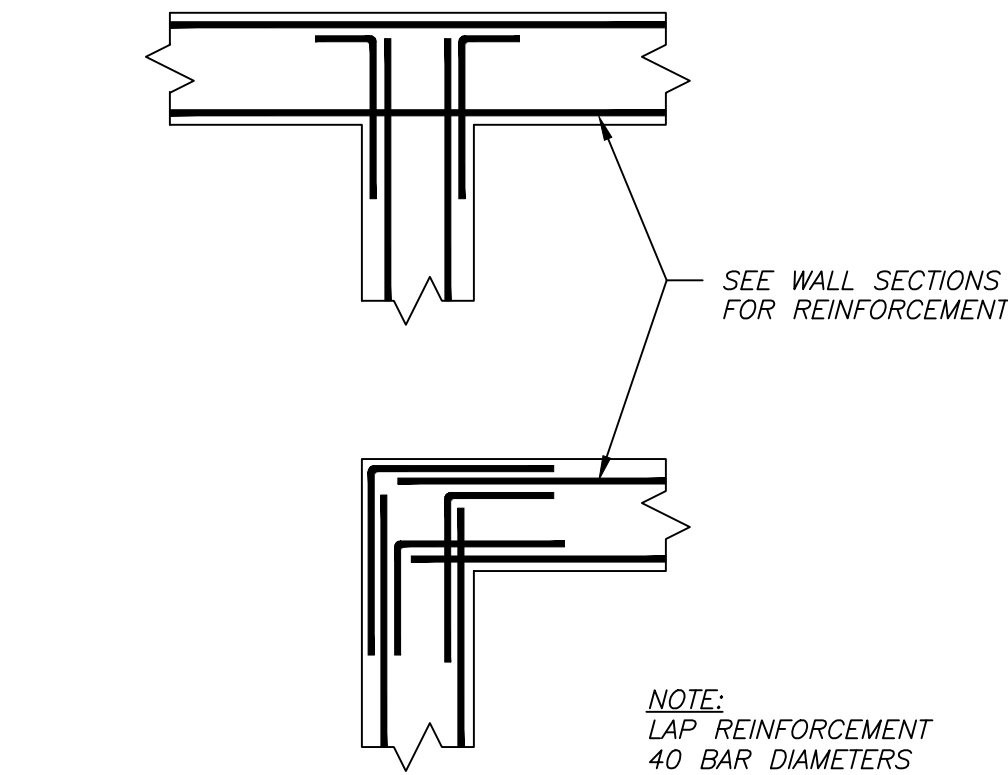
BENDING, Fb:	2600 PSI
SHEAR PARALLEL TO GRAIN, Fv:	285 PSI
MODULUS OF ELASTICITY, E:	1,900,000 PSI

5. PARALLEL STRAND LUMBER (PSL) FOR USE AS POSTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

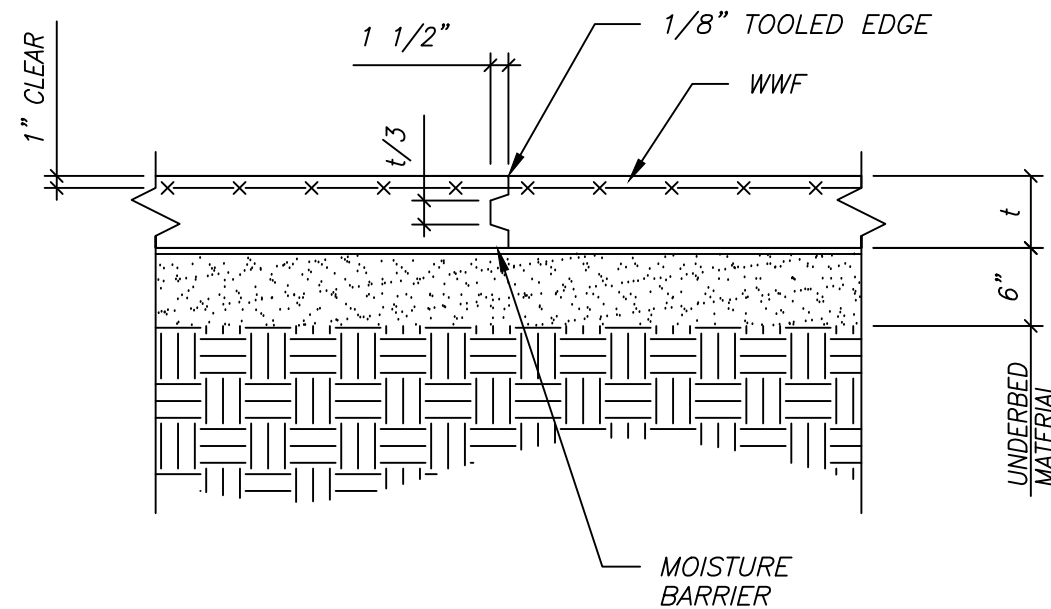
COMPRESSION PARALLEL TO GRAIN, Fc:	2500 PSI
MODULUS OF ELASTICITY, E:	1,800,000 PSI

6. THERE SHALL BE NO FIELD CUTTING OF WOOD STRUCTURAL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.

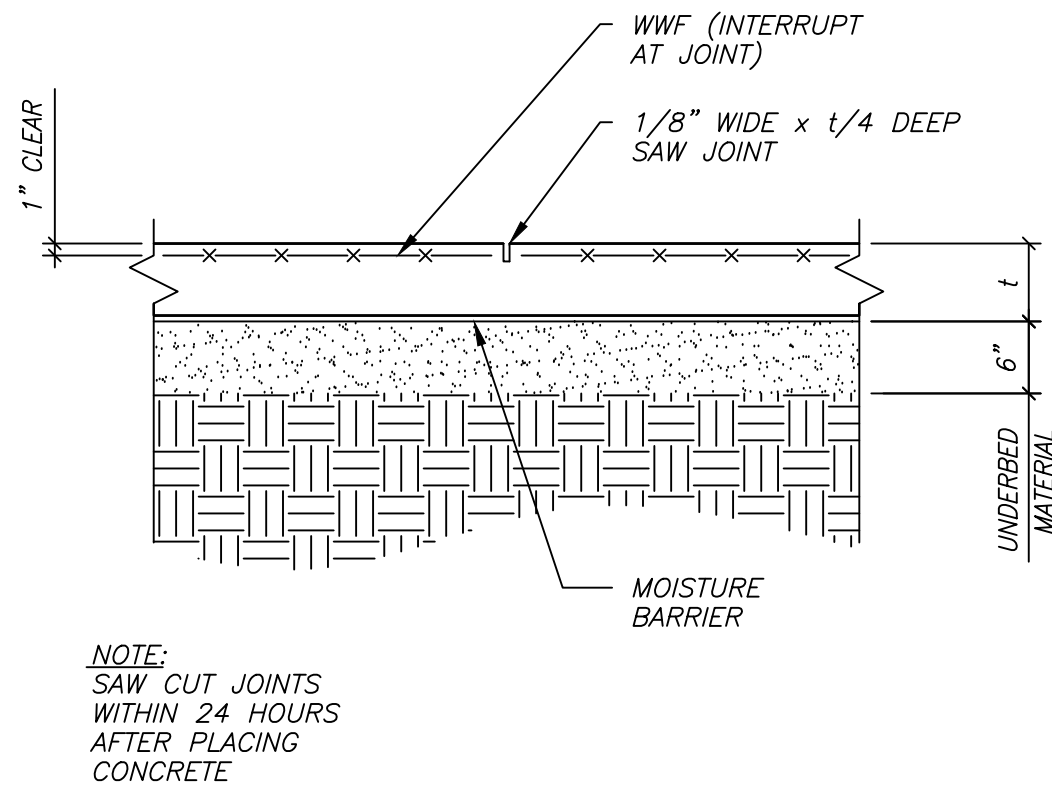
7. NO WOOD TREATMENTS OR PRESERVATIVES SHALL BE USED WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.



1 TYP. WALL CORNER REINFORCING DETAIL  
SCALE : NONE

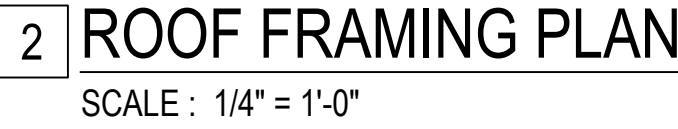
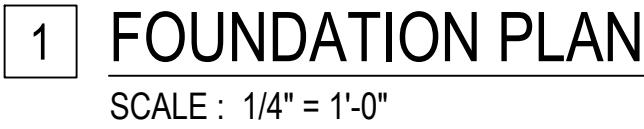


2 TYP. S.O.G. CONSTRUCTION JOINT  
SCALE : NONE

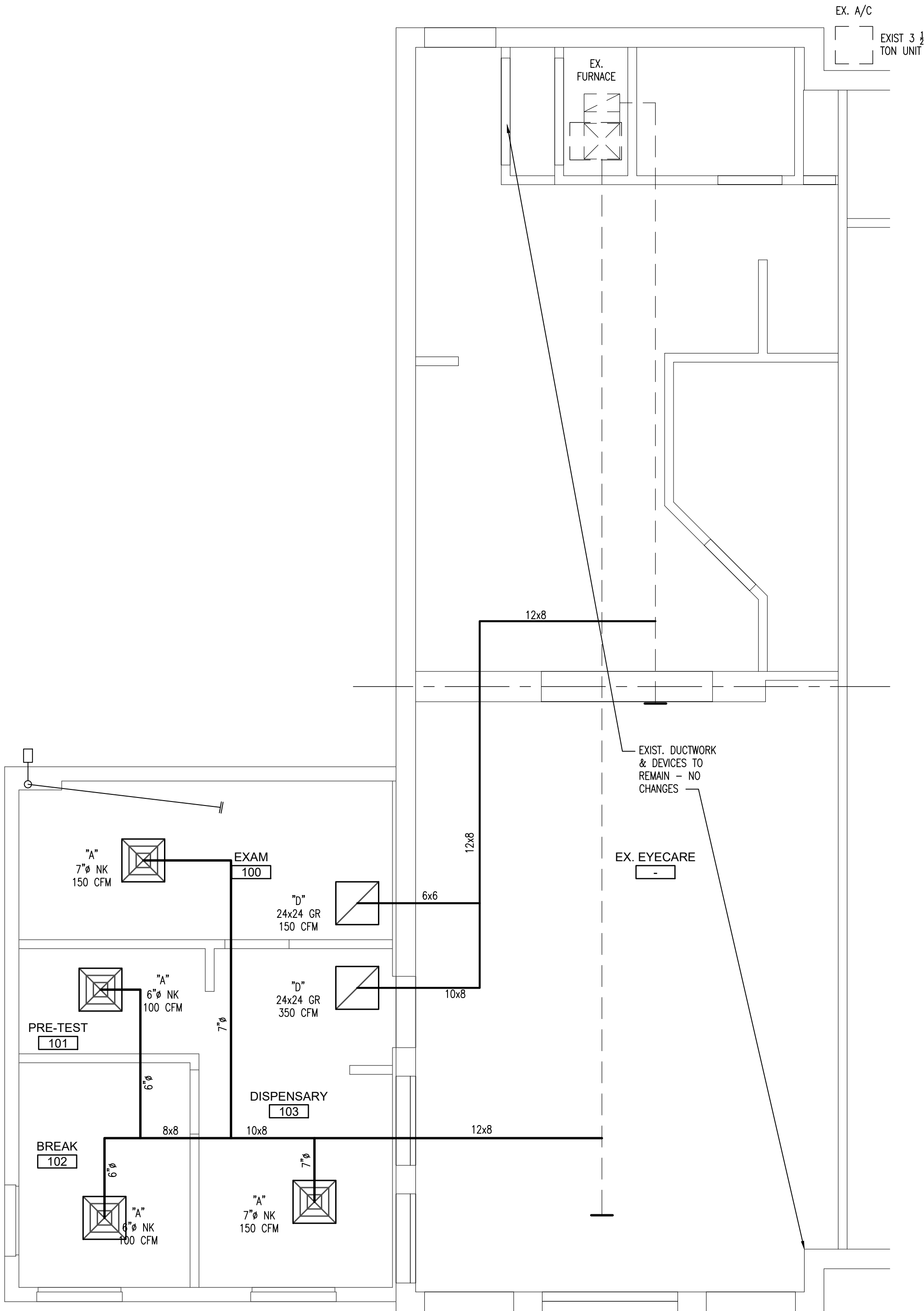


3 TYP. S.O.G. CONTRACTION JOINT  
SCALE : NONE

DRAWING NO:		S0	
SCALE:		AS NOTED	
PROJECT NO:		2018-015	
DATE:		-	
DRAWN BY:		ENC	
1	REVISED PER VILLAGE/OWNER REVIEWS	06.26.19	
	ISSUED FOR PERMIT / BIDDING	02.21.18	
	ISSUED FOR OWNER REVIEW	02.07.18	
No.	Revisions / Submissions	Date	
</			



DRAWING NO:					
SCALE: AS NOTED					
PROJECT NO: 2018-015					
DATE:					
DRAWN BY: ENC					
1	REVISED PER VILLAGE/OWNER REVIEWS	06.26.19			
	ISSUED FOR PERMIT / BIDDING	02.21.18			
	ISSUED FOR OWNER REVIEW	02.07.18			
No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
VROEGH FAMILY EYECARE ADDITION & ALTERATIONS					
17322 S. OAK PARK TINLEY PARK, IL 60477					
Enrique Castel Architect 10368 CENTRAL PARK BLVD., HUNTLEY, IL 60142. P 224-253-8027 .JENCAST@COMCAST.NET					



NOTES:

- DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT OVER 2000 CFM ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM CONTROL PANEL, 24 VOLT POWERED THROUGH THE FIRE ALARM PANEL
- THE EXISTING GAS METER SHOULD BE TRANSFERRED FROM THE LANDLORD'S NAME TO THE TENANT'S NAME AS SOON AS POSSIBLE.

HVAC NOTE:

CONTRACTOR SHALL VERIFY IN FIELD THE NUMBER OF ROOFTOP UNITS AND INFORM THE ARCHITECT / OWNER ASAP. PROVIDE AS BUILT OF EXISTING DUCTWORK AND RTU INFORMATION IN ORDER TO MAKE ADJUSTMENTS

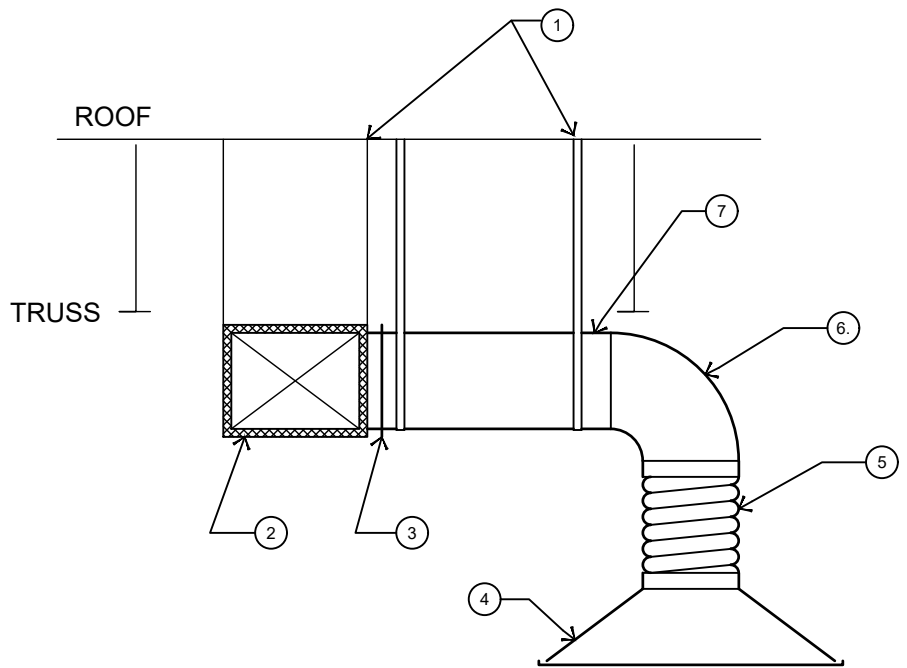
CONTRACTOR SHALL PROVIDE DETAILS ON THE EXISTING RTU SHOWING THAT IT IS CAPABLE OF CONDITIONING THE AIR WHEN THE OUTDOOR AIR IS GREATER THAN 30% OF THE SUPPLY AIR. IN PARTICULAR SHOW THAT THE UNIT IS CAPABLE AT THE PROPOSED DESIGN VALUES. (SECTION 106.3.1) NOTIFY ARCHITECT, OWNER AND GENERAL CONTRACTOR IN ORDER TO PROVIDE DIRECTION

A COPY OF A TEST AND BALANCE REPORT, PERFORMED BY AN APPROVED, CERTIFIED THIRD PARTY TEST AND BALANCE CONTRACTOR, SHALL BE SUBMITTED TO THE VILLAGE PRIOR TO FINAL INSPECTION. (SECTION 106.3.1)

VENTILATION SCHEDULE

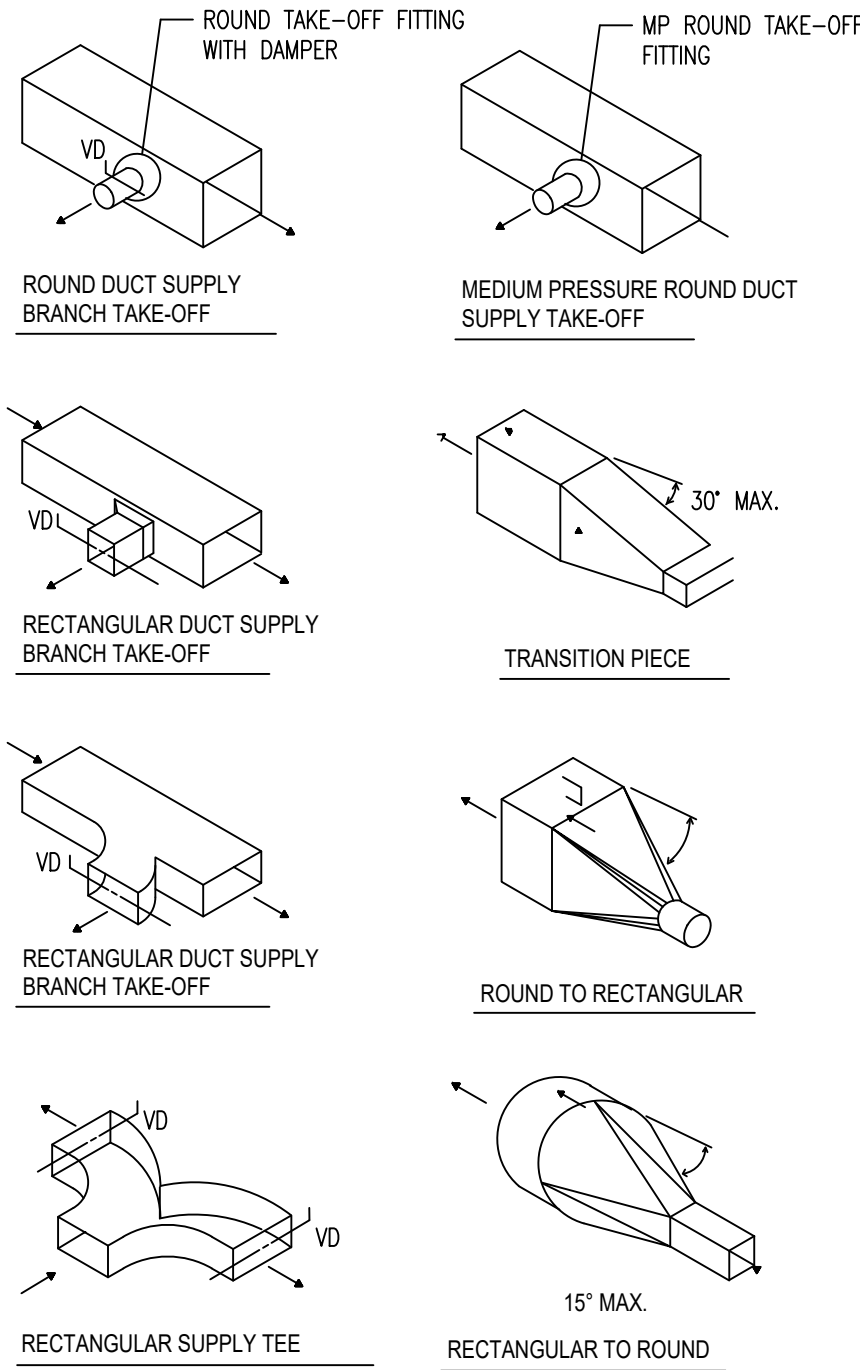
SPACE	NET FLOOR AREA (A <sub>2</sub> )	PEOPLE OUTDOOR AIRFLOW RATE (R <sub>p</sub> )	OCC. DENSITY /1000 SQ. FT. (P <sub>2</sub> )	AREA OUTDOOR AIRFLOW RATE (R <sub>a</sub> )	EXHUAUST AIRFLOW RATE (CFM/FT <sup>2</sup> )	BREATHING ZONE AIR RATE (V <sub>bz</sub> )	CFM SPECIFIED			REMARKS
							S.A.	E.A.	O.A.I.	
EXAM 100	138	5	5	0.06	-	14	150	-	36	
PRE-TEST 101	48	5	5	0.06	-	11	100	-	24	
BREAK 102	84	5	5	0.06	-	8	100	-	24	
DISPENSARY 103	152	5	5	0.06	-	15	150	-	36	

2012 INTERNATIONAL MECHANICAL CODE (SECT. 403.3.1.1 & TABLE 403.3)



1 DUCTWORK INSTALLATION DETAIL

NONE



4 DUCTOWRK DETAILS

NONE

NOTES:

- PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE - SHORT RADIUS WHERE REQUIRED.
- ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
- NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED. EXCEPT WHERE INDICATED.

MECHANICAL GENERAL NOTES

ALL WORK PERFORMED AND EQUIPMENT INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL ORDINANCES AND CODES.

ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL. UNLESS NOTED OTHERWISE. GAUGES OF METAL, SPACING, ETC. SHALL CONFORM TO THE LATEST EDITION OF ASHRAE & SMACNA CONSTRUCTION STANDARDS FOR DUCTWORK CONSTRUCTIONS.

ALL FLEXIBLE LOW-PRESSURE DUCTWORK SHALL BE INSULATED AND NOT TO EXCEED 5'-0" IN LENGTH.

CONTRACTOR TO CONFIRM THAT SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM HAVE TOTALLY ENCLOSED MOTORS.

CONTRACTOR TO CONFIRM THAT MAXIMUM SOUND PRESSURE LEVEL; "A-SCALES LEVELS" AT THE PROPERTY LINE BORDERING RESIDENTIAL AREAS DOES NOT EXCEED 55 DB (A) FOR HVAC EQUIPMENT.

CONTRACTOR TO CONFIRM THAT MAXIMUM SOUND PRESSURE LEVEL; "A-SCALES LEVELS" AT THE PROPERTY LINE BORDERING BUSINESS/COMMERCIAL AREAS DOES NOT EXCEED 62 DB (A) FOR HVAC EQUIPMENT.

CONTRACTOR TO CONFIRM THAT D.X. EXPANSION VALVES, DEVICES AND CONNECTIONS ARE NOT LOCATED IN THE AIR STREAM OF AIR CONDITIONING UNITS. THEY SHALL BE MOVED FROM THE AIR STREAM AS REQUIRED.

CONTRACTOR TO CONFIRM THAT A REFRIGERANT RELIEF DISCHARGE PIPE FOR EACH REQUIRED REFRIGERATION SYSTEM HAS BE INSTALLED. THE DISCHARGE PIPE OUTLET SHALL BE A MINIMUM OF 12'-0" ABOVE THE GROUND, A MINIMUM OF 10'-0" FROM ANY OPENING, 20'-0" FROM ANY FIRE ESCAPE AND MUST DISCHARGE THROUGH A TURNED DOWN ELBOW. CONTRACTOR TO MAKE ANY CHANGES AS NECESSARY.

THE MECHANICAL CONTRACTOR TO CONFIRM THAT A SAFETY RELIEF VALVE DESIGNED TO RELIEVE AND/OR PREVENT THE BUILD-UP OF EXCESSIVE REFRIGERANT PRESSURE WITHIN EACH DIRECT EXPANSION SYSTEM THAT HAS BEEN INSTALLED. THE PRESSURE RELIEF DEVICE IS TO BE SET AT 400 PSI AND MUST BE INSTALLED ON THE HIGH PRESSURE SIDE AT THE DISCHARGE OF THE COMPRESSOR WITHOUT ANY INTERVENING VALVES AND UPSTREAM OF THE COMPRESSOR SHUT-OFF (STOP) VALVE. CONTRACTOR TO MAKE CHANGES AS REQUIRED.

ALL EQUIPMENT SHALL HAVE TOTALLY ENCLOSED MOTORS AND BE RATED TO OPERATE IN LOCAL CODE PLENUM CEILINGS, AS REQUIRED.

TRANSFER DUCTS NOT TO EXCEED 5' IN LENGTH

CONTRACTOR SHALL MOUNT AND CONNECT EACH ITEM OF EQUIPMENT IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

LOCATION OF EQUIPMENT, PIPING, AND OTHER MECHANICAL WORK IS INDICATED DIAGMAMMATICALLY BY THE DRAWINGS. DETERMINE EXACT LOCATIONS ON THE JOB SITE, SUBJECT TO STRUCTURAL CONDITIONS, WORK OF OTHER CONTRACTORS, AND THE COMMUNICATIONS SWITCH EQUIPMENT.

CONTRACTOR SHALL, AFTER INSTALLATION AND AT START-UP, THOROUGHLY CHECK EACH ITEM OF EQUIPMENT FOR VIBRATION TRANSMISSION TO THE STRUCTURE OR EXCESSIVE NOISE. IF EITHER OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY CORRECTIONS

WHEREVER PIPES, CONDUITS OR OTHER ITEMS PASS THROUGH FIRE RATED WALLS AND FLOORS, THE CONTRACTOR SHALL ADEQUATELY FIRE STOP THE SPACE BETWEEN THE ITEMS AND THE MASONRY OR THE SPACE BETWEEN THE ITEM AND SLEEVE. FIRE STOP SHALL BE A NON-COMBUSTIBLE, NON-MELTING, AND APPROVED FOR SUCH PURPOSE TO BE USED AS PER LOCAL CODES.

ALL OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DEMOLITION OR CONSTRUCTION SHALL BE CLOSED AND FINISHED TO MATCH THE SURROUNDING AREAS BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS.

MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MECHANICAL EQUIPMENT'S ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR. CONTRACTOR ORIGINATED MODIFICATIONS TO THE MECHANICAL EQUIPMENT'S ELECTRICAL INSTALLATION, DUE TO DEVIATIONS FROM THE MECHANICAL EQUIPMENT'S "BASIS OF DESIGN" OR "PROTOTYPE" ELECTRICAL DATA, SHALL BE AT A COST TO THE MECHANICAL CONTRACTOR.

RUN ALL PIPING MAINS TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE AND COORDINATE ROUTING W/OTHER TRADES, EXISTING CONDITIONS, AND THE COMMUNICATIONS SWITCH EQUIPMENT.

CONTRACTOR SHALL PROVIDE EXTERNAL TRAPS FOR CONDENSATE DRAIN LINES FOR ALL AC UNITS.

ALL INDOOR A/C UNITS SHALL BE FACTORY WIRED FOR SINGLE SOURCE POWER CONNECTION. UNITS SHALL BE FUSED AS REQUIRED BY EQUIPMENT MANUFACTURER. IF APPLICABLE

ANY CHANGES TO DUCT DUE TO FIELD CONDITIONS SHALL BE MADE ONLY IF THE DUCT SIZE FREE AREA IS MAINTAINED AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

PROVIDE TURNING VANES IN ALL MITERED ELBOWS 30' OR GREATER.

CONNECT ALL DUCTWORK TO EQUIPMENT WITH FLEXIBLE CONNECTIONS.

INSULATION OF PIPING PASSING THROUGH NON-RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION.

CONTRACTOR SHALL BRACE DUCTWORK (AS REQUIRED) AT ALL FLEXIBLE CONNECTIONS TO ENSURE THAT DUCTWORK IS IN ALIGNMENT.

CONTRACTOR SHALL FURNISH AND INSTALL ALL DUCT HANGERS AND SUPPORTS IN ACCORDANCE WITH SECTION IV OF "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" AS PUBLISHED BY SMACNA, LATEST EDITION.

PROVIDE FIRE DAMPERS IN 2 HOUR OR GREATER FIRE WALLS. LINKAGE SHALL BE 165°F TYPE. PROVIDE BALANCE DAMPERS AT BRANCH DUCTS.

MECHANICAL CONTRACTOR SHALL COORDINATE DUCTWORK AND PIPING LAYOUTS WITH ACTUAL STRUCTURE ARRANGEMENTS. PROPOSED DUCTWORK AND PIPING LAYOUT DRAWINGS SHALL BE SUBMITTED TO THE MECHANICAL ENGINEER BEFORE FABRICATION OR ORDERING ANY MECHANICAL EQUIPMENT.

ALL DUCTWORK TO BE CONSTRUCTED OF GALVANIZED SHEET METAL AS PER SMACNA STANDARDS AND IN COMPLIANCE WITH CURRENT MECHANICAL CODE AS ENACTED BY LOCAL AUTHORITY.

CONTRACTOR SHALL ROUTE ALL PIPING & DUCTWORK TO COORDINATE W/ ELECTRICAL EQUIPMENT NATIONAL ELECTRICAL CODE CLEARANCE REQUIREMENTS - COORDINATE W/ ELECTRICAL CONTRACTOR.

TEMPERATURE CONTROL WORK DONE BY CONTROL CONTRACTOR

PROVIDE TEMPORARY FILTERS FOR ALL HVAC UNITS AND REPLACE ALL FILTERS AT JOB COMPLETION WITH 1 EXTRA SET PER UNIT

ALL EQUIPMENT THAT IS PREPURCHASED BY A.C.B. SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR. CONTRACTOR SHALL RECEIVE, INSTALL AND PROVIDE NECESSARY VALVES, SUPPORTS AND CONNECTIONS TO THE EQUIPMENT

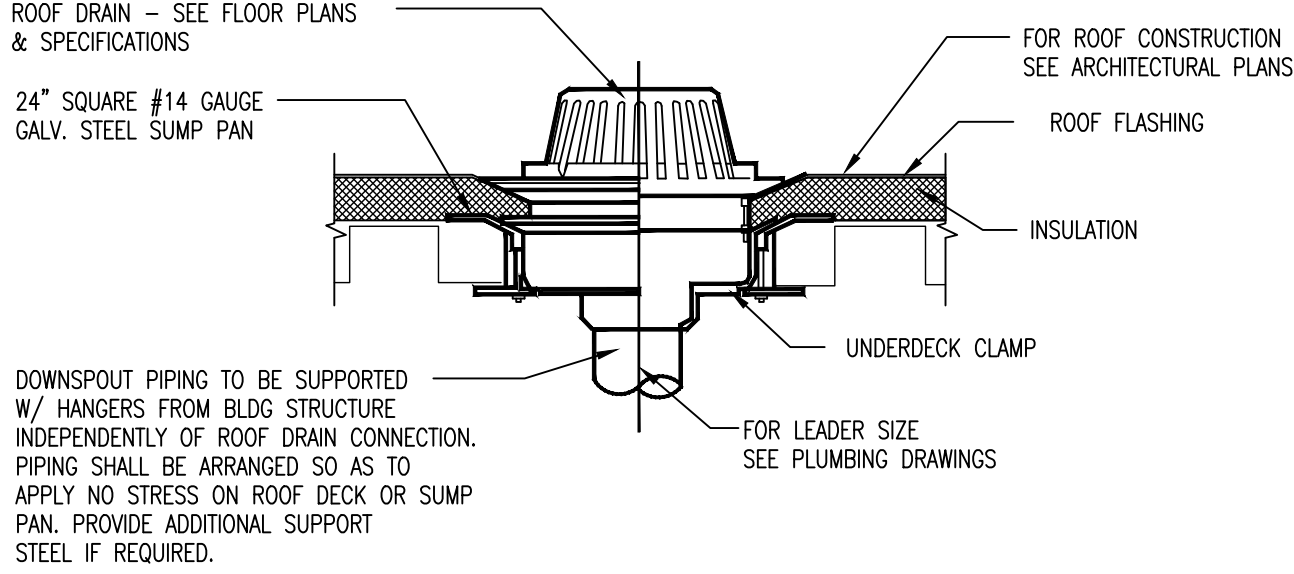
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. ALL FEES TO BE INCLUDED IN CONTRACT PRICE.

ALL DUCTWORK MAINS AND BRANCHES TO BE INSTALLED IN ATTIC SPACE BETWEEN TRUSSES

ALL DUCTWORK IN ATTIC SPACE TO BE LINED WITH 1" THICK INSULATION

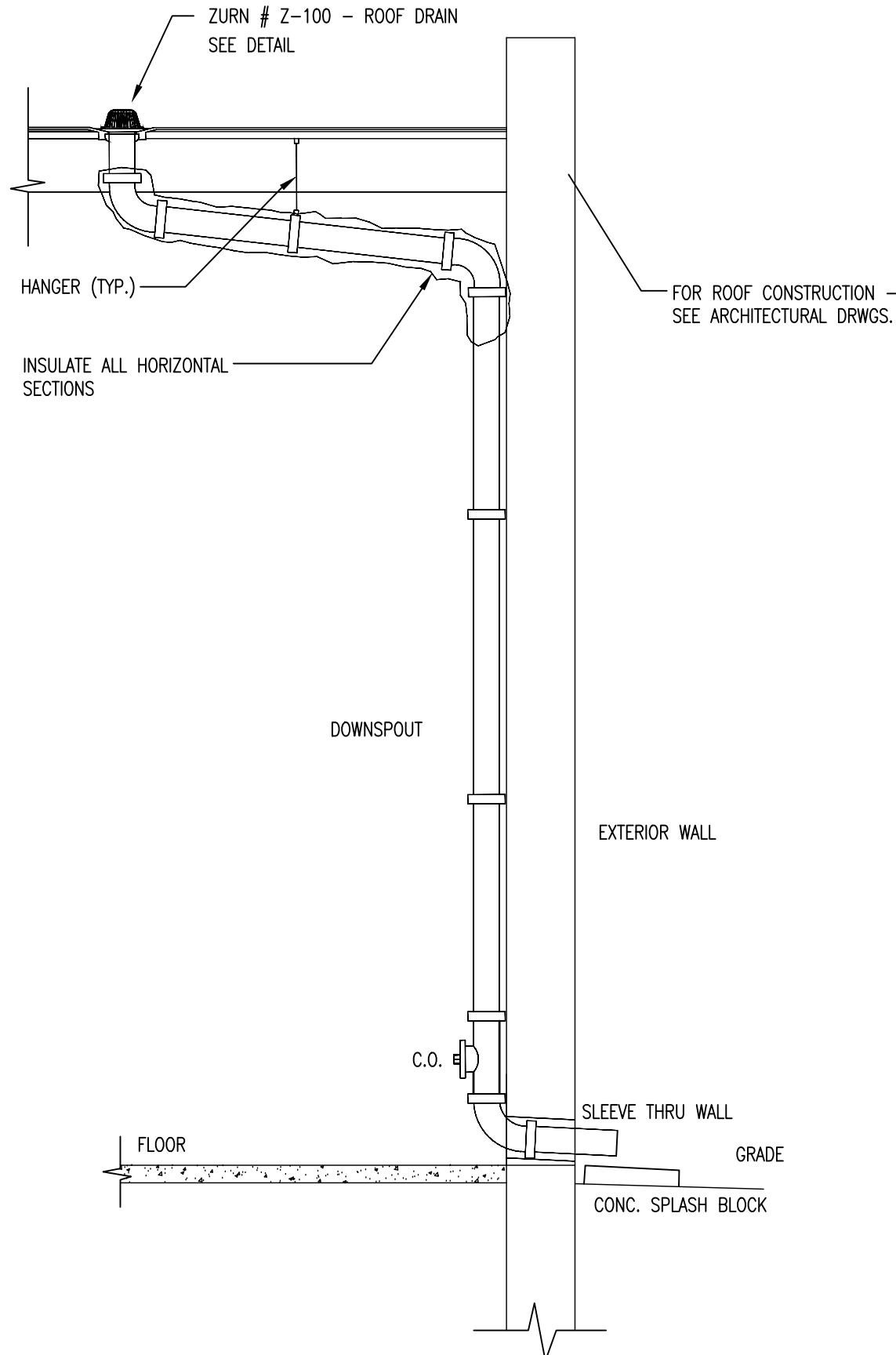
DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT OVER 2000 CFM ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM CONTROL PANEL, 24 VOLT POWERED THROUGH THE FIRE ALARM PANEL

PLUMBING SYMBOL LIST	
SYMBOL	DESCRIPTION
	PVC SCHEDULE #40 SANITARY SEWER – UNDERGROUND
	PVC SCHEDULE #40 GREASE SEWER – UNDERGROUND
	PVC SCHEDULE #40 STORM SEWER – UNDERGROUND
	PVC SCHEDULE #40 SANITARY SEWER – SUSPENDED
	PVC SCHEDULE #40 STORM SEWER – SUSPENDED
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	HEAVY DUTY PERFORATED FOUNDATION DRAIN TILE
	COLD WATER PIPING – COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	HOT WATER PIPING – COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	HOT WATER RETURN PIPING – COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	VENT PIPING – GALVANIZED SCHEDULE #40 AS SPECIFIED
	VCP-700 OR R.C.P. AS SPECIFIED
	SHUT-OFF VALVE
	UNION
	FREEZEPROOF HOSE BIBB – FHB
	VENT INCREASER THROUGH ROOF – VTR
	COLD WATER SUPPLY – COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	HOT WATER SUPPLY – COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40
	AIR CHAMBER – 12" MINIMUM
	HORIZONTAL CLEANOUT
	BT
	CB CATCH BASIN – 48" MINIMUM WITH EXTRA HEAVY CAST IRON COVER
	CI CAST IRON
	CO CLEAN OUT – WALL OR FLOOR AS SPECIFIED
	DF DRINKING FOUNTAIN
	DS DOWNSPOUT
	EWC ELECTRIC WATER COOLER
	FCO FLOOR CLEAN OUT
	FD FLOOR DRAIN
	FH FIRE HYDRANT
	FHB FREEZE–PROOF HOSE BIB
	LAV LAVATORY
	MH MANHOLE – PREFABRICATED 48" MINIMUM WITH HEAVY DUTY CAST IRON COVER
	MSB MOP SERVICE BASIN
	OW OPEN WASTE
	PVC POLYVINYLCHLORIDE
	RCP REINFORCED CONCRETE PIPE
	RD ROOF DRAIN
	R.O. ROD OUT
	SHR SHOWER
	SK SINK
	UR URINAL
	VCP VITRIFIED CLAY PIPE
	VTR VENT THROUGH ROOF
	WF WASH FOUNTAIN
	WC WATER CLOSET
	WCO WALL CLEAN OUT



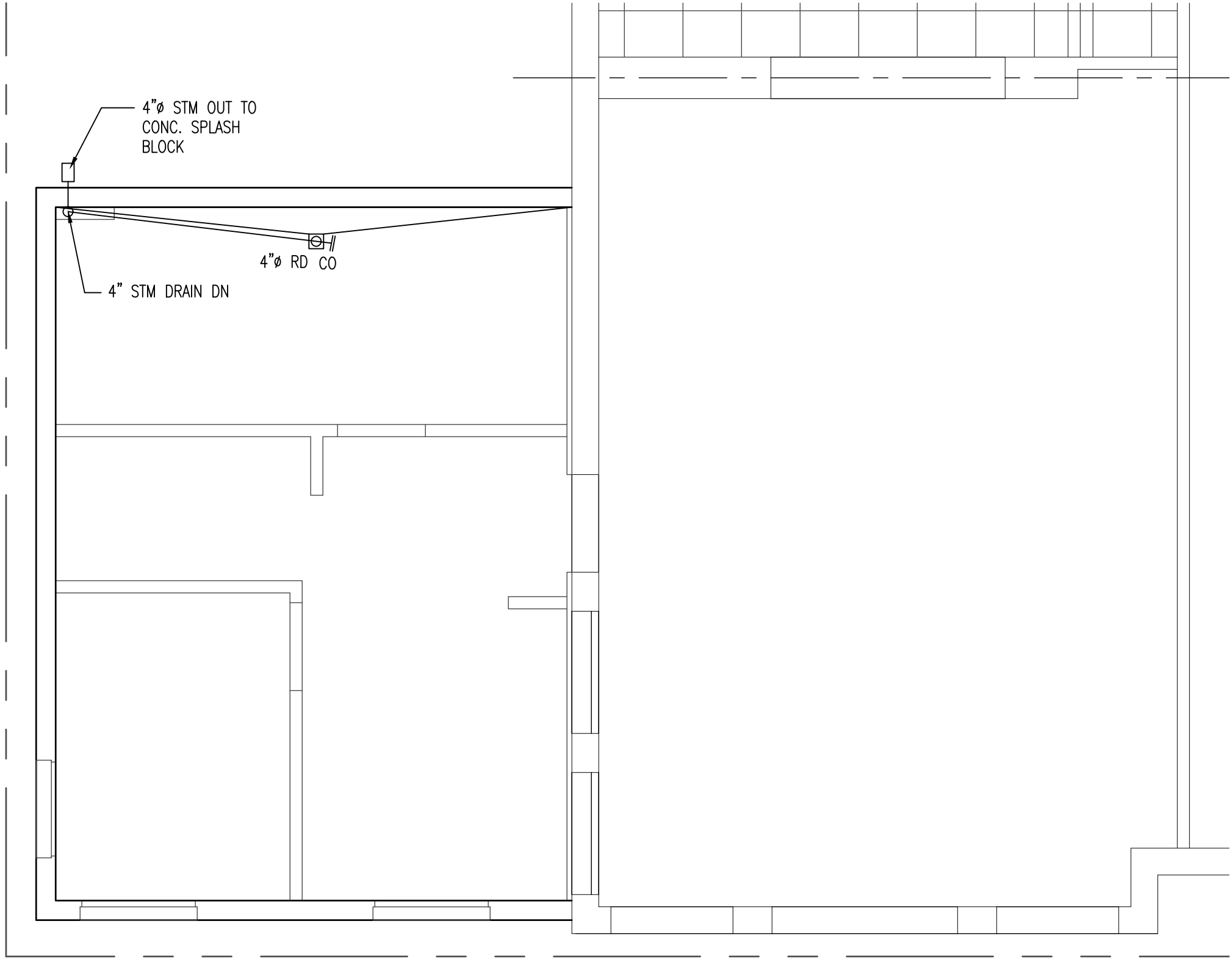
3 ROOF DRAIN DETAIL

NONE



2 TYP. DOWNSPOUT DETAIL

NONE



1 PLUMBING PLAN - STORM

1/4" = 1'-0"

GENERAL PLUMBING NOTES

IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND PLUMBING SPECIFICATIONS THAT THE PLUMBING CONTRACTOR SHALL PROVIDE, DELIVER AND INSTALL ALL NEW PLUMBING SYSTEMS; SANITARY, STORM, HOT AND COLD WATER DISTRIBUTION PIPING, WITH ALL ACCESSORIES, PLUMBING FIXTURES AND EQUIPMENT, SPECIALTIES, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR COMPLETE INSTALLATION OF ALL PLUMBING SYSTEMS, GUARANTEE AND SERVICE.

THE GENERAL CONDITIONS, LATEST A.I.A EDITION, SUPPLEMENTARY GENERAL CONDITIONS AND SPECIFICATIONS ARE A PART OF THIS CONTRACT.

OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS CONTRACT. PLUMBING CONTRACTOR SHALL FOLLOW THEM ALONG WITH STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.

ALL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.

PROVIDE ALL NECESSARY LIABILITY INSURANCE POLICIES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. THIS CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES, OF ANY KIND, INCLUDING BUT NOT LIMITED TO ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-SUB-CONTRACTOR HIRED BY THIS CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF WORK DONE BY THIS CONTRACTOR.

THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION METHODS THAT WILL PROTECT PROPERTY AT ALL TIMES AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRE-CAUTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.

THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

OMISSIONS FROM THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS OF ANY ITEM NECESSARY FOR THE PROPER COMPLETION OR OPERATION OF THE WORK OR TO REQUIRED BY THE CODE SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING SAME WITHOUT ANY ADDITIONAL COST TO THE OWNER. WHERE TWO DIFFERENT PIPE OR EQUIPMENT SIZES ARE SPECIFIED ON DRAWINGS THE LARGER SIZE SHALL BE USED.

PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS FINAL BID. IF THERE IS ANY DISCREPANCY, NOTIFY THE ARCHITECT AT ONCE.

OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT, PRIOR TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY EQUIPMENT, FIXTURE OR SYSTEM.

SUBMIT AND OBTAIN A REVIEW FROM THE ARCHITECT PRIOR TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY EQUIPMENT, FIXTURE OR SYSTEM.

CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS, WHICH ARE A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT, PIPING, DRAIN AND WATER REQUIREMENTS. COORDINATE WITH OTHER TRADES. RELOCATE ANY PORTION OF PIPING DUE TO DUCTWORK, ARCHITECTURAL REVISIONS, FIELD CONDITIONS OR ANY OTHER INTERFERENCES AT NO ADDITIONAL COST TO THE OWNER.

ALL EXCAVATING, BACKFILLING AND RESTORATION OF ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION FOR THE ENTIRE PLUMBING INSTALLATION SHALL BE PROVIDED BY PLUMBING CONTRACTOR.

INSTALL APPROVED TYPE BACKFLOW PREVENTERS AT EACH WATER SERVICE TO SATISFY STATE & LOCAL WATER DEPARTMENT'S REQUIREMENTS.

INSTALL REMOTE WATER METER READER AS REQUIRED BY LOCAL JURISDICTION WATER DEPARTMENT.

PROVIDE ACCESSIBLE SHUT-OFF VALVES FOR EVERY PLUMBING FIXTURE, PIECE OF EQUIPMENT AND BRANCH-OFF PIPING. VALVES SHALL BE OF THE SAME MAKE FOR THE ENTIRE PLUMBING INSTALLATION, EXCEPT AS SPECIFIED OTHERWISE.

INSTALL A P-TRAP ON EACH FIXTURE OR PIECE OF EQUIPMENT NOT HAVING AN INTEGRAL PART OF SAME INTO SEWER SYSTEM.

WATER PIPING SHALL BE COPPER OR GALVANIZED STEEL SCHEDULE #40 FOR ABOVE GROUND INSTALLATION AND COPPER OR CAST IRON FOR UNDERGROUND INSTALLATION. USE THE SAME MATERIAL FOR ENTIRE INSTALLATION. DISSIMILAR PIPING MATERIAL SHALL NOT BE ACCEPTABLE, RUN COLD AND HOT WATER PIPING ABOVE CEILING AND DROP DOWN INTO WALL EXCEPT AS SPECIFIED OTHERWISE OR REQUIRED DUE TO FIELD CONDITIONS.

COVER ALL COLD WATER PIPING AND STORM SEWERS WITH 1" THICK INSULATION AND VAPOR BARRIER. COVER ALL HOT WATER PIPING WITH 1" THICK INSULATION AND 4 OZ. JACKET. APPLY MANUFACTURER'S RECOMMENDATIONS.

BEFORE PLACING WATER SYSTEMS IN OPERATION, CHLORINATE ENTIRE WATER SYSTEMS IN STRICT ACCORDANCE WITH FEDERAL, STATE, LOCAL AND ANWA REQUIREMENTS AND PROVIDE CERTIFICATION OF COMPLIANCE TO THE ARCHITECT.

ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, CLAMPS, CONCRETE BASES, SLEEVES AND MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.

SANITARY AND STORM SEWER PIPING INSIDE OF BUILDING SHALL BE SERVICE DUTY CAST IRON AND VCP-700 OUTSIDE OF BUILDING. VENT PIPING SHALL BE GALVANIZED SCHEDULE #40. VENT ALL FLOOR DRAINS LOCATED MORE THAN 5'-0" FROM A VENTED FIXTURE.

ALL PIPING PASSING THROUGH 1 HOUR OR MORE FIRE OR SMOKE BARRIER RATED WALLS SHALL BE CAULKED SMOKE-TIGHT WITH NON-COMBUSTIBLE MATERIAL. FIBERGLASS SHALL NOT BE ACCEPTABLE.

PIPING INSULATION, COVERING, VAPOR BARRIER AND ADHESIVES SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 20 AND A SMOKE DEVELOPED RATING NOT MORE THAN 40. ARMAFLEX AND CANVAS COVERING SHALL NOT BE ACCEPTABLE.

CHECK THE LATEST EQUIPMENT SHOP DRAWINGS FOR ACTUAL REQUIREMENTS AND THE EXACT LOCATION OF EACH FIXTURE AND PIECE OF EQUIPMENT.

PROVIDE VACUUM BREAKERS ON ALL HOSE BIBB CONNECTIONS AND ANTI-SCALDING VALVES FOR HOT WATER SUPPLY. ALL PLUMBING WORK SHOWN INSIDE AND OUTSIDE OF THE PROPERTY LINES IS TO BE PERFORMED BY THE PLUMBING CONTRACTOR.

INSTALL INSULATING COUPLINGS ON ALL PLUMBING PIPING CONNECTIONS TO PREVENT CORROSION AND ELECTROLYSIS OR GALVANIC ACTION FROM DISSIMILAR METAL CONNECTIONS.

OWNER SHALL CHECK AND VERIFY THE QUALITY OF WATER AND SHALL PROVIDE PROPER WATER TREATMENT.

Enrique Castel Architect

10566 CENTRAL PARK BLVD. HUNTLEY, IL 60442.  
P 224-253-8027 .ENC@CAST@COMCAST.NET

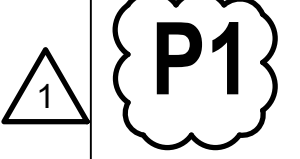
VROEGH FAMILY EYECARE  
ADDITION & ALTERATIONS

TINLEY PARK, IL 60477

17322 S. OAK PARK

Revisions / Submissions		Date	
No.	No.	Date	No.
1	REVISED PER VILLAGE OWNER REVIEWS	06.26.19	
	ISSUED FOR PERMIT / BIDDING	02.21.18	
	ISSUED FOR OWNER REVIEW	02.07.18	

DRAWN BY: ENC	
DATE:	
PROJECT NO: 2018-015	
SCALE: AS NOTED	
DRAWING NO:	







DRAWING NO:					
SCALE: AS NOTED					
PROJECT NO: 2018-015					
DATE:					
DRAWN BY: <b>ENC</b>					
No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
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



















**VROEGH FAMILY EYECARE  
ADDITION & ALTERATIONS**






17322 S. OAK PARK  
TINLEY PARK, IL. 60477

**Enrique Castel Architect**

10368 CENTRAL PARK BLVD., HUNTLEY, IL 60142.  
P 224-253-8027 - J.ENCAST@COMCAST.NET

## SYMBOL LIST

SYMBOL	DESCRIPTION
	WALL MOUNTED SELF CONTAINED EMERGENCY FIXTURE WITH BATTERY BACKUP AND SOLID STATE CHARGER.
	EXIT SIGN FIXTURE, SURFACE CEILING MOUNTED, SINGLE OR DOUBLE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS.
	SINGLE POLE 20 AMP 120 VOLT TOGGLE SWITCH WALL MOUNTED.
	THERMAL TRIP SWITCH.
	CEILING JUNCTION BOX, SIZE AS REQUIRED.
	STANDARD DUPLEX RECEPTACLE.
	SAME AS ABOVE EXCEPT WITH GROUND FAULT INTERRUPTER.
	ELECTRICAL PANEL.
	TAMPER PROOF DUPLEX RECEPTACLE
	QUADRUPLUX RECEPTACLE
	CABLE/TV OUTLET
	PHONE JACK
	LIGHT AND FAN CONTROLS
	FOUR PHONE JACKS
	SUPERVISORY VALVE TAMPER SWITCH
	DUCT SMOKE DETECTOR
	AUDIO/VISUAL ALARM DEVICE
	PULL STATION
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
E	EXISTING
N	NEW
R	RELOCATED
WP	WEATHER PROOF
	7 DAY TIME CLOCK
	SMOKE DETECTOR

LIGHTING FIXTURE SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER & CATALOG #	LAMP	MOUNTING	VOLTAGE	REMARKS
	2'X2' TROFFER WITH .125 ACRYLIC LENS	DAYRITE #27G817R-01-UNV-1/2-EBLHE OR MATCH EXIST (V.I.F.)	17W18	RECESSED	120	
	RECESSED LED DOWNLIGHT FIXTURE	JUNO OR EQ. P6-30 3500K INCANDESCENT EQUIV. 100W	(1) LED 14.5W A21	RECESSED	120	
	RECESSED LED DOWNLIGHT FIXTURE W/EMERGENCY	JUNO OR EQ. P6-30 3500K INCANDESCENT EQUIV. 100W	(1) LED 14.5W A21	RECESSED	120	
	EMERGENCY UNIT BATTERY LIGHT	EXTRONIX #LL SOH-6/12-SO	LED	CEILING	120	1
	SELF POWERED FLUORESCENT EXIT SIGN	EXTRONIX #VEX-U-BP-WB-WH-EL90 EXIT / EM COMBO	LED	CEILING	120	1

**REMARKS:**  
 1. EXIT SIGN AND EMERGENCY BATTERY UNITS, 1 1/2 HOUR DURATION, AS REQUIRED BY LOCAL ORDINANCES.

PANEL   A   SCHEDULE (NEW)

PANEL DESC./GENERAL POWER

PANEL LOCATION REAR WALL

PANEL FROM

VOLTS 120/208V

BUS AMPS 200

PHASE   3   WIRE   4

CONTRACTOR

FEEDER WIRE #4/0 & 1#4s

A.I.C. RATING

☐ MAIN LUGS ONLY  
☐ FLUSH MOUNT  
☒ SURFACE MOUNT  
☐ GROUND BUS

BREAKER		LOAD		CIRCUIT DESCRIPTION	LOAD			BREAKER				
NO.	AMP POLE	L.T.G.	F.W.R.		WATTS	A	B	C	WATTS	P.W.R.	L.T.G.	POLE AMP NO.
1	20	1	X	EX. LIGHTS					EX. A/C	X	-	2
3	20	1	X	EX. LIGHTS					EX. A/C	X	-	30
5	20	1	X	EX. LIGHTS					EX. FURNACE	X	-	15
7	20	1	X	EX. LIGHTS					EX. TOILET	X	X	15
9	20	1	X	EX. LIGHTS			1.1		1080 RECP - EXAM	X	-	15
11	20	1	X	EX. LIGHTS			0.9		900 RECP - BREAK	X	-	15
13	20	1	X	EX. LIGHTS					EX. RECP	X	-	20
15	20	1	X	EX. EXIT/EM					EX. RECP	X	-	20
17	20	1	X	EX. RECP					EX. LIGHTS	X	X	20
19	15	1	X	LIGHTS - ADDITION	150	1.1			900 RECP - DISP	X	-	15
21	15	1	X	LIGHTS - ADDITION	116	1.1			900 RECP - PRE-TEST	X	-	20
23	10	1	X	RECP - REFRIG	1000		1.1	1.0	EX. WATER HEATER	X	-	20
25	20	1	X	SPARE					±	X	-	30
27	40	2		SPARE					SPARE		-	28
29	40	2		SPARE					±		-	30
TOTAL PHASE LOADING KW:					1.1			2.2		9		

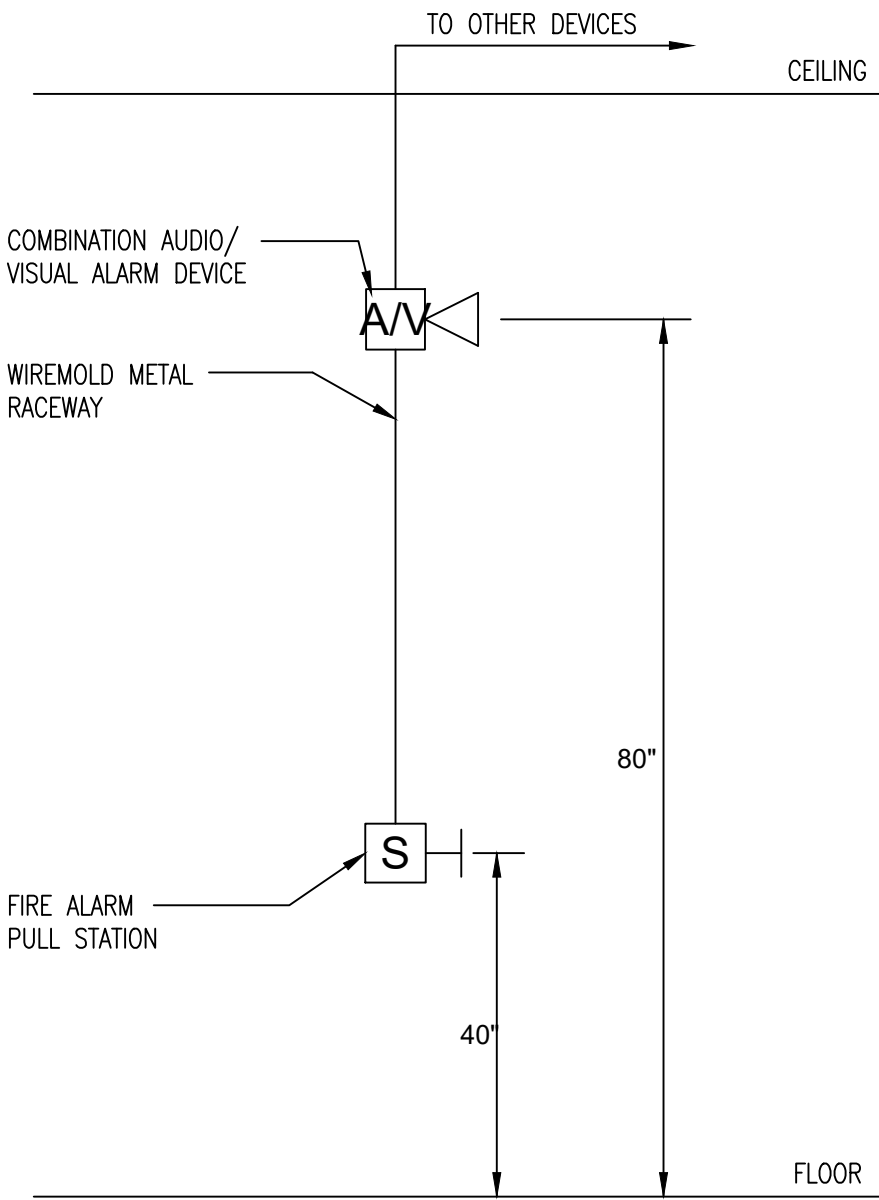
NOTES:

EM - PROVIDE LOCK-OUT DEVICE FOR EMERGENCY SYSTEMS.

HTF - PROVIDE HANDLE TIE

C# - ROUGH THROUGH CONTRACTOR #

CONTRACTOR TO BALANCE LOADS IN FIELD



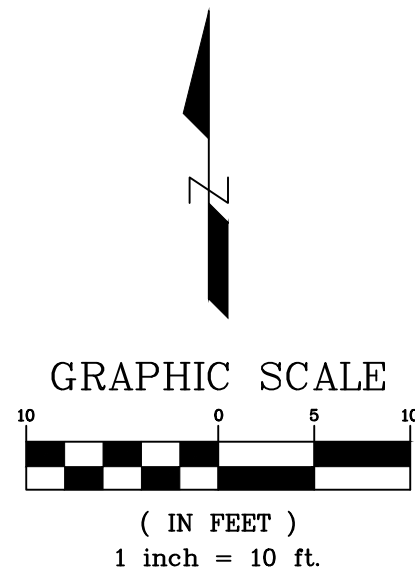
1	<b>FIRE ALARM DEVICES DETAIL</b>
---	----------------------------------

TO SATISFY "ADA" REQUIREMENTS

No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
1	REVISED PER VILLAGE/OWNER REVIEWS	06.26.19			
	ISSUED FOR PERMIT / BIDDING	02.21.18			
	ISSUED FOR OWNER REVIEW	02.07.18			

## LEGEND

THAT PART LYING BETWEEN HORIZONTAL PLANES OF 702.95 AND 714.98 FEET, ACCORDING TO NATIONAL GEODETIC VERTICAL DATUM OF 1929), OF THE EAST 65 FEET OF THE SOUTH 26 FEET OF LOT 2 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 5, 1879 AS DOCUMENT NUMBER 216847, TOGETHER WITH THE EAST 65 FEET OF LOT 5 IN BLOCK 1 IN SAID SUBDIVISION, BEING THE SAME TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.00 FEET WEST OF THE EAST LINE AND 19.08 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 00°00'00" WEST FOR A DISTANCE OF 15.88 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 58.40 FEET; THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 15.88 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 58.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS



**NOTES:**  
ALL PVC STORM SEWER SHALL BE SDR--26  
**SIDWALK:**  
SLOPE SLOPE OF SIDEWALK NOT TO EXCEED  
2.00%  
**EROSION CONTROL:**  
TO BE APPLIED PER THE ILLINOIS  
URBAN MANUAL, LATEST EDITION.  
**CONTRACTOR MUST VERIFY ALL  
EXISTING CONDITIONS PRIOR TO  
STARTING CONSTRUCTION.**  
**TO DETERMINE IF ANY CONFLICTS EXIST,  
THE DESIGN ENGINEER MUST BE  
NOTIFIED PRIOR TO START OF CONSTRUCTION**  
**FOR UNDERGROUND UTILITY LOCATIONS AND  
TO VERIFY CONSTRUCTION, CONTACT  
JULIE.L., TOLL FREE  
1-800-892-0123.**  
**EXISTING TOPOGRAPHIC SURVEY  
PREPARED BY DESIGNTEK ENGINEERING, INC.  
(708) 326-4961. FIELD WORK WAS  
COMPLETED ON JUNE 14, 2019.**  
**OWNER:**  
**JIM WROGHE**  
**(708) 269-8059**

INITIAL BENCHMARK: NGS CONTROL POINT ME1944.  
ELEVATION: 696.88 (NAVD 88)

SITE BENCHMARK:  
SOUTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED IN THE  
PARKING LOT ON THE WEST SIDE OF ADDRESS 17322 S. OAK  
PARK AVENUE, AS SHOWN HEREON.  
ELEVATION: 702.69

STATE OF ILLINOIS)  
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS 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 WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 21st DAY OF JUNE, 2019



CALL 1-800-892-0123 or 811  
AT LEAST 48 HOURS (2 WORKING  
DAYS) BEFORE YOU DIG  
WWW.ILLINOIS1CALL.COM

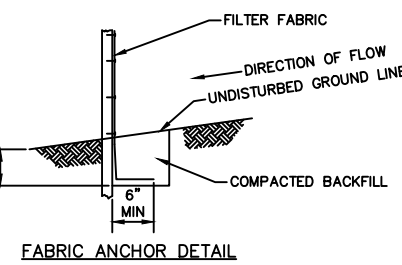
**DESIGNTEK ENGINEERING, INC.**  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962  
IL PROF. LIC. No: 184-003740

REVISION		
PARKS OAK COMM. CONDO 17322 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS		
DETAILED GRADING PLAN		
DRAWN NSM	CHECKED SDS	PROJECT NO. 19-0559
DATE: 06-21-19		SHEET 1
SCALE: 1" = 10'		OF 2

NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO  
ACCURACY OF DIMENSIONS SHOWN HEREON. FOR  
ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION  
PLAN PREPARED BY OTHERS.

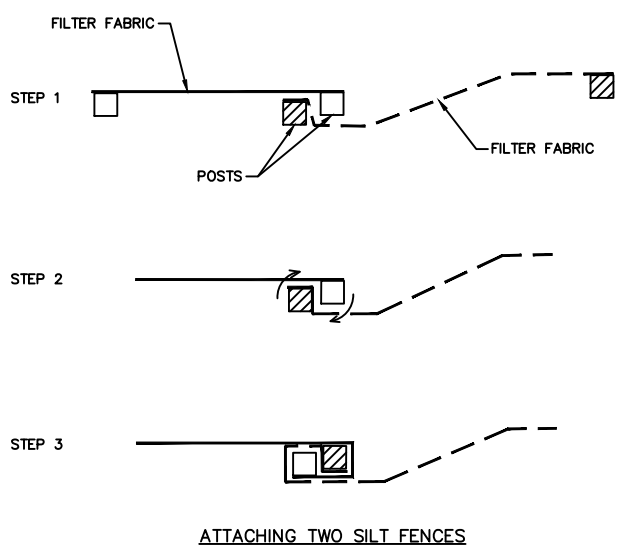
## LEGEND

**SILT FENCE PLAN**



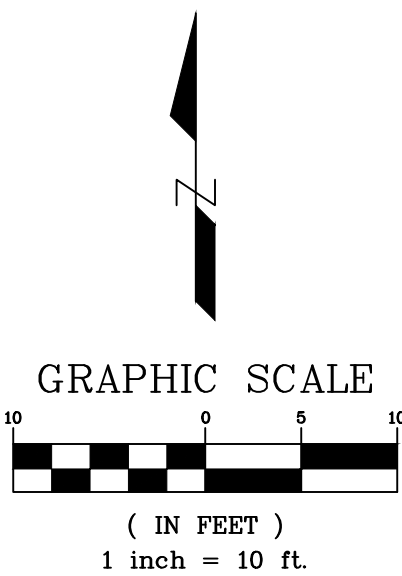
- |                           |   |                   |
|---------------------------|---|-------------------|
| REFERENCE                 |  <b>NRCS</b><br>National Resource Conservation Service | STANDARD DWG. NO. |
| Project _____             |   | IL-620            |
| Designed _____ Date _____ |   | SHEET 1 OF 2      |
| Checked _____ Date _____  |   | DATE 11-20-01     |
| Approved _____ Date _____ |   |                   |

### SILT FENCE



- |                           |   |                   |
|---------------------------|---|-------------------|
| REFERENCE                 |  <b>NRCS</b><br>National Resource Conservation Service | STANDARD DWS. NO. |
| Project _____             |   | IL-620(W)         |
| Designed _____ Date _____ |   | SHEET 2 OF 2      |
| Checked _____ Date _____  |   | DATE 1-20-99      |
| Approved _____ Date _____ |   |                   |

OWNER:  
JIM VROEGH  
(708) 269-8059



## BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL POINT ME1944.  
ELEVATION: 696.88 (NAVD 88)

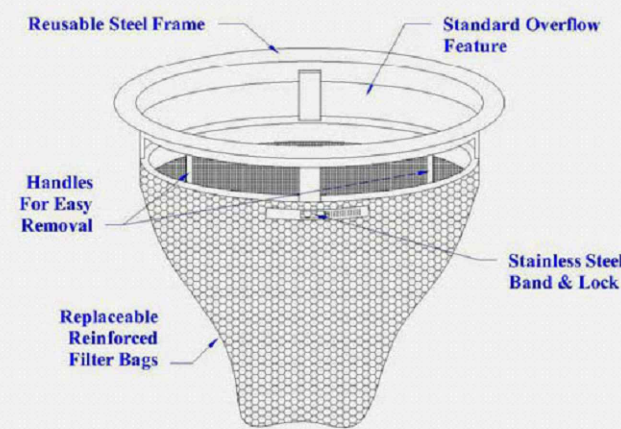
SITE BENCHMARK:  
SOUTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED IN THE  
PARKING LOT ON THE WEST SIDE OF ADDRESS 17322 S. OAK  
PARK AVENUE, AS SHOWN HEREON.  
ELEVATION: 702.69

**Catch-All** is an inlet and catch basin filtration device designed to significantly reduce the ingress of sediment into stormwater systems, and thereby, improve water quality. Designs are available for a custom fit in virtually any drainage structure or casting.



- Helps to prevent sedimentation of lakes, rivers, and streams
- Custom fitted to virtually any drainage structure or casting
- Rugged, reusable, welded steel frames
- Durable, replaceable, reinforced sediment bags
- Standard overflow feature - No ponding during heavy storms

An average acre under construction delivers 30 tons of sediment per year to downstream waterways. Construction sites have very high delivery rates compared to other sources. Storm sewers provide an excellent vehicle for this sediment. Typically, over 50% to nearly 100% of the soil eroded from a construction site is delivered to a lake or stream. One of the best ways to prevent this sediment from polluting our lakes and streams is to prevent it from entering the storm sewer system at inlets and catch basins. **Catch-A-Inlet Protectors** were first introduced in 1998. Since then, they have prevented thousands of tons of sediment from reaching our nation's waterways.



**OAK PARK AVENUE**  
(HERETOFORE DEDICATED)

SILT & CONSTRUCTION  
-FENCE AS REQUIRED  
BY VILLAGE (TYPICAL)

REMOVE EXISTING  
TREE (TYPICAL).

**DESIGNTEK ENGINEERING, INC.**  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

**DEI** 9930 W. 190TH STREET, SUITE  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962

L PROF. LIC. NO: 184-00374

## REVISION

PARKS OAK COMM. CONDO  
17322 S. OAK PARK AVENUE  
TINLEY PARK, ILLINOIS

## DETAILED GRADING PLAN

DRAWN NSM	CHECKED SDS	PROJECT NO. 19-0559
DATE: 06-21-19		SHEET 2
SCALE: 1" = 10'		OF 2

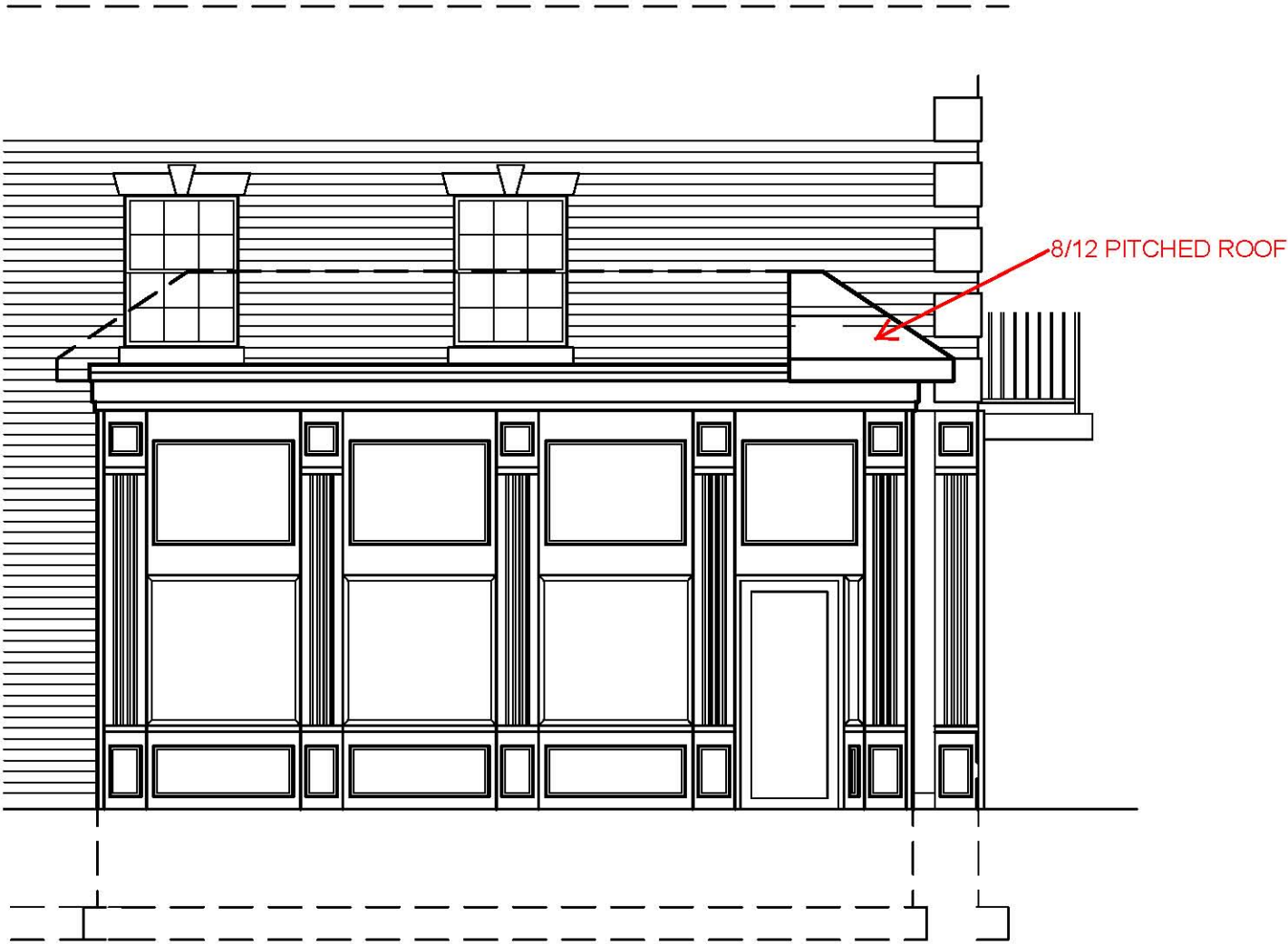


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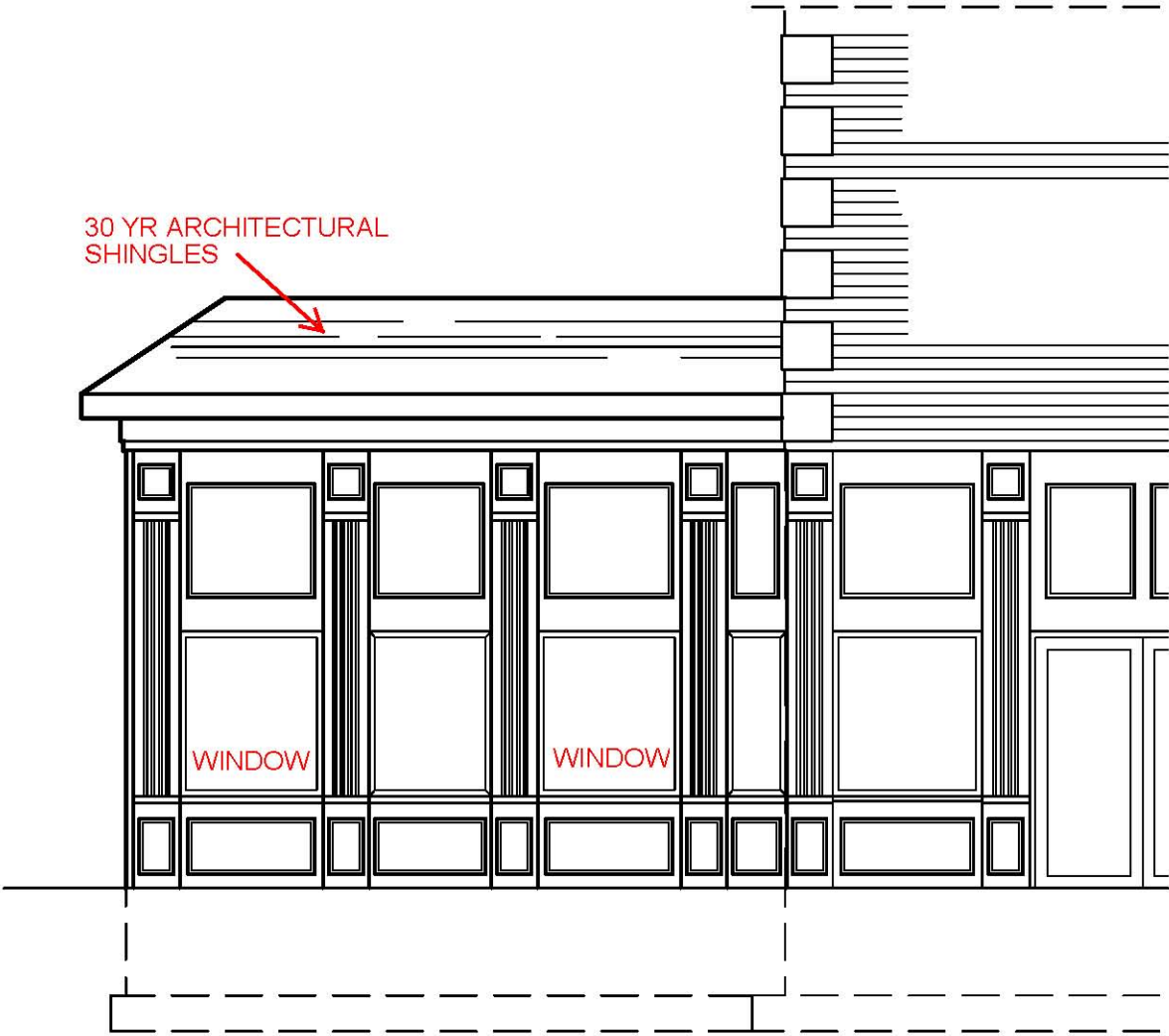


Enrique Castel Architect

10368 CENTRAL PARK BLVD . HUNTLEY, IL 60142 .  
P 224-253-8027 . ENCAST@COMCAST.NET



SOUTH ELEVATION



FRONT (EAST) ELEVATION



# PLAN COMMISSION STAFF REPORT

Public Hearing #2  
August 15, 2019

## Petitioner

James Vroegh (Petitioner)  
on behalf of Park Oaks  
Commercial  
Condominium  
Association (Owner)

## Property Location

17322 Oak Park Avenue

## PIN

28-30-308-029-0000 &  
28-30-308-029-1004

## Zoning

DC (Downtown Core)

## Approvals Sought

Site Plan Approval  
Variations

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## Vroegh Eyecare/Park Oaks Condominium Expansion

17322 Oak Park Avenue



## EXECUTIVE SUMMARY

Consider granting Site Plan Approval and recommending that the Village Board grant James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Variations from the Zoning Code related to building height, building depth, percent of street-level glazing, building materials, and architectural style to construct an approximately 352 sq. ft. (16 feet x 22 feet) 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

The 1-story building addition will continue the first-floor design of the Park Oaks building but is not proposed to match the existing building in scale due to the difficulties of doing so with the building's existing condo ownership. The Legacy Code's height and commercial depth requirements are in place to create an active consistent street wall along primary corridors to create an intriguing urban environment. Existing non-conforming situations in the downtown such as the additions on the Teehan's building have been proposed to be removed as part of the future redevelopment to meet these downtown development goals. The Commission will need to consider any precedence that would be set by the requested Variations and the effects on the goals of the Legacy Code and future development proposals.

**Changes to the July 18, 2019 Workshop Staff Report are indicated in RED.**  
**Changes from the August 1, 2019 Public Hearing Staff Report are indicated in BLUE.**

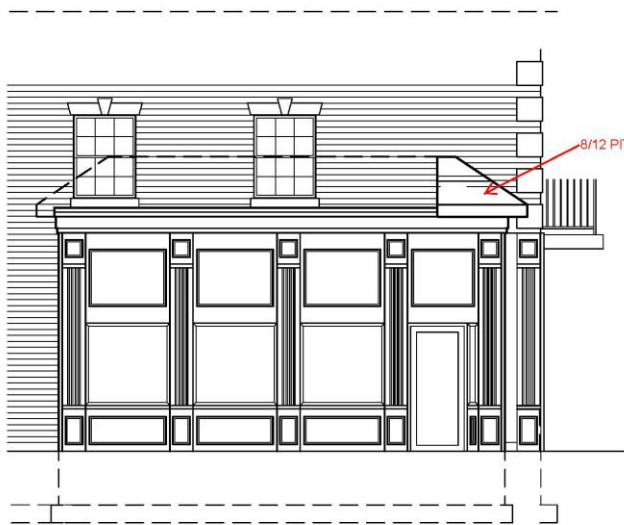
## PUBLIC HEARING #1 WORKSHOP (AUGUST 1, 2019) SUMMARY

During the public hearing, the Plan Commission voted to continue the hearing until the next meeting. There were comments in favor of the request, noting that there was not much else that could be done with the space if there wasn't a restaurant in the building. Other comments not in favor noted that the look of a one-story addition on the building was not aesthetically pleasing and expressed concern regarding the split ownership. Below are a few items that the Plan Commission noted that they would like to have completed.

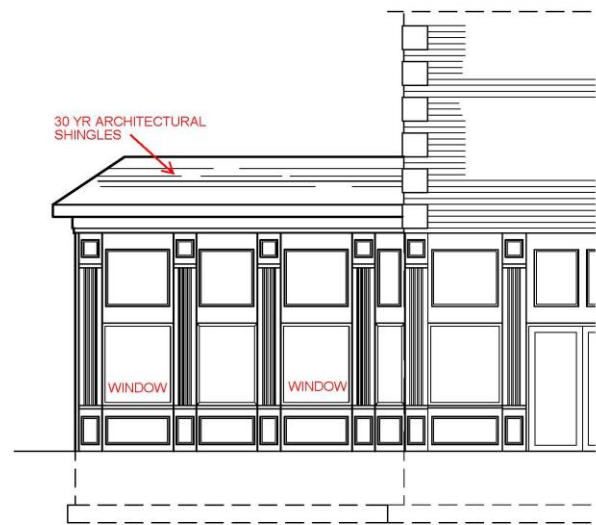
1. Complete a rendering that encompasses adjacent façade including the Wyman's property.
2. Include a roof element similar in style to the existing roof.
3. Make the setback of the building equal to the other building setbacks (approximately 2 feet).
4. The number of properties in the downtown where a similar request could be made.
5. Resolve the ownership issue so that the properties are owned by the same owner under the same PIN to avoid maintenance, tax, and future issues that as potential to leave the space vacant or misused.

The petitioner submitted the following renderings (full-size copies are included in the packet) of the addition to comply with the first two comments. The roof parapet as proposed will block views from the two windows of the second-floor residential unit. The effects of the views on that unit could be significant because the rear portion of a parapet roof is not typically attractive looking. While the condo unit owners were initially notified of the public hearing, they have not seen these revised plans that could impact their views. The Commission may wish to discuss whether additional notification is necessary for the unit owners and residents above the addition due to the new renderings.

***Open Item #14: Discuss the potential impact of a roof on the residential unit's views. Discuss the need for residents and condo unit owners to receive the revised plans.***



**SOUTH ELEVATION**



**FRONT (EAST) ELEVATION**

The third concern in regards to the building setback is addressed in the revised rendering, but no updated site plans or dimensions were received. The original proposal indicated a 0.5 foot setback. With the new two foot setback, the revised dimensions of the addition are 22 feet by 16 feet and 352 sq. ft. in size (compared to the originally proposed 23.5 feet by 16 feet and 376 sq. ft.). This changes the Variation for the commercial space depth requirement slightly and the motions have been revised. A door was also added on the south side of the building addition that would open into the alley.

While a full list was not compiled of properties that could make a similar single-story request with the same conditions, because it would include every property in the Downtown Core that has patio space or additional property to build upon. Some properties with similar conditions include recent developments such as Springfort Hall and the PASS/Crack the Code building, existing/historic buildings such as Ed & Joes, Holstein's, Teehan's, and Mickey's as well as future developments such as The Boulevard at Central Station, Bremen Station, and Encore Crossing (North Street).



No information was supplied in time to be included in this staff report that resolves the fifth comment about the ownership of this common area space between the 17322 unit owner and the association. It is expected that the condo association must approve a contract for the formal sale of the property, before the ownership change can be approved. Regarding the ownership issue, the Village Attorney was consulted regarding the placement of a condition on the Variation approval that requires consolidation of the property and purchase of the property. At the Public Hearing the Petitioner agreed to these conditions however Village Counsel did not feel this would be a defensible condition and did not recommend this be a condition of approval.

Due to the inability to require combined PINs or ownership, it is important the Plan Commission view the proposed addition as a separate commercial condo unit that is 352 square feet, 22 feet deep, and is owned by the condo association. While Dr. Vroegh is proposing to use the space now, that may not be the case going forward. The ultimate responsibility for ownership, maintenance, and taxes will be the condo associations. The Village and other government agencies do not enforce condo covenants or declarations that are private agreements. The covenants and declarations might assign responsibility to the 17322 (Vroegh Eyecare) unit but that is a private agreement. Concerns exist about the usefulness of this space in the future and the likelihood it could remain vacant or used for only storage purposes. Interior utilities and whether a door exists will not prohibit the space from being used separately, as either condition can be changed with a building permit.

***Open Item #15: Discuss the revised size of the space and the future effects of a separately owned 352 sq. ft. and 22 foot deep unit owned by the condo association.***

## PLAN COMMISSION WORKSHOP (JULY 18, 2019) SUMMARY

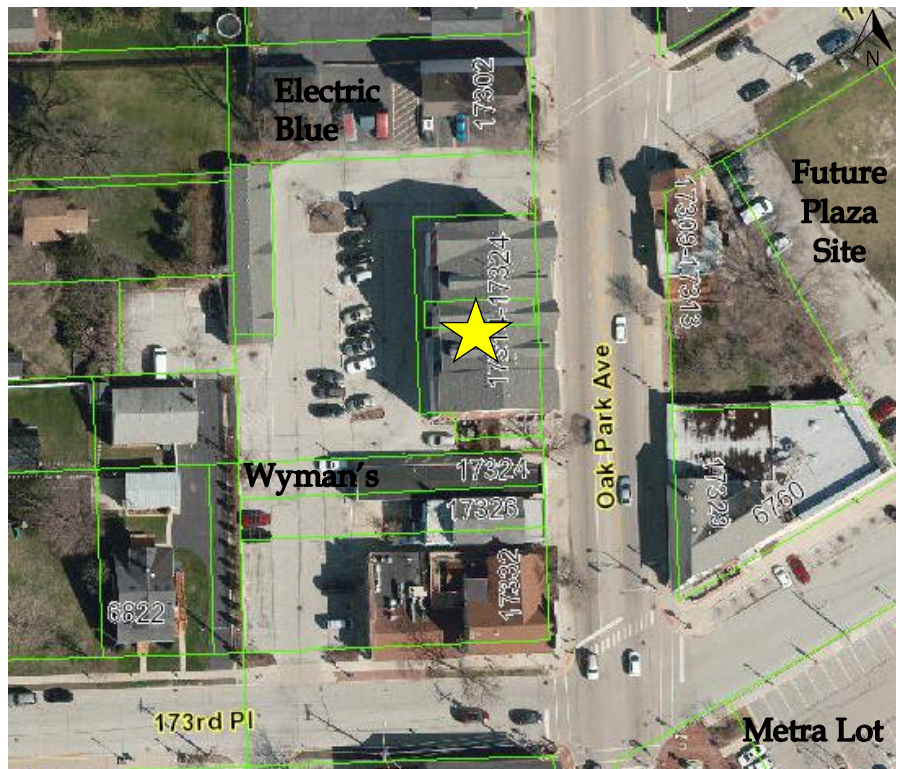
The consensus of Plan Commission was not supportive of the aesthetics of the one-story addition on the existing three-story mixed-use building. The Commission vocalized the addition is not consistent with the Legacy Code requirements and the addition did not appear balanced on the existing structure and looked “tacked-on”. While there are other examples of one-story structures nearby that exist prior to the Legacy Code, Staff stressed that the Legacy Code and Plan focuses on avoiding these type of non-compliant additions.

There were also many concerns expressed about how this would affect and set a precedent for other existing and proposed buildings in the Downtown area and along Oak Park Avenue in the future. Ownership issues due to the retained ownership of the Commercial Property Owners Association was another concern expressed by the Commission due to the potential future issues with property control, taxes, and maintenance costs of the space. The Commission was appreciative of the Petitioner looking to expand their location but recommended that the Petitioner work with the residential condominium owners to propose a three-story addition, expand within the current building’s footprint or find another location in the downtown area that provides them more space.

The Petitioner has not provided revised plans or correspondence since the Plan Commission workshop meeting and all open items remain. Conditions are in the motion to address these open items in the event the requests are approved.

## EXISTING SITE & HISTORY

The Park Oaks Condominium building (shown with a star on the map on the right) is an existing 3-story, approximately 15,000 sq. ft. building that includes eight residential and four commercial condominiums. The property was previously owned by School District 146 until 1999 and then given to the Village for control of future development. The Village eventually selected a developer through an RFP process. The project was one of the first mixed-use redevelopment projects in the downtown and included heavy involvement of the Historic Preservation and Main Street Commissions which looked to tie the building to a larger vision for redevelopment in the downtown. The Historic Preservation Commission specifically looked into the scale and materials of the building to ensure that the historic character of the downtown was retained. The Park Oaks project was approved in 2001 and completed in 2003. The commercial condo units are currently occupied by Vroegh Eyecare (17322), Apothecary Pharmacy (17320), Tinley Park Chamber of Commerce (17316), and Tinley Park Chiropractic Wellness (17314).



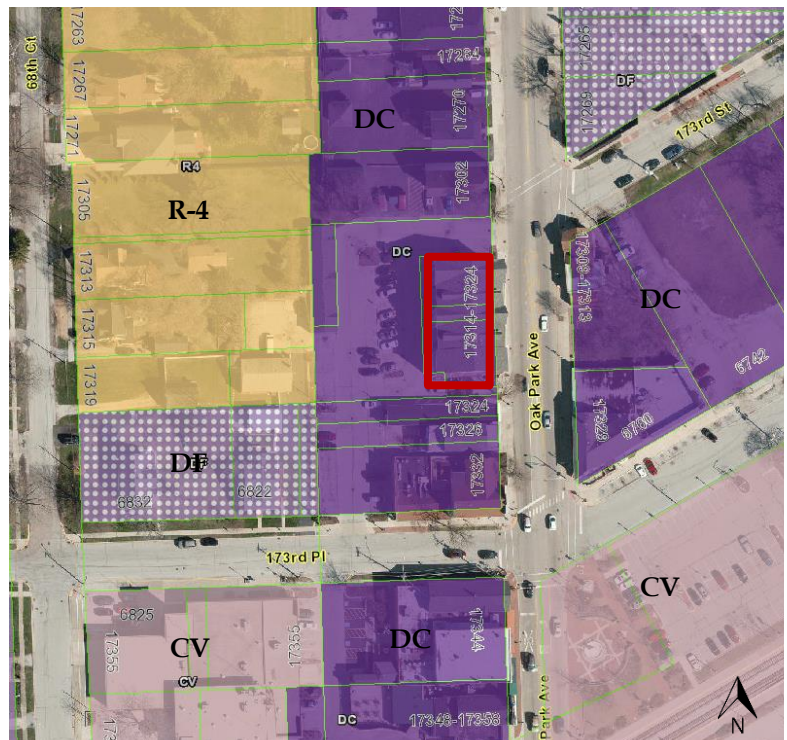
The patio area on the south side of the subject property (proposed location of the Vroegh building addition) was discussed at the Long Range Plan Commission’s meeting on the project; the patio area was noted as important to encourage outdoor dining opportunities at the building, help offset the building from the neighboring Wyman’s

building and ensure the walkway between the properties didn't become an unlit or unsafe alleyway. This patio area is considered a "limited common element" per the approved declarations that is owned by the Condominium Association that has some exclusive use rights assigned to the adjacent 17322 (Vroegh Eye Care) unit. The right for use of this "limited common element" can be sold or divided to other units based on the declaration rules.

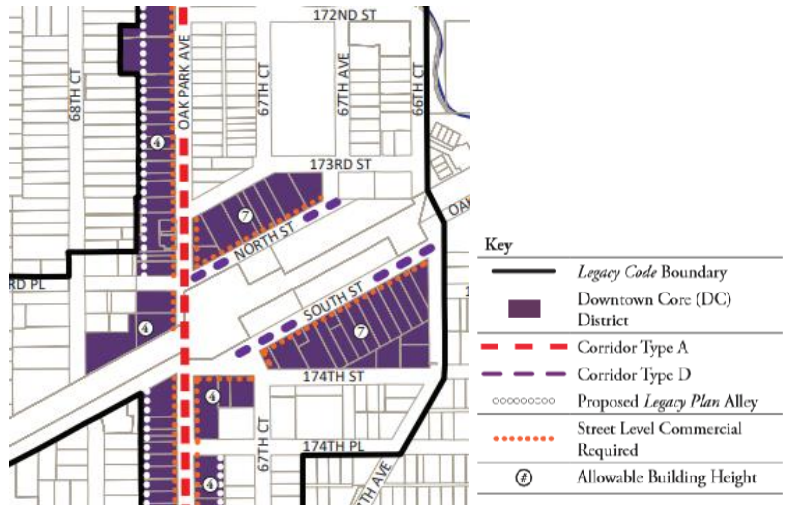


## ZONING & NEARBY LAND USES

The subject Park Oaks Condominium property (outlined in red on the Zoning Map to the right) is located in a mixed-use building in the DC (Downtown Core) zoning district. The characteristics of this district are described in the Legacy Code as, "The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks". The code's regulations are described as, "intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station."



Nearby properties to the subject site include a municipally owned parking lot directly to the west in the DC (Downtown Core) zoning district that separates the subject property from the R-4 (Single-Family) zoning district. The properties to the north (Electric Blue Entertainment), South (Wyman's Framing & Art Gallery and Ed n' Joe's Pizza) and East (We're Nuts About Mutts and Teehan's Tavern) are also located in the DC (Downtown Core) zoning district. All of these existing properties are considered "Heritage Sites" as they were approved and constructed prior to the implementation of the Legacy Code. Heritage sites are permitted to maintain their existing site configuration and uses but may be required to perform certain upgrades (such as front yard parking removal, install additional landscaping, street trees, etc.) when there is changing uses, building or site.



The Downtown Core zoning district allows for varying building heights depending on the specific location. The minimum height for any new building or new building additions in the Downtown Core is 3-stories. The minimum building height is required to help create a continuous street wall and an urban environment that peaks in terms of density in the downtown core. The height requirement helps promote population density and the number of people living within walking distance of the train station. Building additions are required to meet all Zoning Code and design requirements to ensure that there are not "after-the-fact" additions that don't comply with the existing structures design and the district's development principals.

The maximum building height ranges from 4-stories along Oak Park Avenue to 7-stories in height for the properties directly to the south (The Boulevard and Bremen Station) and north of the train station. Additionally, buildings along Oak Park Avenue, North Street, and South Street are required to have street-level (first-floor) commercial space with a minimum depth of 50 feet. The minimum commercial space depth along these frontage ensures that the required commercial space along the first-floor in the downtown can be utilized by the types of business that the Village envisions for the downtown such as restaurants, coffee shops, and retail stores.

The Park Oaks building was constructed prior to the implementation of the Legacy Code and Legacy Plan. However, the development was used as an example of the kind of developments the Village was looking to encourage in the downtown when the Legacy Plan and Legacy Code were being developed.

## VARIATIONS

The five Variations requested by the applicant are as follows:

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.

General	
Minimum Lot Width	50'
Maximum Lot Width	n/a
Minimum Building Height	3 stories
Building Setbacks	
Front Yard (primary street)	5' max. <b>A</b>
Front Yard (secondary streets)	7.5' max. <b>A</b>
Side Yard (interior)	5' max. <b>B</b>
Side Yard (along access drive)	5' min. <b>C</b>
Rear Yard (existing alley)	5' min. <b>D</b>
Rear Yard (no alley required)	5' min. <b>D</b>
Rear Yard (future alley)	30' min. <b>E</b>

3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, “A consistent style of architectural composition should be applied throughout a structure”.

The proposed 1-story addition will be added to an existing 3-story structure. The existing Park Oaks structure predominately complies with the Legacy Code requirements for scale, location, and materials. The one exception to complying with the code is the use of paneling on the first floor where it would not be permitted. Since the addition will not be meeting the existing building length or height, there are a number of Variations required to meet approval. In order to recommend approval, these Variations must be found to meet the Standards for a Variation outlined in the sections below as well as the additional Legacy Code Standards.

As with all Variation approvals, the Plan Commission must be aware of setting precedent for future similar requests in the downtown area, especially as it relates to the Downtown Core which establishes a density and scale that is intended to support the overall mission of the entire Legacy District. The burden is on the applicant to meet all three statutorily required Findings of Fact and to prove this situation is unique thereby justifying Variation from the Code. As part of their review, the Plan Commission will need to determine if condo ownership represents a unique situation and whether it creates physical hardships warranting the Variation. If the Commission believes the type of ownership presents a burden, the Commission must also must consider whether this ownership is self-created by current or former owners of the property. It should be noted that most structures in the Village can be converted to condominiums or single-ownership without prior Village approval. It is recommended that the Plan Commission use these Variation and Legacy Code Standards as a guide for their review as well as the architectural guidelines outlined in the Legacy Code.

***Open Item #1: Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards must be met to approve a Variation.***

## **PROPOSED USE, OWNERSHIP AND MANAGEMENT**

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The use of the proposed space will be for the expansion of the Vroegh Eyecare space to include an additional examination room and employee break room. While the proposed use itself is not a concern, the Commission may wish to consider the possible complications of ownership of the building addition which will continue to be owned by the Property Owner Association (POA) and retained as a “Limited Common Element” under the approved and recorded Condo Declarations. This is of particular concern since the intent of the building addition is clearly privately owned.

Additionally, the Commission may wish to discuss possible future issues with the POA ownership of the building addition without any formal sale or lease on the property. As proposed, the POA will remain the owner of the property thereby permitting them to apply for future alterations or demo permits on the addition. Other concerns include a potential increased tax burden on the POA due to a for-profit commercial use being located on the common area lot as well as insurance, legal and future maintenance liability associated with the addition. The rights to use “limited common elements” such as the existing patio area are transferable between unit owners. This means that this space can be sold to a different condo unit owner and potentially leased separately. The Commission may wish to consider how this impacts the future of the site if a building is constructed.

In review of the approvals and declarations for the project the subject area is referred to as a “patio space”. The Commission may wish to consider whether the original intent of the property is an important factor in considering the proposal. If approved the opportunities for any future use as a patio space is lost.

In discussions with the Village Attorney, staff has been informed that the ownership approval and Declaration Amendment provides the authority to permit the Variation requests despite the future utilization of the site is impacted as discussed above. While not legally required, the applicant has been encouraged to consider removing the subject area as a limited common element, purchase the property from the POA, and consolidate the two parcels into one lot and PIN. This will provide for a more transparent process for construction of the addition to the condo unit owners and avoid any possible future ownership, control or tax issues as described above.

***Open Item #2: Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.***

***Open Item #3: Discuss the space and effects of the property continuing to be considered as a “limited common element” in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.***

***Open Item #4: Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.***

***Open Item #5: Discuss removing the patio area as a “limited common element” in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.***

## LANDSCAPE

Landscaping is relatively limited on the existing site and is primarily located around the site of the proposed addition. While the street tree next to the property is shown remaining in the color rendering, this tree is likely to die due to extensive damage to the root zone resulting from the construction of the proposed addition. The Public Works Department has recommended that the tree be removed and that no new tree be placed in the space due to the limited growing space and distance from the building foundations. The parkway tree location is required to be moved to a location in the sidewalk similar to other trees along the Oak Park Avenue right-of-way. Since the tree removal will be directly caused by the proposed development project, the Petitioner is required to complete all associated work at the existing and future street tree locations. The installation of parkway trees meeting the streetscape plan is a requirement of the Legacy and Subdivision/Development Codes. Plans are required to be submitted and reviewed for any required public right-of-way work to ensure that it complies with the Legacy Code requirements, downtown streetscape plan, and right-of-way engineering standards. Other existing landscaping around the site of the building addition will require removal including various bushes and shrubs. No landscape or replacement plan has been submitted that shows the resulting or proposed landscaping.



*Above (Right): Traditional Street Tree Location & Design*



Above (Left): Existing Street Tree and Streetscape at Park Oaks.

**Open Item #6: Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.**

**Open Item #7: Submittal of a plan for the required parkway tree replacement and sidewalk work is required.**

**Open Item #8: Submittal of a landscape plan showing the existing and proposed landscaping is required.**

## ARCHITECTURE & SITE PLAN



Above: Petitioner color rendering of proposed 1-story addition on the Park Oaks Condo building.

The Petitioner's proposed building addition continues the existing first-floor design style and materials which includes a matching decorative paneling. The roof includes a cornice to cap the addition and help to create an appearance that the structure was purposeful and not added after-the-fact. The cornice is proposed as a tan/brown tone to match the existing building's cornerstones. Staff believes this color scheme looks out-of-place on the addition and recommends that it be white in color to match the rest of the proposed addition.

**Open Item #9: Discuss whether to incorporate a white or brown/tan color cornice.**

The Legacy Code requires that any addition to an existing building match the existing building in scale, design and materials which allows the addition to look as if it was constructed with the original building rather than something added “after the fact” that can create a “tacked-on” appearance. This requirement is especially important for additions visible from a primary street frontage such as Oak Park Avenue. An example of this was noted during the Legacy Code’s implementation in which 1-story additions such as those located on the Teehan’s Tavern building, were not a preferred appearance for the future of the downtown. The existing non-conforming additions on the Teehan’s building are planned to be removed as part of the redevelopment of the Harmony Plaza and North Street development because they detract from the primary building and overall downtown design goals. The future plans would create a more attractive street wall along Oak Park Avenue that would be directly across from the subject property. If approved, the proposed 1-story addition would be one of the only one-story building additions left and would not be in scale with the rest of the surrounding developments.



*Above: Existing 1-story additions proposed to be removed with redevelopment.*

***Open Item #10: Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.***

The patio space and landscaped area between the Park Oaks and Wyman’s sites were originally proposed as a way to avoid the creation of an alleyway at a key location in the downtown. The Legacy Code promotes zero lot line development to create a consistent street wall along the primary corridors. If the addition is developed to the property line, the remaining space between the buildings will be approximately 6 feet wide in which the majority of the space will be the Village-owned walkway. There is no lighting or landscaping proposed in this area. The negative aspects of creating a narrow alley were discussed during the original development approval and the Plan Commission will want to consider this as part of the current proposal.

***Open Item #11: Discuss the proposed site layout and the resulting five-foot unlit and non-landscaped alleyway that will be present between the buildings.***

A complete staff review of the proposed building addition by different departments (Engineering, Public Works, Fire and Police) was unable to be completed by the writing of this staff report. Any comments or corrections that are required following the review, will need to be addressed in the plans prior to the public hearing.

***Open Item #12: Plans will need to be revised based on final staff review comments.***

## SIGNAGE

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No signage is proposed to be placed on the new addition. However, while it is not proposed, the Legacy Code's sign requirements permit a sign to be placed at this location if a separate tenant ever utilized the space. Staff recommends placing a condition of approval on the Variations prohibiting exterior signage on the addition.

***Open Item #13: Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.***

## PARKING

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First-floor commercial space in the Downtown Core (DC) does not require parking. When the Park Oaks building was constructed, the public parking lot in the rear of the building was constructed as well to help accommodate the increased parking demand and continue the public parking lot north. The addition of 376 sq. ft. of commercial space is not expected to cause any additional traffic and handled by the existing on-street and available downtown public parking.

## SUMMARY OF OPEN ITEMS

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

1. Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards that must be met to approve a Variation.
2. Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.
3. Discuss the space and effects of the property continuing to be considered as a “limited common element” in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.
4. Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.
5. Discuss removing the patio area as a “limited common element” in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.
6. Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.
7. Submittal of a plan for the required parkway tree replacement and sidewalk work is required.
8. Submittal of a landscape plan showing the existing and proposed landscaping is required.
9. Discuss whether to incorporate a white or brown/tan color cornice.
10. Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.
11. Discuss the proposed site layout and the resulting five foot unlit and non-landscaped alleyway that will be present between the buildings.
12. Plans will need to be revised based on final staff review comments.
13. Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.
14. Discuss the potential impact of a roof on the residential unit's views. Discuss the need for residents and condo unit owners to receive the revised plans.
15. Discuss the revised size of the space and the future effects of a separate 352 sq. ft. and 22 foot deep unit owned by the condo association.

## STANDARDS FOR SITE PLAN APPROVAL

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

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

## ADDITIONAL LEGACY CODE STANDARDS

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In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, Variation, Appeal, or Map Amendment from the regulations of this ordinance unless it shall have made Findings of Fact, based upon evidence presented to it, in each specific case that the following standards must be found to have been met. **These draft Findings of Fact do not support recommending approval of the Variations as presented. If the Plan Commission would like to recommend these Variations for approval, these Findings of Fact will need to be amended at the meeting.**

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
  - ***The proposed improvement does not meet the intent of the Legacy Plan or its principals.***
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
  - ***The improvement is not compatible with planned improvements in the downtown core that include the development of a street wall and removal of other one-story additions that do not accomplish the Legacy Plan's vision or principals.***
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
  - ***While the addition extends the existing first-story architecture, the addition does not meet the architectural principals due to the minimum requirement of a three-story building along the primary frontage. While the addition of the roof element addresses concerns of the Commission regarding a consistent roof line it raises additional concerns regarding blocking or negatively impacting the view from the residential condo above the Vroegh Family Eyecare unit.***
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
  - ***The resulting tenant space will be utilized by the existing staff to have separate offices and a break area. While it may create a better working environment, the addition will not add additional visitors or tax generation as proposed. The space will remain under ownership of***

***the Condo Association and will not be usable by a different tenant due to lack of separate utilities, entrances, restrooms and the small amount of space.***

## 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. **These draft Findings of Fact do not support recommending approval of the Variations as presented. If the Plan Commission would like to recommend these Variations for approval, these Findings of Fact will need to be amended at the meeting.**

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - ***The property in question can yield a reasonable return meeting the current regulations. The property was originally constructed as it exists today, with a patio area that is in compliance with the Code and the intent of the original plan. The Petitioner purchased this property at market rate with the patio existing as a limited common element.***
2. The plight of the owner is due to unique circumstances.
  - ***Condo ownership is not a unique circumstance as it can be applicable to almost any building in the Village and Legacy District. The building was constructed with a uniform and intentional design along with the existing patio area to remain under common association ownership. The Variations are not connected with any unique physical property characteristics.***
3. The Variation, if granted, will not alter the essential character of the locality.
  - ***The Variations if granted will alter the character of the Downtown Core and will not be consistent with recently approved and proposed projects within the district. The proposed addition does not comply with a number of the characteristics and goals outlined in the Legacy Plan, including the development of a consistent street wall along Oak Park Avenue.***
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.

## MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Site Plan Approval and Variations, the appropriate wording of the motions are 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.

**Motion 1 (Site Plan):** "...make a motion to grant the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Site Plan Approval to construct an approximately 376 sq. ft. one-story addition on an existing three-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- a) A Landscape Plan be submitted indicated all existing and proposed landscaping. Installation of a parkway tree as required by the Legacy Code and Village's streetscape plan shall be indicated on the plan.
- b) The engineering plans indicate placement of sidewalk at the location of the existing parkway tree in compliance with the Village Engineer's standards for public sidewalks.
- c) Plans are revised to install adequate lighting along the south side where an alley will be created in compliance with the Village lighting standards.
- d) Plans shall be revised to indicate a two foot setback of the front façade along Oak Park Avenue with updated grading and site plans.
- e) All final staff review and engineering comments shall be addressed.

*[any other conditions that the Commissioners would like to add]*

**Motion 2 (Variations)** "...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), at the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

Subject to the following conditions:

- a) No signage shall be allowed on the exterior of the proposed building addition.
- b) All final staff review and engineering comments shall be addressed.

*[any conditions that the Commissioners would like to add]*

## LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Park Oaks ALTA Land Survey	Robinson Engineering	2002
	Exterior Color Rendering	Enrique Castel Architect	N/A
	Detailed Grading Plan	DesignTek Engineering, Inc.	6-21-19
	Existing Conditions, Removal & Soil Erosion Plan	DesignTek Engineering, Inc.	6-21-19
T1	Additions & Alteration Plans Cover Sheet	Enrique Castel Architect	6-26-19
T2	Specifications	Enrique Castel Architect	6-26-19
AD1	Demolition Floor & Ceiling Plans	Enrique Castel Architect	6-26-19
AD2	Demolition Elevations	Enrique Castel Architect	6-26-19
A1	Floor & Furniture Plans	Enrique Castel Architect	6-26-19
A2	Roof & Reflected Ceiling Plans	Enrique Castel Architect	6-26-19
A3	Exterior Elevations	Enrique Castel Architect	6-26-19
A4	Details, Room Finish and Door Schedules	Enrique Castel Architect	6-26-19
S0	Specifications	Enrique Castel Architect	6-26-19
S1	Foundation & Framing Plan	Enrique Castel Architect	6-26-19
M1	HVAC Plan	Enrique Castel Architect	6-26-19
P1	Plumbing Plan - Storm	Enrique Castel Architect	6-26-19
FP1	Fire Protection Plan	Enrique Castel Architect	6-26-19
E1	Power & Lighting Plans	Enrique Castel Architect	6-26-19
E2	Schedules & Notes	Enrique Castel Architect	6-26-19
	Park Oaks Commercial Condominium Association Approval	Park Oaks Assoc.	2-20-19
	Park Oaks Commercial Condominium Declarations	Park Oaks Assoc.	2-26-03
	First Amendment to Park Oaks Commercial Condominium Declarations	Park Oaks Assoc.	2-15-19
	Updated Color Rendering Showing Roof and Wyman's	Enrique Castel Architect	None (submitted 8/8/19)
	Revised B/W Roof Elevations	Enrique Castel Architect	None (submitted 8/8/19)



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: \_\_\_\_\_
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☐ Residential ☒ Commercial for building addition
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: Park Oaks Commercial Condominium Building Addition on Common Area

Project Description: 475 foot 1 story addition to south building exterior wall

Project Address: 17322 S. Oak Park Avenue Property Index No. (PIN): 26-30-308-029-1004

Zoning District: H-1 Historic District Lot Dimensions & Area: 18.5 x 23.10

Estimated Project Cost: \$ 80,000.00

### OWNER OF RECORD INFORMATION

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

Name of Owner: Park Oaks Commercial Condominium Company: \_\_\_\_\_

Street Address: c/o 17322 S. Oak Park Ave City, State & Zip: Tinley Park, Ill 60477

E-Mail Address: paralegal@thomasfcourtney.com Phone Number: [REDACTED]

### 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: James Vroegh Company: \_\_\_\_\_

Relation To Project: Agent for Park Oaks Commercial Condominium (See page 2)

Street Address: 17322 S. Oak Park Avenue City, State & Zip: Tinley Park, Ill 60477

E-Mail Address: Jvroegh@comcast.net Phone Number: [REDACTED]



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 representative.

I hereby authorize James Vroegh (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: James Vroegh, Representative

Property Owner Name (Print): Park Oaks Commercial Condominium

### 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: [Redacted Signature] Representative

Property Owner Name (Print): Park Oaks Commercial Condominium

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): James Vroegh, authorized agent for Park Oaks Commercial Condominium

Date: February 20, 2019



Tinley Park, IL 60477 708-444-5100

Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.

## VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☒ ~~Residential Variation Hearing Fee - \$150~~  
Commercial Variation Hearing Fee - \$200

**STANDARDS AND CRITERIA FOR A VARIATION**

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**
1. The planned unit development designated a 3-story building.
  2. It is not possible to construct a 3-story building addition because the 2<sup>nd</sup> and 3<sup>rd</sup> floor have exterior windows that will be obstructed.
  3. The existing retail space is too small because of business growth.
  4. Patients from Tinley Park are being served in the community by the optometrist office.
  5. The relocation of the practice to other retail space cannot economically accomplished in the Village.
  6. The planned addition is totally within the existing footprint as intended by the developer.
  7. The proposed use is permitted within the zoning district.
  8. There is no change in the use since the addition is simply an expansion of the building within the area designated on the original plan.
  9. The hardship for the variation is not caused by any person relating to the property.
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**
1. The highest and best use for the property is for doctors' offices.
  2. The use for optometry generates over \$12,000- in retail sales taxes from the sale of frames.
  3. If the property reverts to its prior retail use there is a likely decrease in value of the unit.
  4. The space was vacant for several years because of no demand for small retail users.
  5. Other uses in the Park Oak Commercial Condominium are business offices and small doctors' offices.
- C. Describe how the above difficulty or hardship was created.**
1. Increased demand by Village residents for eye doctors.
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**
1. The original building design set aside and contemplated the use of a common element for the possible expansion of the use.
  2. There are no other buildings in the Village that were designed for a future expansion of a building.
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

1. The expansion is intended for convenience to provide the doctors with private offices that are lacking in the existing unit.
  2. There is a lack of private offices for doctors uses.
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**
1. The building addition will be harmonious with the Legacy/Historical appearance designs for downtown Tinley Park.
  2. The proposed improvement is consistent with other uses on Oak Park Ave.
  3. The Variance will blend with other properties and improvements and not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood.
  4. Constructing a small single-story addition is not unique for other buildings on Oak Park Ave.
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**
1. The appearance of the building is identical to the first floor of the adjoining units.
- H. Describe how the requested Variance will not:**
- a. Impair an adequate supply of light and air to adjacent properties.
    1. There will not be any obstruction of light and air. The proposed shared wall is completely within the existing unit.
  - b. Substantially increase the congestion of the public streets.
    1. There will not be any increase in congestion.
  - c. Increase the danger of fire.
    1. The building will comply with the Village fire code.
  - d. Impair natural drainage or create drainage problems on adjacent property.
    1. The addition is being constructed over an existing concrete foot print and there is not additional storm water discharge.
  - e. Endanger the public safety.
    1. The use is consistent with the existing building and first floor windows are provide adequate egress.
  - f. Substantially diminish or impair property values within the neighborhood.
    - 1 The addition is fully accessible from Oak Park Avenue and contributes to the value of the Oak Park Avenue corridor adjacent to train station.
- I. The structure will be constructed of similar architectural materials as the existing Park Oaks Commercial Condominium building.**

**SUPPLEMENT TO FILING FOR VARIATION****17322 (17318 Building)**

Legacy Code (pg.87)

D. Approval Standards

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;

**Reply: The Village Plan Commission conducted public hearings on October 18, 2001, and unanimously approved the construction of the multi-story building at 17322(173a8, Oak Park Avenue, "Tinley Park, Purpose and Intent."**

**Reply: The proposed addition is consistent with the architecture of the building that was approved by the Village Board.**

**Reply: The addition is single story but otherwise fully satisfies the Legacy Plan.**

- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;

**Reply: The visual appearance of the addition, like the existing building is compatible with the first-floor retail stores that were approved as part of the Mixed-Use Building.**

**Reply: The Plan Commission agreed that the foot print that is the limited common element was suitable for retail uses.**

- c. Any improvement meets the architectural standards set forth in the Legacy Code.

**Reply: The proposed improvement is simply a continuation of the existing buildings architectural appearance, with the exception that it is single story. The look of the addition will blend in with the architectural design.**

- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

**Reply: The proposed addition will add more financial growth.**

*James Vroegh s/*

*March 6, 2019*

# CHIROPRACTIC WELLNESS OF TINLEY PARK

17314 OAK PARK AVENUE  
TINLEY PARK, IL 60477

(708) 444-4344 ph

August 15, 2019,

To Whom it May Concern:

I am the owner of the business condo unit at 17314 Oak Park Avenue. I am a chiropractor with a practice that operates out of the above location. I have been approached multiple times by Dr. James Vroegh, as well as his attorney, Thomas Courtney, in attempts to persuade me to approve an addition being built on our building's common element.

I am strongly opposed to this construction taking place for several reasons. I am concerned about parking, the appearance of the addition, and an increase in my property taxes.

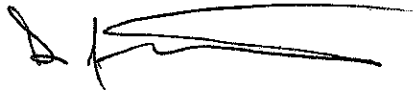
Parking is already limited in our shared public parking lot, which is owned by the Village of Tinley Park. I am concerned that extra retail space will create a bigger demand for parking, which is already limited at times due to the building's upstairs residents, the businesses in the building, and especially the customers of Ed and Joe's.

I am also very concerned about the appearance of our building being altered. In my opinion, a three-story building should not have a one-story addition on one side. I believe that the construction would include the removal of an old, large tree that had been preserved during the original construction of our building. I would hate to see it leave the landscape of Oak Park Avenue. It is also my understanding that the legacy code of Tinley Park prohibits the construction of new one-story buildings in the Downtown area of Oak Park Avenue.

The proposed building addition would be placed on the common element of our building. According to our business condo association bylaws, this common element belongs to all four condo owners. An increase in building square footage will cause an increase in taxes. I am unwilling to be held responsible for any additional tax expense. Dr. Vroegh has announced his retirement within the next year or so, and I am not interested in assuming any financial burden that he may leave me with when he leaves his practice.

It has come to my attention that Dr. Vroegh has given the impression that all condo owners in our association are in favor of this proposed addition and this is not true. I firmly oppose the construction of any structure being built on our building's common element. Please feel free to contact me with any questions.

Thank you,



*Dr. Jeffrey R. Hoekstra*  
**Chiropractic Wellness of Tinley Park**

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING**

**Item #2      PUBLIC HEARING: JAMES VROEGH/PARK OAKS COMMERCIAL CONDO  
ASSOCIATION      **BUILDING**  
**ADDITION, 17322 OAK PARK AVENUE – SITE PLAN AND VARIATIONS****

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Present were the following:

Plan Commissioners:      Garrett Gray, Chairman  
   Tim Stanton  
   Eduardo Mani  
   Lucas Engel  
   Angela Gatto  
   MaryAnn Aitchison  
   James Gaskill  
   Curt Fielder – Arrived at 7:26  
   Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff:      Kimberly Clarke, Community Development Director  
   Paula Wallrich, Planning Manager  
   Michael Mueller, Village Trustee  
   Douglas Spale, Village Attorney  
   Patrick Connelly, Village Attorney  
   Barbara Bennett, Commission Secretary

Guests:      Thomas Courtney, Petitioner Attorney  
                                 James Vroegh, Petitioner

A motion was made by COMMISSIONER GATTO, seconded By COMMISSIONER ENGEL, to open the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

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

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

Kimberly Clarke, Community Development Director gave a presentation as noted in the Staff Report.

Ms. Clarke noted this is a continued hearing from the August 1, 2019 Plan Commission Meeting. The Petitioner, Dr. James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking Variations to permit the construction of a 376 sq. ft. 1-story addition of 23.5 feet by 16 feet in size on the existing patio area of an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

Ms. Clarke noted there were comments in favor of the request at the last meeting noting that there was not much left that could be done with this space if there was not an addition to the building. There were also other comments that expressed concern about the one-story addition and how it looked on the streetscape and that it was not in compliance with the Legacy Code requirements. At the last meeting the Commission requested the applicant make some revisions. Ms. Clarke displayed renderings of the revisions including a change to the roof line. The addition was also setback from the adjacent building approximately 2 feet to align more with the next door Wyman's storefront. She noted that the roof parapet does block the view from the two windows on the second floor residential unit. She recommended the Commission discuss this further and noted that there should be an opportunity for the residential unit owners to comment on it since they were not aware of this change in roof design that has potential to block their view. .

The building setback is noted in the revised rendering but the site plan was not updated. The revised dimensions of the addition is now 22 feet by 16 feet resulting in a total area of 352 sq. ft. in size. This also changes the variation for the commercial space depth. They have also added a door on the south side of the addition that opens up into the alley.

Ms. Clarke noted that the Commissioner's had questioned if approval of this Variation could be applied to other properties in the downtown. This list was not compiled because it would essentially include every property in the downtown. Some properties with similar conditions are Springfort Hall and the PASS/Crack the Code building, existing historic buildings such as Ed & Joes, Holstein's, Teehan's and Mickey's as well as future developments such as The Boulevard at Central Station, Bremen Station and Encore Crossing (North Street).

Ms. Clarke displayed renderings of how the addition will look in relation to adjacent buildings. She also presented a view of the parapet of the roof front to back. The floor plan will house a break room, an exam room and a dispensary.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER AITCHISON noted she liked the new renderings. She does not like the view being obstructed for the residential unit. The biggest objection is the ownership of the area. If the Petitioner was able to own this spot, she would be more apt to be open to the idea.

COMMISSIONER GASKILL noted he does not think it is a good use of the property. He does not think the addition looks nice. The setback of the building looks worse than it did before. It looks more like a shed.

COMMISSIONER STANTON doesn't think it looks that bad. He would like to see the gangway have an agreement for maintenance. He inquired if Dr. Vroegh got formal approval from the homeowners and the businesses in the building, He also asked if he does not get approval for this addition, would he be moving his business out of Tinley Park. Dr. Vroegh replied there is unanimous approval from the residential units and 3 of 4 approvals from the businesses. Dr. Vroegh replied that currently the overflow patients are being sent to Orland Park and he would continue to do that. COMMISSIONER STANTON inquired if there

would be additional cost to the other owners in the building. Dr. Vroegh replied it would not increase the taxes and he did not want to have an appraisal of the property done because it could trigger a property tax increase. He stated that he doesn't want to go through an ownership change for this reason.

CHAIRMAN GRAY noted the Limited Common Element is owned by the 4 commercial owners. Dr. Vroegh noted that is correct. He also noted he does not want to block the windows above.

COMMISSIONER ENGEL likes the drawing showing the streetscape and it gives a better perspective. He does not like the addition of the door to the alley. Dr. Vroegh replied he also does not prefer the door.

COMMISSIONER MANI noted he like the additional setback. This is still against the Legacy Code and it sets a precedent.

COMMISSIONER VICK likes the new drawings. The biggest problem is setting the precedence. This looks weird and does look like a shed.

COMMISSIONER GATTO agrees with the other Commissioners about the ownership. She had previous experience with this. She has read the 1<sup>st</sup> amendment declaration of the Condo Association. Not one owner signed this and it was not filed with the Recorder of Deeds. Mr. Courtney replied this was an action of the Board of Directors and does not require each individual to sign it. The Board members have the power to amend. He would like to address the ownership issue. A condo owner only owns a percentage of the building. The occupancy under the law grants separate use for each of the spaces. Any condo building has separate reassigned spaces. The owners buy their air space and have the right to do things inside the unit. This space could have been completed as part of the commercial units. Dr. Vroegh already owns an interest in the footprint, just like he does of the common elements that he occupies.

CHAIRMAN GRAY noted that from the bylaws of the Park Oaks Condominium Association, Article III #4, Transfer of Common Limited Elements, - states the use of the Limited Common Elements may be transferred between unit owners at their expense provided that the transfer may be made only in accordance with condominium instruments and provisions of the act. Each transfer shall be made by an amendment to the declaration executed by ALL unit owners who are party to the transfer and consent to by ALL the units who have the right to use the Limited Common Elements affected.

On the last page it states the Board of Directors of the Park Oaks Commercial Condominium and the consent of ALL the owners of the condominiums, herein referred to as the Association. He agrees with some of the Commissioners that you do not have the consent of all the Commercial owners.

CHAIRMAN GRAY read a letter to the Commission dated August 15, 2019 from Chiropractic Wellness of Tinley Park.

To Whom It May Concern:

I am the owner of the business condo unit at 17314 Oak Park Avenue. I am a chiropractor with a practice that operates out of the above location. I have been approached multiple times by Dr. James Vroegh, as well as his attorney, Thomas Courtney, in attempts to persuade me to approve an addition being built on our building's common element.

I am strongly opposed to this construction taking place for several reasons. I am concerned about parking, the appearance of the addition, and an increase in my property taxes.

Parking is already limited in our shared public parking lot, which is owned by the Village of Tinley Park. I am concerned that extra retail space will create a bigger demand for parking, which is already limited at times due to the building's upstairs resident, the businesses in the building and especially the customers of Ed and Joes.

I am also very concerned about the appearance of our building being altered. In my opinion, a three story building should not have a one-story addition on one side. It is also my understanding that the Legacy Code of Tinley Park prohibits the construction of new one-story buildings in the Downtown area of Oak Park Avenue.

The proposed building addition would be placed on the common element of our building. According to our business condo association bylaws (which he just read), this common element belongs to all four condo owners. An increase in building square footage will cause an increase in taxes. I am unwilling to be held responsible for any additional tax expense. Dr. Vroegh has announced his retirement within the next year or so, and I am not interested in assuming any financial burden that he may leave me with when he leaves his practice.

I firmly oppose the construction of any structure being built on our building's common element.

Thank you,  
Dr. Jeffrey R. Hoekstra  
Chiropractic Wellness of Tinley Park

Mr. Courtney noted with that said they are not transferring Limited Common Elements so the signatures are not necessary. In the declaration there are two permissions that establish the right to improve that. In the declaration for the space in particular for improvements it actually contemplated improvements to the Limited Common Element. He noted they took it a step further and felt it was important to have the owners on board to know what is going on and the bylaws were amended. Dr. Vroegh already owns these Limited Common Elements. He has exclusive right. He could put a wall up around those Limited Common Elements. Dr. Hoekstra talked about added tax on parking and all they are going to do is enhance their current space. They are doing nothing to add employees. In terms of scheduling there is no additional impact. When you look at the building, the beauty is in the eye of the beholder. The architect did a significant change to the flat roof and it is not my job to comment on how it looks and what it was before. The window issue causes no decrease in the amount of light that goes to that unit. Yes the view is partially obstructed, but we don't know if there is any adverse effect on the ownership. The residential owners unanimously consented. We do not need everyone to sign the amendment, we only need the Board of Directors action on it. We respectfully submit that we don't need the consent of all the owners.

CHAIRMAN GRAY noted that in the workshop it was discussed that it would be cleaner if Dr. Vroegh was able to purchase that property. This way, down the line if any of the other three owners, who own 25% equally, would change it wouldn't be a problem. It could be a problem if you have a common element that others own a part of and they want to have a different use for it.

Mr. Courtney replied that they cannot do that. Condominium law assigns a Limited Common Element unless the bylaws are amended by all the owners, so they would not have any right to control it. That space would be owned and controlled exclusively by the adjoining unit. This would be correct if they were transferring it, but it is locked forever in the ownership of that unit.

CHAIRMAN GRAY inquired what the purpose was to send out a letter in October to all the owners to get signatures.

Mr. Courtney replied he did not send it out to get signatures. He only sent a letter to make them completely informed. There are no residential owners here tonight. He stated further that Dr. Hoekstra's letter parrots what the Plan Commission is saying. On the other hand, in terms of any tax changes, he did not want the building to be reassessed. If we transfer ownership or amend the floorplan and file an amendment to the survey, it will cause a reassessment. What we are doing will not. If the assessor looks at this unit now based on the floor area, there is nothing to prevent the assessor from now increasing the floor area and increasing the assessment on this unit. We don't want to record this area because it will trigger and will result in a reassessment. We hope you understand that this is simple the use of space by enclosing it, nothing else.

COMMISSIONER GATTO noted she understands that Dr. Vroegh has already sold the practice and plans to retire in a year. Mr. Courtney replied this is not common knowledge. Dr. Vroegh replied he sold the practice to Dr. Rosen but he is not retiring in one year.

COMMISSIONER GASKILL noted that the Applicant stated the addition would have no impact on traffic or parking because he is just using this for his own personal use of the business. However he wants the room to bring clients in so he does not have to send them to Orland Park. He stated this is conflicting. Dr. Vroegh replied the parking is not an issue as long as the people taking the train do not park in our lot. There is a line of cars using the lot and taking our parking up. Ideally we will get more patients but it will not be an issue if the people running to the train did not park there. Mr. Courtney replied the additional parking resulting from this addition would be minimal.

Ms. Lisa Laferre, Office Manager explained the need for the extra room. There is a machine that is called an OPTEST Machine that we use for imagery. We need the room for the use of this machine so patients will not have to wait. This will make the flow work better with the use of another room. We will be able to see more patients.

Ms. Clarke noted that when we receive a building permit, it is sent to the county and wouldn't that then cause an assessment as part of an addition to the building. Mr. Courtney replied that Common Elements are not taxed with the value of the land, they are taxed in the unit price itself. Those assessments share 25% of the unit itself, so in this case the assessment would share 25% of the value of the real estate. In this case the use of the Limited Common Elements is only going to impact the value of the unit. In this case Vroegh is paying about 30% of the lowest assessed unit out of the four units. This is an anomaly and it shouldn't happen but the assessor may have done it because he has an outside wall. This will not affect other owners. Paula Wallrich, Planning Manager replied that the building will have to have a new assessment as it is new construction. Mr. Courtney replied this will be like any other addition. If you put an addition on your house, they do not reassess it. In terms of cycle, your building permit would increase the value of this unit. There is no separate tax ID for this Limited Common Element. Ms. Wallrich noted she felt it will increase the taxes. Mr. Courtney replied most likely only for this unit, not the whole building.

CHAIRMAN GRAY noted he said "most likely". One of things we heard from the dissenter was that he was worried about the increase in taxes. There are no assurances unless you want to put something in writing and even then it would not be a wise thing to do. Mr. Courtney replied there are only two things in life that are true, death and taxes. It may not be fair but these unit owners will pay an assessed valuation of the fair market value that the assessor sees on their unit and will be taxed accordingly. This addition is like any addition and will be added on to this unit. When the assessor comes out he will most likely reassess this unit and will not have to reassess the other units. Yes the building permit will trigger a look at the assessed valuation. They will look at the amendment also and he would expect that this will not impact the other units.

COMMISSIONER FIELDER inquired if they have had any conversations with the assessor. The south suburbs will be reassessed within the next year. The reassessments of the properties on the north side have seen a large increase. They have been increased between 30% and 70% of the assessed value. He understands the concerns of the increased taxes irrespective if this goes through. He does not feel that Mr. Courtney can say this will not affect the other owners. If every owner has 25% interest then they have 25% responsibility on the taxes. If the assessor disagrees with the interpretation and decides to do it that way, he can.

COMMISSIONER FIELDER noted he was concerned about what other properties in the downtown doing the same thing. Just about every building on Oak Park Avenue could do this. Teehan's is tearing down their addition to comply with the code and then we will switch back and with this limited circumstance, sets a precedence and will start to creep into other buildings. We want businesses to expand but not at the expense of our downtown area. This is not something that should take place as it will cause problems down the line. Mr. Courtney replied this is a tiny footprint that could have been part of the original building. When you look at the drawing you will see it is an extension of the building foundation that is not improved and will not open the floodgates. This is a unique circumstance trying to develop the building that is already there. This predates the Legacy Code.

Ms. Clarke replied any new addition has to comply with the code and this is why they are asking for the Variations.

CHAIRMAN GRAY echoes the comments to not set a precedence.

CHAIRMAN GRAY asked for comments from the Public.

Ken Shaw commented that staff did an excellent job of outlining the major concerns are. Many of the issues are not relevant to the Plan Commission. There is more than enough to show it would be a complete disservice to the community if the Plan Commission voted to recommend approval. The ownership issue is not relevant to the Legacy Plan. If this project is recommended it would be a giant step backwards from the Legacy Plan. There are flaws in the Legacy Code but the Legacy Plan is solid. Taxes are not relevant. Parking is not relevant because the Legacy Code does not require any parking. The Plan Commission should be thinking more in consistency rather than precedence. Staff has done an excellent job of siting the Legacy Plan in the staff report. The Plan Commission must think long term. Enclosing the patio area is a net negative for the community and the downtown core. The Variations will alter the downtown core. This does not meet a single Standard for Variations. Everything is in the staff report.

COMMISSIONER STANTON mentioned that the patio area is not being maintained by the Village. Ms. Clarke replied that the patio does not belong to the Village and it is the pathway between the buildings. Mr. Shaw replied this is a property maintenance issue.

CHAIRMAN GRAY noted he agrees with many of Mr. Shaw's comments.

Kathy & Dan Wyman noted they are the business owner next door and feels the patio area has never been maintained other than by them. We are getting business from them. This is a wonderful idea for a business to expand. We understand the concerns, but we would hate to see a business leave the community. There will still be ample space to walk back between the buildings and it will be lighted. No one uses this space. All the other people in the building are for this except for the one.

A motion was made by COMMISSIONER STANTON, seconded By COMMISSIONER fielder, to close the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by roll call.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Ms. Clarke went through the Legacy Code Standards

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
  1. *The proposed improvement does not meet the intent of the Legacy Plan or its principals.*
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
  1. *The improvement is not compatible with planned improvements in the downtown core that include the development of a street wall and removal of other one-story additions that do not accomplish the Legacy Plan's vision or principals.*
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
  1. *While the addition extends the existing first-story architecture, the addition does not meet the architectural principals due to the minimum requirement of a three-story building along the primary frontage. While the addition of the roof element addresses concerns of the Commission regarding a consistent roof line it raises additional concerns regarding blocking or negatively impacting the view from the residential condo above the Vroegh Family Eye care unit.*
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
  1. *The resulting tenant space will be utilized by the existing staff to have separate offices and a break area. While it may create a better working environment, the addition will not add additional visitors or tax generation as proposed. The space will remain under ownership of the Condo Association and will not be usable by a different tenant due to lack of separate utilities, entrances, restrooms and the small amount of space*

Ms. Clarke went through the Standards for Variation

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.
  - a. *The property in question can yield a reasonable return meeting the current regulations. The property was originally constructed as it exists today, with a patio area that is in compliance with the Code and the intent of the original plan. The Petitioner purchased this property at market rate with the patio existing as a limited common element.*
2. The plight of the owner is due to unique circumstances.
  - a. *Condo ownership is not a unique circumstance as it can be applicable to almost any building in the Village and Legacy District. The building was constructed with a uniform*

*and intentional design along with the existing patio area to remain under common association ownership. The Variations are not connected with any unique physical property characteristics.*

3. The Variation, if granted, will not alter the essential character of the locality.
  - a. *The Variations if granted will alter the character of the Downtown Core and will not be consistent with recently approved and proposed projects within the district. The proposed addition does not comply with a number of the characteristics and goals outlined in the Legacy Plan, including the development of a consistent street wall along Oak Park Avenue.*
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.

**Motion 1 (Site Plan)** - COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON made a motion to grant the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Site Plan Approval to construct an approximately 352 sq. ft. one-story addition on an existing three-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- a) A Landscape Plan be submitted indicated all existing and proposed landscaping. Installation of a parkway tree as required by the Legacy Code and Village's streetscape plan shall be indicated on the plan.
- b) The engineering plans indicate placement of sidewalk at the location of the existing parkway tree in compliance with the Village Engineer's standards for public sidewalks.

- c) Plans are revised to install adequate lighting along the south side where an alley will be created in compliance with the Village lighting standards.
- d) Plans shall be revised to indicate a two foot setback of the front façade along Oak Park Avenue with updated grading and site plans.
- e) All final staff review and engineering comments shall be addressed.

AYES: STANTON, ENGEL

NAYS: MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

CHAIRMAN GRAY declared the Motion DECLINED.

**Motion 2 (Variations)** - COMMISSIONER ENGEL, seconded by COMMISSIONER STANTON made a motion to recommend that the Village Board grant five Variations, as listed in the August 1, 2019 Staff Report, to the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), at the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff and recommended conditions as listed in the August 15, 2019 Staff Report.

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

Subject to the following conditions:

- a) No signage shall be allowed on the exterior of the proposed building addition.
- b) All final staff review and engineering comments shall be addressed.
- c) The condition space will not be used for storage.

AYES: STANTON, ENGEL

NAYS: MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

CHAIRMAN GRAY declared the Motion DECLINED.

This will be heard at the September 3, 2019 Village Board Meeting.

**Item #2      WORKSHOP: JAMES VROEGH (AUTHORIZED AGENT), ON BEHALF OF PARK OAKS COMMERCIAL CONDOMINIUM ASSOCIATION (OWNER) 17322 OAK PARK AVENUE, SITE PLAN, VARIATION**

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Present were the following:

Plan Commissioners:      Garrett Gray, Chairman  
                                 Eduardo Mani  
                                 Stephen Vick  
                                 Lucas Engel  
                                 Angela Gatto  
                                 James Gaskill  
                                 Curt Fielder

Absent Plan Commissioner(s): Tim Stanton,  
                                 MaryAnn Aitchison

Village Officials and Staff:      Kimberly Clarke,  
                                 Dan Ritter, Senior Planner  
                                 Douglas Spale, Village Attorney  
                                 Barbara Bennett, Commission Secretary

Guests:      James Vroegh, Petitioner  
                         Thomas Courtney, Attorney

DANIEL RITTER, SENIOR PLANNER gave a presentation as noted in the Staff Report. The Petitioner, James Vroegh on behalf of Park Oaks, Commercial Condominium Association (owner), is seeking Variations from the Zoning Code related to building height, building depth, percent of street-level glazing, building materials, and architectural style to construct an approximately 376 sq. (16 feet x 23.50 feet) 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

The Petitioner is looking to do a 1-story building addition to continue the first-floor design of the Park Oaks building but is not proposed to match the existing building in scale due to the difficulties of doing so with the building's existing condo ownership. The Legacy Code's height and commercial depth requirements are in place to create an active and consistent street wall along primary corridors to create an intriguing urban environment.

The Park Oaks condominium building is an existing 3-story, approximately 15,000 sq. building that includes eight residential and four commercial condominiums. There are separate condo associations for the residential and the commercial units. The commercial units are currently occupied by Vroegh Eye Care, (17322), Apothecary Pharmacy (17320), Tinley Park Chamber of Commerce (17316), and Tinley Park

Chiropractic Wellness (17314). The nearby properties to the subject site include a municipally owned parking directly to the west in the DC (Downtown Core) zoning district that separates the subject property from the R-4 (Single-Family Residential) zoning district. The properties to the north (Electric Blue Entertainment), South (Wyman's Framing & Art Gallery and Ed n' Joes Pizza) and east (We're Nuts About Mutts and Teehan's Tavern) are also located in the DC (Downtown Core) zoning district. All of these properties are considered "Heritage Sites" as they were approved and constructed prior to the implementation of the Legacy Code. Heritage sites are permitted to maintain their existing site configuration and uses but may be required to perform certain upgrades when there is changing uses, building or site.

The patio area on the south side of the subject property is the proposed location of the Vroegh addition. At a previous Plan Commission meeting in 2001 the patio area was discussed and was noted as important to encourage outdoor dining opportunities at the building and to help offset the building from the neighboring Wyman's building and ensure the walkway between the properties did not become an unlit or unsafe alleyway. The patio area is considered a "limited common element" per the approved declarations that is owned by the Condominium Association that has some exclusive use rights assigned to the adjacent 17322 (Vroegh Eye Care) unit. The right for the use of the "limited common element" can be sold or divided to other units of the association based on the declaration rules.

The Downtown Core zoning district allows for varying building heights depending on the specific location. The minimum height for any new building or new building additions in the Downtown Core is 3-stories. The minimum building height is required to help create a continuous street wall and an urban environment that peaks in terms of density in the Downtown Core. The maximum building height ranges from 4-stories along Oak Park Avenue to 7-stories in height for the properties directly to the south and north of the train station.

The Park Oaks building was constructed prior to the implementation of the Legacy Code and Legacy Plan. However, the development was used as an example of the kind of developments the Village was looking to encourage in the downtown when the Legacy Plan and Legacy Code were being developed.

The proposed 1-story addition will be added to an existed 3-story structure. Since the addition will not be meeting the existing building length or height, there are a number of Variations required to meet approval.

Mr. Ritter displayed a photo of the patio space between the Park Oaks and Wyman's sites. The Legacy Code promotes zine development to create a consistent street wall along the primary corridors. If the addition is developed to the property line, the remaining space between the buildings will be approximately 6 feet wide in which the majority of the space will be the Village-owned walkway. There is no lighting or landscaping proposed in this area. To the west of this patio is a transformer and the building's mechanical equipment. There are 2nd and 3<sup>rd</sup>-floor windows on the residential area and there are windows on the main floor for the commercial area.

Mr. Ritter went through the proposed Variations:

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 26.5 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 23.5 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.

4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

Mr. Ritter identified the following open items for discussion at the workshop:

1. Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards that must be met to approve a Variation.
2. Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.
3. Discuss the space and effects of the property continuing to be considered as a "limited common element" in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.
4. Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.
5. Discuss removing the patio area as a "limited common element" in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.
6. Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.
7. Submittal of a plan for the required parkway tree replacement and sidewalk work is required.
8. Submittal of a landscape plan showing the existing and proposed landscaping is required.
9. Discuss whether to incorporate a white or brown/tan color cornice.
10. Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.
11. Discuss the proposed site layout and the resulting five foot unlit and non-landscaped alleyway that will be present between the buildings.
12. Plans will need to be revised based on final staff review comments.
13. Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.

Mr. Ritter went through the Standards for a Variation that need to be considered for each Variation:

Additional Legacy Code Standards

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

Variation Standards

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.

Mr. Ritter noted that the space they are developing is an expansion of the Vroegh Eye Care Facility with an examination room, workspace, and an employee break room. This that should be considered is how the ownership of this property will work. This will still be owned by the POA and will still be covered as a common element. Under the condo declarations, there is some concern regarding the common element. This will be clearly proposed as a privately utilized addition only used by this Petitioner. The POA will have to ability to do alterations and demolitions. They will have control of the site and will be seen as the property owners. This addition will be the Park Oaks Commercial Property Owners Association. The space can be bought and sold by any of the other unit owners. There are concerns with taxes, liability, and maintenance. The Petitioner has agreements with some of the other unit owners, but owners can change. Staff's recommendation is to separate this area off in terms of ownership and formerly sell it from the POA to the unit owner.

There is relatively limited landscaping on this site. No landscape plan was submitted. There is a parkway tree that needs removal. Sidewalk would need to be replaced. The Legacy Code requires that the tree be replaced.

The Petitioner's proposed building addition continues the existed first-floor design style which included a matching decorative paneling. The roof cornice cap is proposed as tan in color to match the corner stones on the existing building. Staff recommends the cornice color to be white to match the color scheme of the rest of the addition. The Legacy Code requires that any addition to an existing building match the existing building in scale, design and materials which allows the addition to look as if it was constructed with the original building rather than something added on after-the-fact.

Mr. Ritter showed examples of buildings in the downtown that have one-story additions. With the North Street redevelopment, it has been recommended and proposed that these non-conforming additions on the Teehan's building be torn off.

There is no signage proposed with this addition. A condition can be added prohibiting signage in the event the addition is used by another tenant in the building. First-floor commercial space in the Downtown Core does not require parking. There is a public parking lot in the rear of this building.

CHAIRMAN GRAY requested that the Petitioner present their requests.

Thomas Courtney, Attorney for the Petitioner, noted the residential and commercial owners have the right to use this space. This patio area is a Limited Common Element. Vroegh is required to follow the association documents and has the exclusive right to possession. It is possible that another tenant would like to use this space, but not likely. Vroegh is running out of space because his business has thrived. The entire first-floor looks the same and the materials that are there now are pressed board. The hardship is not being able to build a three-story addition because there are windows in the residential units above. The commercial and residential associations in the building have approved this. They support the plan that has been submitted. This is a beautiful addition to this building. None of the past or current owners have used the patio.

Dr. Vroegh noted that the only use of this patio now is for broken beer bottles from the weekend, no one is taking care of the bushes on the property and weeds are growing. No one else could use this space because there is no exit door coming off that space from the building. Without a door there could be no separate tenant. He would be glad to add an extra light in the alleyway area. He would like to think that Tinley Park would be appreciate businesses that are successful. He would have no problem changing the color of the cornice.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER GASKILL noted the addition looks like a shed slapped onto the building. The building is three stories and this looks like a one-story shed added on. It does not meet any of the standards of the Legacy Code and it just does not fit with the look they want to see in the downtown.

COMMISSIONER FIELDER noted the letters from other tenants are not from all the tenants. Dr. Vroegh replied the letters are from all but one of the commercial tenants. COMMISSIONER FIELDER noted the patio is a shared space and all the other units pay for that space. Mr. Courtney replied that there are two associations and they all contribute to a fund. There is a common element charge. The petitioner agrees that this addition is totally the responsibility of the unit. COMMISSIONER FIELDER asked about the drainage in the area. Dr. Vroegh replied it will go directly to the sewer. COMMISSIONER FIELDER inquired if Vroegh were to move, would this space be convertible? Dr. Vroegh replied it would not because the heat is part of his unit and there is no door and no plumbing. Mr. Ritter noted a door could always be added with a building permit in the future and that the absence of one does not prohibit the space from being occupied by another tenant in the future. The Village engineer is reviewing the drainage information and will supply comments.

COMMISSIONER GASKILL inquired about the space as it sits right now being a common area and it is owned by the condo association and under his control. Isn't it the association or him that is not maintaining it currently? Dr. Vroegh replied that is true the association owns it but all the other tenants have given him permission to use it. COMMISSIONER GASKILL inquired about how bad that area is and why doesn't the association clean it up. Dr. Vroegh replied that no one cares about it because it isn't used. Mr. Ritter noted that Mr. Vroegh is the authorized representative for the condo association, while he may not be able to agree to everything he is authorized to speak on their behalf according to the documentation supplied to staff.

COMMISSIONER GATTO noted the association should be taking care of the area and that is not an excuse for the Variations. She is not sure the look is what the Village is looking for on their main street in the downtown.

COMMISSIONER ENGEL inquired about the possibility of adding more than one-story to the units above because the proposal does not meet the Legacy Code's 3-story requirement. Mr. Ritter replied this could be possible to add onto the condos on the second and third stories but that would need to be an agreement about how it is done and who is paying for it worked out privately.

Mr. Courtney noted there will be a reassessment of the property taxes with the project and new PINs assigned. Mr. Ritter noted the entire common area PIN will be reassessed and it is one of their concerns that due to the commercial use on common property that the taxes could increase for the entire common area under that PIN.

COMMISSIONER MANI noted the addition does look architecturally unbalanced added on the existing building. If you are unable to do this addition would you consider moving your business? Dr. Vroegh replied he would not move the business, as he is too old to move now, but would send some of his patients to his Orland location.

COMMISSIONER FIELDER inquired if he has contacted any of the other tenants to see if they would consider allowing Vroegh to use or purchase their locations. Dr. Vroegh replied that he thought of it but has not looked into it since he does not want another \$21,000.00 property tax bill.

CHAIRMAN GRAY noted he appreciates the business in Tinley Park and flexibility of adding a light in the alley. In terms of the Legacy Code and all the changes in the Downtown Core, this will not match the

future look of downtown. This will not fit in with the overall vision of the Legacy Code. He would also like Dr. Vroegh to consider other options with the possibility of expanding to the west/rear of the building. Mr. Ritter replied this is not possible due to the property line ending at the sidewalk and the public parking lot being owned separately.

CHAIRMAN GRAY asked for additional comments from the Commissioners.

COMMISSIONER ENGEL asked staff to get a better view of the rendering showing the Wyman's location next to the patio.

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR noted staff has struggled with this request. We very much want to help the downtown businesses. This building is difficult because it has a very specific design and the ability to expand upon it was not taken into account during its original proposal. With the new downtown projects coming, we foresee some of the existing businesses moving to the new space being created because they can't expand at their existing locations. This is not uncommon when downtowns have a restriction such as this, to take into consideration the architecture. We wanted to bring the best foot forward for this individual and did offer some suggestions to make their proposal work a little better than the original plan.

Dr. Vroegh noted everyone has stated they are "pro-business", but when you try to go in that direction, he does not think that is the case. He would like to see that the Commission is in favor of the business.

COMMISSIONER GASKILL inquired if everyone came into the Village and on their main street and built "Willy-Nilly" without restrictions, is that what he is suggesting they allow? If this is allowed it would set a precedent for everyone. Dr. Vroegh noted it is not everyone else asking now, just for him.

Mr. Ritter noted to summarize the open items that for the most part it is has been requested by the Commissioners that the Petitioner explore other options to meet the Code such as a three-story addition, expanding to another tenant space or relocating nearby in downtown. The look of the proposal and the effect of the Variations on existing buildings and future projects is not what they would like to see. The Commission does not like the design and keeping with the Legacy Code Standards. The potential issues were discussed regarding the ownership by the POA. While it may not change support, there needs to be a Landscape Plan supplied, lighting added and changes to the cornice design if they proceed.

The Public Hearing for this matter will be at the August 1, 2019 Plan Commission Meeting.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE AUGUST 1, 2019 REGULAR MEETING**

**Item #1      PUBLIC HEARING:    JAMES VROEGH/PARK OAKS COMMERCIAL CONDOMINIUM    ASSOCIATION BUILDING ADDITION, 17322 OAK PARK AVENUE – SITE PLAN AND VARIATIONS**

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium

Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Present were the following:

Plan Commissioners:            Garrett Gray, Chairman  
   Tim Stanton  
   Eduardo Mani  
   Lucas Engel  
   MaryAnn Aitchison  
   James Gaskill  
   Curt Fielder

Absent Plan Commissioner(s): Angela Gatto  
   Stephen Vick

Village Officials and Staff:    Kimberly Clarke, Community Development Director  
   Paula Wallrich, Planning Manager  
   Dan Ritter, Senior Planner  
   Douglas Spale, Village Attorney  
   Patrick Connelly, Village Attorney  
   Barbara Bennett, Commission Secretary

Guests:                            Thomas Courtney, Petitioner's Attorney  
   Dr. James Vroegh, Petitioner

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL, to open the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

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

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

DAN RITTER, SENIOR PLANNER gave a presentation as noted in the Staff Report. The Petitioner, Dr. James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking Variations to permit the construction of a 376 sq. ft. 1-story addition of 23.5 feet by 16 feet in size on the existing patio area .of an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Mr. Ritter noted the plans have not been updated since the workshop. The unit is the furthest south in the 1-story building addition. This will continue the first-floor design of the Park Oaks building but is not proposed to match the existing building in scale due to the difficulties of doing so with the building's existing condo ownership. The Legacy Code's height and 50' commercial depth requirements are in place to create an active consistent street wall along primary corridors to create an intriguing urban environment. The Commission will need to consider any precedence that would be set by the requested Variations and the effects on the goals of the Legacy Code and future development proposals.

Mr. Ritter went through the five Variations requested by the applicant:

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 26.5 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 23.5 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

The proposed 1-story addition will be added to an existing 3-story structure. The existing Park Oaks structure predominately complies with the Legacy Code requirements for scale, location, and materials. The one exception to complying with the code is the use of paneling on the first floor where it would not be permitted. Since the addition will not be meeting the existing building length or height, there are a number of Variations required to meet approval. In order to be recommended for approval, these Variations must be found to meet the Standards for a Variation outlined in the sections below as well as the additional Legacy Code Standards.

As with all Variation approvals, the Plan Commission must be aware of setting precedent for future similar requests in the downtown area, especially as it relates to the Downtown Core which establishes a density and scale that is intended to support the overall mission of the entire Legacy District. The burden is on the applicant to meet all three statutorily required Findings of Fact and to prove this situation is unique thereby justifying Variation from the Code. As part of their review, the Plan Commission will need to determine if condo ownership represents a unique situation and whether it creates physical hardships warranting the Variation. If the Commission believes the type of ownership presents a burden, the Commission must also

must consider whether this ownership was self-created by current or former owners of the property. It should be noted that most structures in the Village can be converted to condominiums or single-ownership without prior Village approval. It is recommended that the Plan Commission use these Variation and Legacy Code Standards as a guide for their review as well as the architectural guidelines outlined in the Legacy Code.

The use of the proposed space will be for the expansion of the Vroegh Eye care space to include an additional examination room and employee break room. While the proposed use itself is not a concern, the Commission may wish to consider the possible complications of ownership of the building addition which will continue to be owned by the Property Owner Association (POA) and retained as a “Limited Common Element” under the approved and recorded Condo Declarations. This is of particular concern since the intent of the building addition is clearly privately owned.

Additionally, the Commission may wish to discuss possible future issues with the POA ownership of the building addition without any formal sale or lease on the property. As proposed, the POA will remain the owner of the property thereby permitting them to apply for future alterations or demo permits on the addition. Other concerns include a potential increased tax burden on the POA due to a for-profit commercial use being located on the common area lot as well as insurance, legal and future maintenance liability associated with the addition. The rights to use “limited common elements” such as the existing patio area are transferable between unit owners. This means that this space can be sold to a different condo unit owner and potentially leased separately. The Commission may wish to consider how this impacts the future of the site if a building is constructed.

In review of the approvals and declarations for the project the subject area is referred to as a “patio space”. The Commission may wish to consider whether the original intent of the property is an important factor in considering the proposal. If approved the opportunities for any future use as a patio space is lost.

In discussions with the Village Attorney, staff has been informed that the ownership approval and Declaration Amendment provides the authority to permit the Variation requests despite the future utilization of the site is impacted as discussed above. While not legally required, the applicant has been encouraged to consider removing the subject area as a limited common element, purchase the property from the POA, and consolidate the two parcels into one lot and PIN. This will provide for a more transparent process for construction of the addition to the condo unit owners and avoid any possible future ownership, control or tax issues as described above.

There was no landscape plan submitted for the proposed addition. The parkway tree in front will have to be removed and replaced. The Petitioner is required to complete all associated work at the existing and future street tree location.

Mr. Ritter noted all the open items as follows:

Open Item #1: Discuss the five requested Variations and the desirability of a 1-story building addition on a 3-story building that does not comply with the code requirements. Discuss how this relates to the Standards for a Variation and Legacy Code Standards that must be met to approve a Variation.

Open Item #2: Discuss the potential future consequences/effects of the proposed addition that is owned and controlled by the POA.

Open Item #3: Discuss the space and effects of the property continuing to be considered as a “limited common element” in the approved and recorded Condominium Declarations when only accessed and controlled by a single property owner. The space can also be sold in whole or part to other unit owners.

Open Item #4: Due to the ability for the space to be used by a separate tenant or unit in the future, discuss the effects and quality of potential future tenants in a unit that has a depth of 23.5 feet and is 376 sq. ft. in size.

Open Item #5: Discuss removing the patio area as a “limited common element” in the Declarations, purchased from the POA by the owner of the 17322 unit, and the two parcels be consolidated into one lot and PIN.

Open Item #6: Discuss the requirement that the parkway tree location is moved to a more suitable location along the Oak Park Avenue street frontage in accordance with the Legacy Code requirements, Public Works Department recommendations, and the downtown streetscape plan.

Open Item #7: Submittal of a plan for the required parkway tree replacement and sidewalk work is required.

Open Item #8: Submittal of a landscape plan showing the existing and proposed landscaping is required.

Open Item #9: Discuss whether to incorporate a white or brown/tan color cornice.

Open Item #10: Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.

Open Item #11: Discuss the proposed site layout and the resulting five-foot unlit and non-landscaped alleyway that will be present between the buildings.

Open Item #12: Plans will need to be revised based on final staff review comments.

Open Item #13: Discuss the potential signage impact of any future tenant changes and the possibility of a condition prohibiting an exterior sign from being placed on the addition.

The consensus of Plan Commission was not supportive of the aesthetics of the one-story addition on the existing three-story mixed-use building. The Commission vocalized the addition is not consistent with the Legacy Code requirements and the addition did not appear balanced on the existing structure and looked “tacked-on”. While there are other examples of one-story structures nearby that exist prior to the Legacy Code, Staff stressed that the Legacy Code and Plan focuses on avoiding these type of non-compliant additions.

There were also many concerns expressed about how this would affect and set a precedent for other existing and proposed buildings in the Downtown area and along Oak Park Avenue in the future. Ownership issues due to the retained ownership of the Commercial Property Owners Association was another concern expressed by the Commission due to the potential future issues with property control, taxes, and maintenance costs of the space. The Commission was appreciative of the Petitioner looking to expand their location but recommended that the Petitioner work with the residential condominium owners to propose a three-story addition, expand within the current building’s footprint or find another location in the downtown area that provides them more space.

The Petitioner has not provided revised plans or correspondence since the Plan Commission workshop meeting and all open items remain. Conditions are in the motion to address these open items in the event the requests are approved.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted he looked at the open patio area that is not being used makes sense for an addition. I would like to see a rendering showing the whole area with the adjacent buildings in view.

COMMISSIONER MANI noted this addition architecturally looks awkward. His reservation is setting a precedence.

COMMISSIONER AITCHISON noted this is a better utilization of the space. She would like to see a rendering with a white cornice. This is a unique situation and space and this area is not big enough to add on condos. It would be cleaner if this area was purchased to clear up reservation as to what happens in the future.

COMMISSIONER GASKILL noted he is totally against this. There is no reason to throw away the whole Legacy Code. The Association should be made to clean up the patio area. This meets none of the Codes.

COMMISSIONER STANTON noted he was not at the workshop but did watch the video and he was disappointed to see a long time business of Tinley Park and how it was made difficult for them. Vroegh Eye care wants to invest in our community by expanding the business and it is a sales tax generator not just service based. We should find a way for this to work as well as for other businesses. It was mentioned that this does not fit the Legacy Code. The members of the Committee has been reviewing the Legacy Code to determine if it is doing more harm than good. Several Oak Park Avenue business owners have argued that this is one of the reasons that the downtown corridor has not developed into what residents expected. The Legacy Code is not working and it is too restrictive given the other burdens that the businesses have. As far as the aesthetics of the building, we want to make sure the building is beautiful as the existing building. He would like to thank Vroegh Eye care for the past decade doing business in Tinley Park.

CHAIRMAN GRAY noted he echoes what COMMISSIONER GASKILL says in terms of the planning we have been doing at the Commission the past few years for the plans for downtown in regards to the Legacy Code. This does not fit in in terms of the lack of 3 stories and higher density. The architecture is fine, but having a one-story add on and the five variations needed – it does not fit in. With that said, there are long term goals in Tinley Park and this could set a precedent.

This is probably restrictive to some businesses. The ownership is another issue. Is this space going to be tied to the eye care business? Mr. Ritter replied this is a limited common element owned by the Association and it gives them the exclusive right to use it right now. This can be transferred among the units. There are only four commercial units. If the Association came in to demo it, they are the owner of the property and can do that. There may be a private agreement, but for us we would look at the owner of the unit. Any changes to the site could be proposed by the POA or another owner. CHAIRMAN GRAY noted it is possible that the owner's assn. could want a different use for this. Is there any concerns from the Commission regarding the ownership?

COMMISSIONER FIELDER noted the concern is that there are no plans to convert this addition if there was a change in ownership. They will build it, with no plans to convert it to a separate space. If a different business comes in and does not want the separate space, what will they do with it? Does this become a storage unit for other owners? If only one person uses it, it is not a common element any more. He is

struggling with it being the best use of this space. There is no other business that can fit in a 376 sq. ft. building. This is an empty unutilized space, but is there a better use for it?

COMMISSIONER ENGEL noted this is still a common use area and would the tenant at the other end of the building use it as a patio for the restaurant. This is pretty much tied into the eye care business. The downtown core zoning is allowed to not meet some of the codes. KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR replied that this would not apply to an addition. The addition does have to comply with the codes.

COMMISSIONER GASKILL noted they are proposing a use for this today that meets none of the codes. It will stick out like a sore thumb.

Mr. Ritter noted Dr. Vroegh has an agreement to cover all the costs with the use side of this, but what does this become in the future.

COMMISSIONER ENGEL noted this could be sold to another tenant and they could put a door on it. All the utilities are coming out of the existing building. Mr. Ritter replied if the current business files for bankruptcy, then what happens to it. Will this become storage or a single office, how will they get utilities in it? The recommendation is to split this off a separate PIN and sell to that unit owner and combine it with the current unit. There would still be concerns about the aesthetics.

CHAIRMAN GRAY asked the Petitioner to speak.

Mr. Courtney, Attorney for the Petitioner asked for statements from Lisa LaFevre who is in favor of the project and is in business with Vroegh in the building. She read a letter from Theresa Nolan who is in the unit where the Chamber is housed. The letter states that Vroegh Family Eye care has had an impact on Tinley Park. They are a long standing business in the downtown area and are well known throughout the community. Many of the clients live in and around the Tinley Park area. They are an active Chamber member and attend several meetings and support many of the other business owners. They hope to see Vroegh Family Eye Care stay in the Tinley Park area for years to come.

She also received an email from Brian Carlson that is an owner of one of the residential condos. He is voicing his approval of the addition.

Mr. Courtney noted he would be willing to merge the units with an amended plat approved by the majority of the owners. This existing business wants to stay in the Village. He submitted his documents to Atty. Connelly who had no objections

This building was constructed prior to the Legacy Code. The architect came up with the plan and made it compatible with the existing building. This should be approved based on the appearance and the small size of the addition. There is no impact on drainage. It improves the overall appearance of the area. Leaving this area as a vacant common element makes no sense at all. There are things that can be done to work with the planning department. Many of the other requirements are extremely expensive. The main issue is the three-story building and there is flex in the code.

Mr. Ritter noted that Attorney Connelly reviewed the application in terms of ownership and did not review it in terms of whether this was a good idea or did they have the right to pursue this application.

Kathie Wyman and her husband owners of Wyman's (next door) noted she has had her business for 46 year in Tinley Park.

She likes the three-stories in the downtown area. The patio space next door is an eyesore. We take care of the landscaping because no one knows who owns it. The tree is hitting our building – it is too close. I have

seen too many businesses come and go in the downtown area. Originally we thought the downtown area was going to be like my building and Teehans keeping it historical. It has worked out fine. I do not want to see a business leave Tinley Park. I am glad that some of the old structure being taken down. Dr. Vroegh has brought business to me. The previous owner never used the space and we would be glad to have someone who wants to stay in the Village. This is not an add-on like Teehan's add-on this looks like it is part of the existing building. We need to make it friendlier for businesses to come here. There have been businesses that have tried to come into this community and they have not been welcomed. Mr. Wyman note he thought the building would look better with the addition on it. The tree that is there is terrible. The business owners here are all supporting this project.

Cam, from the Apothecary Pharmacy noted we need to be in support of this business owner.

Attorney Courtney noted the biggest problem is the fact that this is not three-stories. We are willing to amend the plat and include this as part of the floor area of the existing unit. We are hoping you will consider our comments and recommend approval on this project.

Ms. Clarke noted this was not developed under a Planned Unit Development. It was developed under H-1 zoning district at the time.

COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL made a Motion to continue this Public Hearing to the next meeting on August 15, 2019.

AYES: MANI, GASKILL, FIELDER, AITCHISON, ENGEL, STANTON AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Mr. Ritter inquired as to the reason for the continuation.

COMMISSIONER ENGEL replied he would like to see the rendering showing the Wyman building in the view.

Mr. Ritter would give this to the architect to make those changes.

COMMISSIONER MANI would like to see the addition set back an additional 1.22 feet to make it more aesthetically pleasing.

COMMISSIONER FIELDER would like to see something from the Association regarding the uses limited common elements. He would like to see what this encompasses. If this get approved, he would like to see how many other buildings this would affect. We need to be very careful regarding the type of ownership. Mr. Ritter replied he would clarify this at the next meeting.

COMMISSIONER STANTON agrees.

CHAIRMAN GRAY agrees with the need for an extended rendering. He also inquired if there was a way to get any pitch to the roof to offset some of the visual height difference.

Dr. Vroegh inquired if COMMISSIONER MANI wanted the building set back further than the current plan. COMMISSIONER MANI replied that he did think it would be more aesthetically appealing if it

was set back further to match the business to the north of the eye care unit. Dr. Vroegh replied he would try to change the set back and the roof line.

CHAIRMAN GRAY noted this item would be continued to the next meeting on August 15, 2019



## Interoffice Memo

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**Date:** August 27, 2019

**To:** Trustee Mueller, Chair  
Community Development Committee  
Dave Niemeyer, Village Manager

**From:** Kimberly Clarke, AICP, Director of Community Development

**Subject:** Amendment to Ordinance 19-O-18- Default Mortgage

**BACKGROUND:**

The Village formerly adopted Ordinance No. 19-O-18 which requires foreclosed properties to be registered with the Village and pay a semi-annual registration fee of \$300. The program launched on August 1, 2019 and as of the writing of this memo, there are currently 66 properties registered.

**DISCUSSION:**

Section 106.05 entitled Inspection and Registration of the ordinance, outlines the responsibilities of the Mortgagee holder to inspect and register a property that is in default or defaulted. After further review of this section and concerns raised by local realtors, the language about inspections is recommended to be removed from the ordinance. It was not the intent of the Village to enforce the inspection of the property every thirty (30) days by the Mortgagee or Mortgagee's designee. Leaving the language in the agreement would not cause any penalties to the Mortgagee if inspections are not done. However, if the Village does not intend to enforce the inspections than it is best to have it removed from the Ordinance. No other change is requested to the original Ordinance.

**REQUEST:**

Staff is seeking direction regarding the proposed amendment to the original ordinance to remove reference to inspections.

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **ORDINANCE NO. 2019-O-053**

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**AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE IX  
CHAPTER 106 OF THE TINLEY PARK MUNICIPAL CODE ENTITLED  
“REGISTRATION OF DEFAULTED MORTGAGE PROPERTY”  
PERTAINING TO INSPECTION REQUIREMENTS**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2019-O-053****AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE IX  
CHAPTER 106 OF THE TINLEY PARK MUNICIPAL CODE ENTITLED  
“REGISTRATION OF DEFAULTED MORTGAGE PROPERTY”  
PERTAINING TO INSPECTION REQUIREMENTS**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) desires to protect the public health, safety, and welfare of its residents by maintaining a high quality of life for its residents through the maintenance of structures and properties located within the Village; and

**WHEREAS**, the Village recognizes properties with defaulted mortgages and subject to foreclosure action or foreclosed upon (“Registerable Properties”) located throughout the Village lead to a decline in community and property value; create nuisances; lead to a general decrease in neighborhood and community aesthetic; create conditions that invite criminal activity; and foster and unsafe and unhealthy environment; and

**WHEREAS**, the Village previously adopted Ordinance No 19-O-018 establishing and creating the Default Mortgage Registration Program pursuant to its authority to define, prevent, and abate certain nuisances in the Village; and

**WHEREAS**, the Village now desires to amend said Default Mortgage Registration Program to lessen the burden of regular inspections on the registered properties; and

**WHEREAS**, the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village and its residents to amend said Default Mortgage Registration Program pursuant to this Ordinance; and

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That Title IX Chapter 106.05 entitled “Registration of Default Mortgage Property” is hereby amended by deleting the following strikethrough language and the remainder of Title IX Chapter 106 shall be renumbered accordingly:

**~~106.05 INSPECTION AND REGISTRATION.~~**

- ~~(a) Any Mortgagee who holds a mortgage on Real Property located within the Village shall perform an inspection of the property upon it being in Default or Defaulted by the mortgagor or prior to the issuance of a notice of Default.~~
- ~~(b) Property inspected pursuant to subsection (a) above that remains in Default or Defaulted, shall be inspected every thirty (30) days by the Mortgagee or Mortgagee’s designee. If an inspection shows a change in the property’s occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.~~
- ~~(c) Within ten (10) days of the date any Mortgagee declares its mortgage to be in Default or Defaulted, the Mortgagee shall register the Real Property with the Village Registry, and, at the time of registration, indicate whether the property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain and secure the Real Property subject to the mortgage in Default or Defaulted. A separate registration is required for each Registrable Property.~~
- ~~(d) Initial registration pursuant to this section shall contain at a minimum the name of the Mortgagee, the mailing address of the Mortgagee, e-mail address, telephone number and name of the Property Manager and said person’s address, e-mail address, and telephone number.~~
- ~~(e) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$300 for each Registrable Property. Subsequent Semi-Annual Registrations of Defaulted properties and fees in the amount of \$300 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter.~~
- ~~(f) If the Defaulted mortgage and/or servicing on a property is sold or transferred, the new Mortgagee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the property or update the existing registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee’s involvement with the Registrable Property.~~
- ~~(g) If the Mortgagee sells or transfers the Registrable Property in a non-arm’s length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties,~~

~~regardless of who the Mortgagee was at the time registration was required, including but not limited to unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.~~

- ~~(h) If the Defaulted Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration.~~
- ~~(i) This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any properties transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.~~
- ~~(j) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property remains Registrable.~~
- ~~(k) Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village.~~
- ~~(l) If any property is in violation of this Chapter, the Village may take the necessary action to ensure compliance with and/or place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to the property into compliance.~~

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 6:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

ATTEST:

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VILLAGE PRESIDENT

---

VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-053, “AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE IX CHAPTER 106 OF THE TINLEY PARK MUNICIPAL CODE ENTITLED “REGISTRATION OF DEFAULTED MORTGAGE PROPERTY” PERTAINING TO INSPECTION REQUIREMENTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3rd day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



## Interoffice Memo

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**Date:** August 21, 2019

**To:** Trustee Mueller, Chair  
Community Development Committee  
Dave Niemeyer, Village Manager

**From:** Kimberly Clarke, AICP, Director of Community Development

**Subject:** Sip Wine Bar, Façade Grant

**BACKGROUND:**

Neal Hummitsch (Applicant), the owner of 17424 S. Oak Park Avenue, Tinley Park, plans to replace and update the building's façade by installing new hardie board siding with trim boards, new windows, doors, replacing porch roofing and decking, installation of vinyl hand rails and lattice, and replacing soffit and fascia.

The Applicant submitted two proposals (exhibit A) from Top Construction Company, Inc. and Schnell Construction Co. for façade renovation work. Proposal amounts are as follows:

Top Construction Company Inc.	Schnell Construction Co.
\$47,139.00	\$56,000.00

The Applicant previously applied for Retail and Code Compliance Grants in FY2019 totaling \$70,000, which was approved by the Village Board on February 05, 2019. One site can use up to \$70,000 in matching grants per fiscal year. The remaining amount the site is eligible to receive in FY2020 totals \$70,000.

**REQUEST:**

The Applicant is requesting a \$23,570 – \$28,000 Facade Grant to renovate the façade located at 17424 S. Oak Park Avenue (PIN: 28-30-314-003-0000, 28-30-314-004-0000). 17424 S. Oak Park Avenue is a two-story 2,490 SF mixed-use building. The main floor of the building will serve as Sip Wine Bar, and the top-level is residential containing one apartment.

The Façade Grant is a 50% matching grant up to \$35,000. A single business can request matching funds up to \$70,000 per location per fiscal year.

**INCENTIVE POLICY CHECKLIST:**

The following statements are in line with the Village of Tinley Park's incentive policy.

- The project will not create a burden and will effectively utilize the existing Village infrastructure.
- Due to its location in the New Bremen TIF, this project meets the Target Development Area Incentive Policy requirement.

**STRATEGIC PLAN CHECKLIST:**

1. Long-Term Complex, Tier 1 and Economic Development Strategy 4: See ongoing downtown development, and reinvestment continue.

**BENEFITS:**

The project will be an enhancement to the Village by improving the exterior look of the building in the downtown district.

**REQUEST:**

Staff is seeking direction regarding the approval of a matching \$23,570 Façade Grant based on the lowest submitted proposal to renovate the exterior façade of 17424 S. Oak Park Avenue for Neal Hummitsch, owner of Sip Wine Bar. The Economic and Commercial Commission (ECC) unanimously recommended this item for approval at their August 12, 2019 meeting. If approved, staff is prepared to present this item to the Village Board at their September 3, 2019 Village Board Meeting to adopt a Resolution approving the grant.



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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **RESOLUTION NO. 2019-R-093**

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**A RESOLUTION APPROVING AND AWARDED AN OAK PARK  
AVENUE FAÇADE GRANT TO H&J HOLDINGS LLC. FOR SIP WINE  
BAR AT 17424 SOUTH OAK PARK AVENUE**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**RESOLUTION NO. 2019-R-093****A RESOLUTION APPROVING AND AWARDING AN OAK PARK  
AVENUE FAÇADE GRANT TO H&J HOLDINGS LLC. FOR SIP WINE  
BAR AT 17424 SOUTH OAK PARK AVENUE**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

**WHEREAS**, Neal Hummitsch, on behalf of H & J Holdings LLC (“Petitioner”), owns certain real estate, located at 17424 S. Oak Park Avenue (“Subject Property”), PIN #28-30-314-003-0000 and 28-30-314-004-0000, legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Façade Grant (“Façade Grant”); and

**WHEREAS**, the Petitioner will utilize the funds received from the Façade Grant to replace and update the Subject Property’s exterior by installing new Hardie Board siding with trim boards, new windows, doors, replacing porch roofing and decking, and installation of vinyl handrails and lattice, and replacing soffit and fascia (“Façade Improvements”) at the Subject Property; and

**WHEREAS**, said Petitioner is eligible for the Façade Grant in an amount not to exceed \$23,570.00; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Façade Grant in an amount not greater than \$23,570.00; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Façade Grant be awarded to Petitioner to provide financial assistance to install said Façade Improvements at the Subject Property. That said Façade Grant shall be in an amount not greater than \$23,570.00.

**SECTION 3:** That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

---

VILLAGE PRESIDENT

ATTEST:

---

VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-093, “A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE FAÇADE GRANT TO H&J HOLLDINGS LLC. FOR SIP WINE BAR AT 17424 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



## Façade Improvement Program

### Application Form

#### A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: Sip Wine Bar  
 Mailing Address: 17424 S. OAK PARK AVE  
 City, State, Zip: TINLEY PARK IL 60477  
 Phone Number: [REDACTED]  
 Fax Number: [REDACTED]  
 Email Address: Neal.Hummitsch@gmail.com

#### B. Property Information

Property Owner(s): H&J Holdings LLC  
 Mailing Address: 116978 S. Forest Glen Dr  
 City, State Zip: TINLEY PARK IL 60477  
 Property Address: [REDACTED]  
 Permanent Index No. (PINs): [REDACTED]  
 Existing land use: [REDACTED]  
 Zoning District: [REDACTED]  
 Lot dimensions and area: [REDACTED]

#### C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary):

Replace & update FAÇADE EAST & NORTH FACING.  
 All Siding, Windows, Deck Front Deck Improvements to  
 Match Cement Board Siding, New Landel/30 whole Building matches

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? ☐ Yes ☒ No  
 If yes, explain (note that a separate Variation application will be required to be submitted):

Is the applicant aware of any Village Code deficiencies of the property or structure? ☐ Yes ☒ No  
 If yes, explain:

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

Signature of Applicant

Date

1/15/2019



## Façade Improvement Program

By signing below, the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Façade Improvement Grant Program.

Signature of Owner

Date

7/15/19

### Application Requirements

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

1. The application form, completed and signed by the Applicant and/or property owner(s) of record.
2. A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
3. A recent Plat of Survey of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
4. Plans and any other information pursuant to the Submission Checklist (below).

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

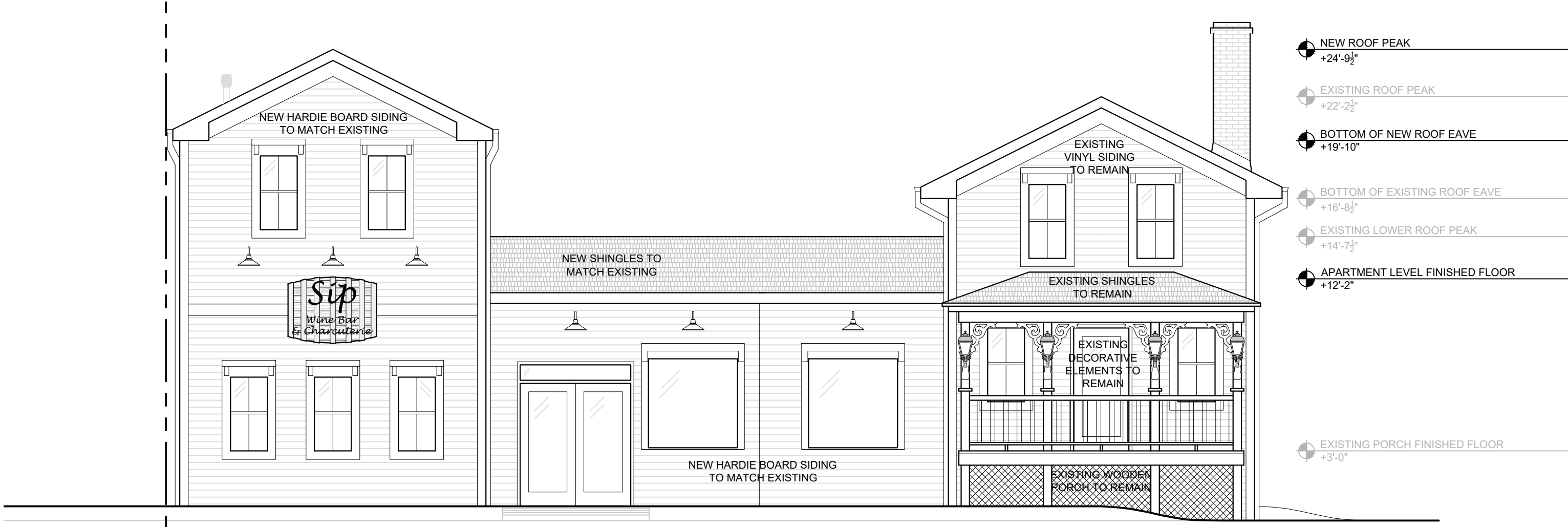
### Checklist for Façade Improvement Grant Submission

Plan Submission for Staff Review requires \_\_\_\_\_ copies (11" x 17") of the following plans:

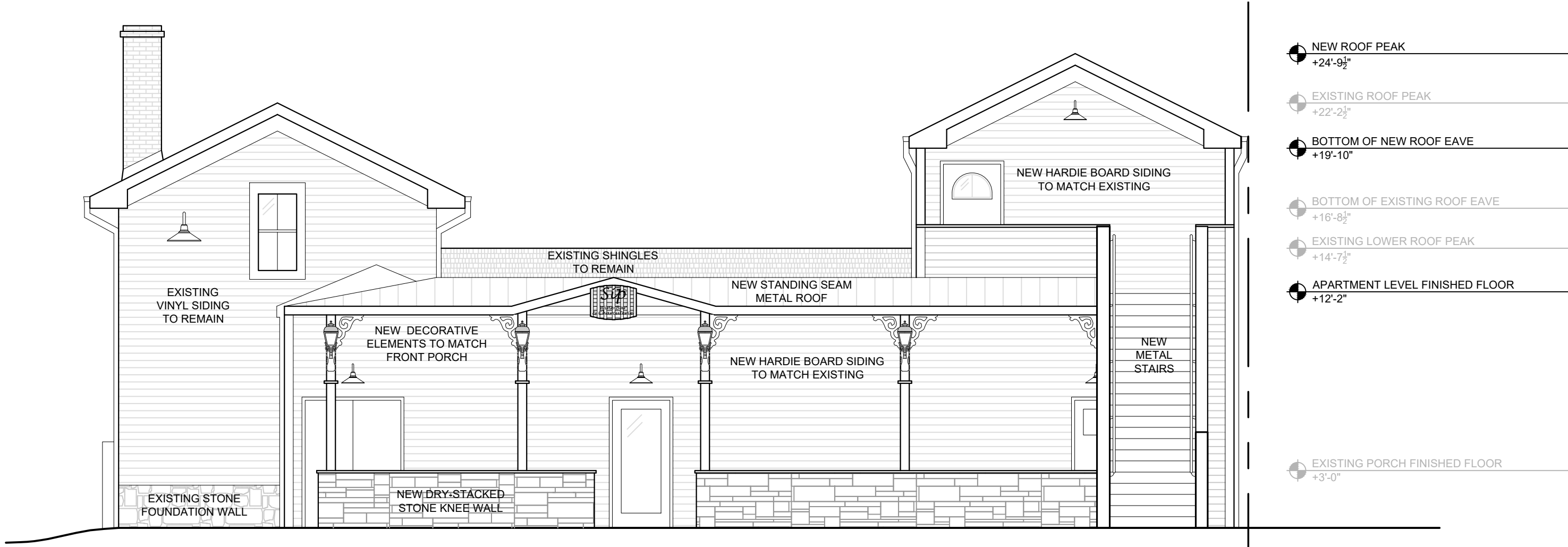
- ☐ Plat of Survey of existing conditions.
- ☐ Building elevations of all four sides of all buildings; also include trash enclosure. Note that the elevations should be fully dimensioned including height, width and depth of all major building elements and components, as well as identification of all building materials.
- ☐ Colored rendering of proposed site improvement.
- ☐ Samples of all exterior building materials including, but not limited to, bricks (include model and color ID numbers); light fixtures; windows and moldings; shutters; awnings, etc. Material samples may be submitted after initial staff review but prior to placement on Economic and Commercial Commission agenda.

**In the case of extensive exterior modification and/or additions, please submit the following:**

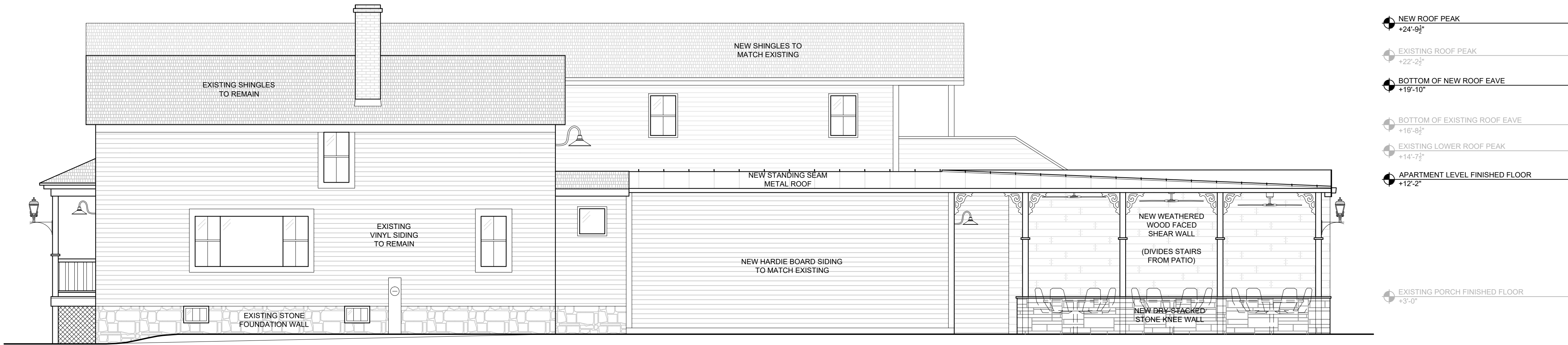
- ☐ Site Plan of proposed condition, including;
  - Fully dimensioned property boundaries;
  - All building elements and physical improvements;
  - Setbacks from all property lines, measured at right angle to property line at closest points; and
  - Identification as to whether all elements are "Existing" or "Proposed."
- ☐ If application dimension floor plans of all building levels even if conceptual in nature at this preliminary state. Submission of a floor plan will aid in the calculation of minimum parking requirement, etc.



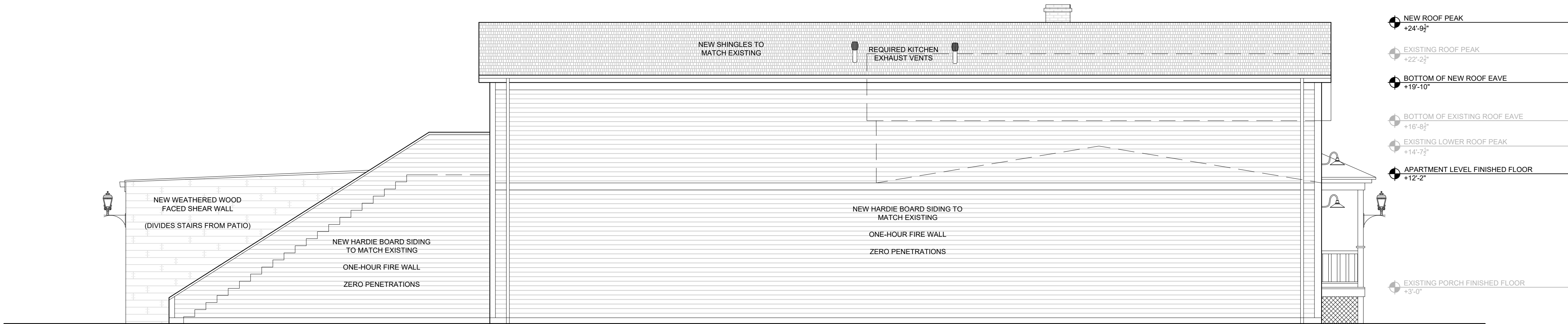
1 FRONT ELEVATION  
EN4 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION  
EN4 SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (NORTH FACING)  
EN4 SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (SOUTH FACING)  
EN4 SCALE: 3/16" = 1'-0"

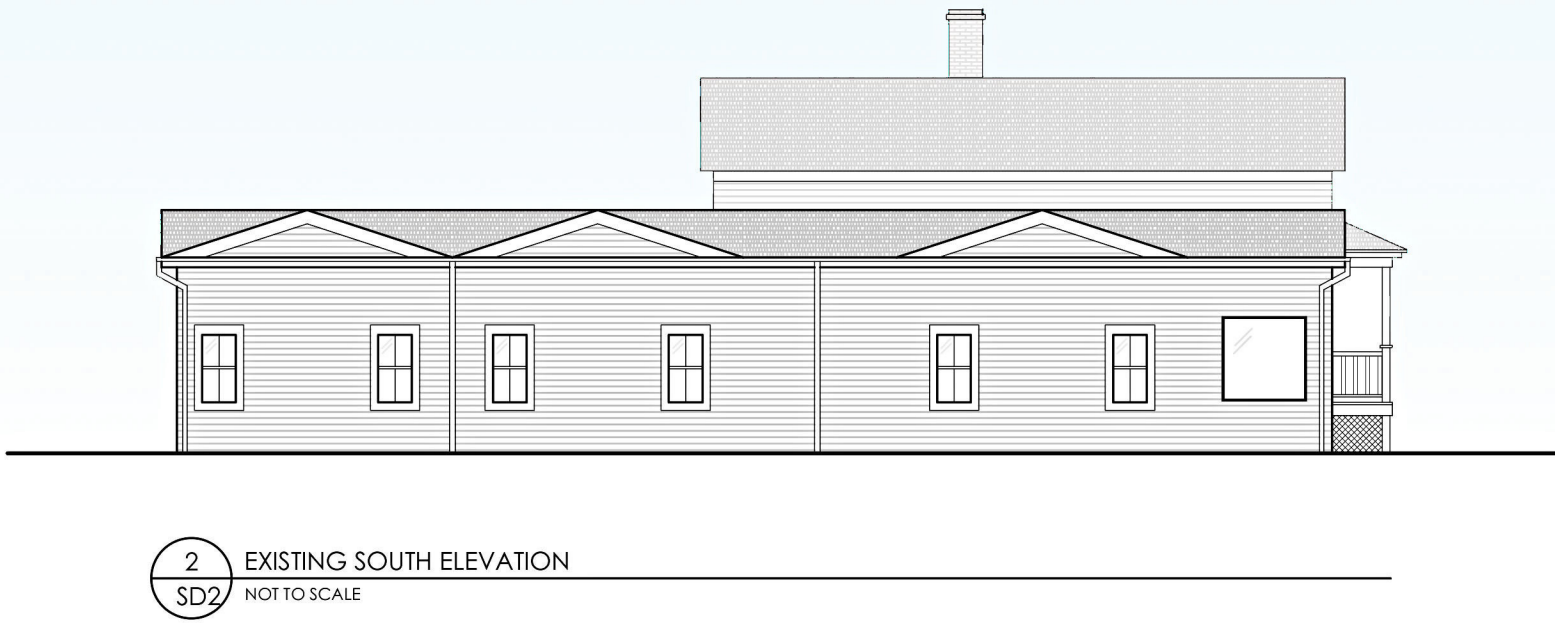
OLIVIERI  
jfd Architects  
inc.  
(815) 489-6400

SIP WINE BAR  
17424 OAK PARK AVENUE  
TINLEY PARK, IL

The enclosed drawings and specifications and these designs and arrangements represented are and shall remain the property of the architect and no part thereof shall be copied, disclosed or used for any other project without the written consent of the architect. Visual representation of the project is for informational purposes only and does not constitute a contract. The architect assumes no responsibility for the construction of the project or for the performance of the contractor.

NO.	DATE	REVISIONS:
1.	04/03/18	EXISTING CONDITIONS
2.	04/25/18	SCHEMATIC DESIGN
3.	07/25/18	ENTITLEMENT SUBMITTAL
4.	08/07/18	ENTITLEMENT REVISIONS 1

SHEET NO.	SHEET TITLE	SCALE	DRAWN BY	CHECKED BY	VARIES
EN4	SCHEMATIC ELEVATIONS	G.T.L.	D.O.		
3306					



2  
SD2  
EXISTING SOUTH ELEVATION  
NOT TO SCALE



3  
SD2  
EXISTING EAST ELEVATION  
NOT TO SCALE



4  
SD2  
EXISTING NORTH ELEVATION  
NOT TO SCALE



5  
SD2  
EXISTING WEST ELEVATION  
NOT TO SCALE

OLIVIERI  
/ Architects  
ARCHITECTS  
(815) 489-6400



PROPERTY LINE

NEW FRONT ELEVATION RENDERING

SIP WINE BAR  
17424 OAK PARK AVENUE  
TINLEY PARK, IL

The enclosed drawings and specifications and these designs and arrangements represented are and shall remain the property of the architect and no part thereof shall be copied, disclosed or used for any other project without the written consent of the architect. Visual representation of the proposed project is for informational purposes only and does not constitute a contract. The architect assumes no responsibility for the construction of the project or the performance of the contractor.

NO.	DATE	REVISIONS:
1.	04/03/18	EXISTING CONDITIONS
2.	04/25/18	SCHEMATIC DESIGN
3.	07/25/18	ENTITLEMENT SUBMITTAL
4.	08/07/18	ENTITLEMENT REVISIONS 1

SHEET NO.	SHEET TITLE	SCALE
EN7	SCHEMATIC ELEVATIONS	VARIES
3306	FILE: L:\03\1836 - TINLEY PARK WINE BAR	DRAWN BY: G.T.L.
	CHECKED BY: D.O.	



## Schnell Construction Co.

5153 Harcourt St  
Oak Forest, IL 60452  
708-642-7223 Dave

## Proposal

Number: 190805

Date: 08/05/19

dtschnell@yahoo.com

Property Address:		Service Address:	
Company:	SIP Wine Bar	Company:	
Address:	Oak Park Ave	Address:	
City/State/Zip	Tinley Park, IL 60477	City/State/Zip	
Neal			

Scope of Work	Amount
Provide labor, materials and equipment to complete the façade repairs to include: <ul style="list-style-type: none"> <li>• Demo vinyl siding on north and east elevations.</li> <li>• Install Hardie board siding and trim with insulation and air barrier to match new.</li> <li>• Replace decking on porch, include vinyl hand rails, lattice and column wraps.</li> <li>• Replace roof, soffit, fascia and gutter on porch.</li> <li>• Replace windows and front door to match new.</li> <li>• Caulk and paint touch up included</li> </ul>	
Proposal based off Schematic drawing EN6 from Oliveri dated 4/25/18	
Does not include any unforeseens or structural work.	
	\$56,000.00

Accepted:

\_\_\_\_\_

Date \_\_\_\_\_

50% Deposit required prior to ordering materials. Payment terms and Terms & Conditions will be identified during contracting. Proposal good for 30 days.

## Top Construction Company Inc.

**13750 W. Bruns Rd  
Manhattan, IL 60442  
708-785-5369**

### Proposal

H&J Holdings & Sip Wine Bar Inc.  
16978 Forest Glen Dr.  
Tinley Park IL. 60477

Date 7/16/19

Top Construction here by proposes to furnish materials and perform the necessary labor to complete the following :

Remove existing vinyl siding on the East and North sides of the older section, install ¾" foam, Tyvek and install new Hardie board siding and trim boards  
Supply and install new windows and new front door.  
Replace roofing on Porch roof.  
Change decking on porch, vinyl wrap columns, install new vinyl hand rails, and new vinyl lattice.  
Replace soffit and fascia with new aluminum, and replace gutter on the North side.  
Renew window corbels.  
Replace Victorian Gingerbread Fretwork porch Brackets.  
Caulk and touch up paint on Hardie board siding.

The cost for the above work is \$47,139.00

Payments; Deposit, and Draws as work progresses.

Accepted

Top Construction Co. Inc.

\_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_



## Interoffice Memo

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**Date:** August 27, 2019

**To:** Trustee Mueller, Chair  
Community Development Committee  
Dave Niemeyer, Village Manager

**From:** Kimberly Clarke, AICP, Director of Community Development

**Subject:** Tinley Park Chamber of Commerce, Sign Grant

### **BACKGROUND:**

Jackie Bobbit (Applicant), applying on behalf of the Tinley Park Chamber of Commerce, plans to install new signage at 17316 Oak Park Avenue. The project will include the installation of a blade sign on the east side of the Chamber of Commerce facing Oak Park Avenue.

The Applicant submitted one proposal (exhibit A) from Integrity Signs for the design, procurement, and installation of a blade sign constructed with ½-inch Sentra board. Proposal totaled \$760.00.

### **DISCUSSION:**

The Applicant is requesting a \$380.00 Oak Park Avenue Sign Grant for 17316 Oak Park Avenue. PIN: 28-30-308-0029-1002. The subject property is a commercial condominium unit, which currently serves as the Tinley Park Chamber of Commerce.

The Oak Park Avenue Sign Grant is matching grant up to \$5,000. A single business can request matching funds up to \$70,000 per location.

### **INCENTIVE POLICY CHECKLIST:**

The following statements are in line with the Village or Tinley Park's incentive policy.

- The project will not create a burden and will effectively utilize the existing Village infrastructure.
- Due to its location in the New Bremen TIF, this project meets the Target Development Area Incentive Policy requirement.

### **STRATEGIC PLAN CHECKLIST:**

1. Long-Term Complex, Tier 1 and Economic Development Strategy 4: See ongoing downtown development, and reinvestment continue.

**BENEFITS:**

The project will be an enhancement to the Village by beautifying a targeted development area.

**REQUEST:**

Staff is seeking direction regarding the approval of a matching \$380.00 Sign Grant to install a blade sign for the Tinley Park Chamber of Commerce. The Economic and Commercial Commission (ECC) unanimously recommended this item for approval at their August 12, 2019 meeting. If approved, staff is prepared to present this item to the Village Board at their September 3, 2019 Village Board Meeting to adopt a Resolution approving the grant.



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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **RESOLUTION NO. 2019-R-094**

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**A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE  
SIGN GRANT TO TINLEY PARK CHAMBER OF COMMERCE AT 17316  
SOUTH OAK PARK AVENUE**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**RESOLUTION NO. 2019-R-094****A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE  
SIGN GRANT TO TINLEY PARK CHAMBER OF COMMERCE AT 17316  
SOUTH OAK PARK AVENUE**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

**WHEREAS**, the Tinley Park Chamber of Commerce (“Petitioner”), owns certain real estate, located at 17316 S. Oak Park Avenue (“Subject Property”), PIN #28-30-308-029-1002 legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Sign Grant (“Sign Grant”); and

**WHEREAS**, the Petitioner will utilize the funds received from the Sign Grant to install a blade sign on the east side of the Subject Property (“Sign Improvement”); and

**WHEREAS**, said Petitioner is eligible for the Sign Grant in an amount not to exceed \$380.00; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Sign Grant in an amount not greater than \$380.00; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Sign

Grant be awarded to Petitioner to provide financial assistance to install said Sign Improvement at the Subject Property. That said Sign Grant shall be in an amount not greater than \$380.00.

**SECTION 3:** That the Petitioner, prior to receipt of any monies from the Village shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

---

VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-094, “A RESOLUTION APPROVING AND AWARDED AN OAK PARK AVENUE SIGN GRANT TO TINLEY PARK CHAMBER OF COMMERCE AT 17316 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



## Sign Grant Program

### Application Form

#### A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: Tinley Park Chamber of Commerce - Jackie Bobbitt  
 Mailing Address: 17316 Oak Park Ave  
 City, State, Zip: Tinley Park, IL 60477  
 Phone Number: 708 532 5700  
 Fax Number: 708 532 1475  
 Email Address: info@tinleychamber.org

#### B. Property Information

Property Owner(s): Tinley Park Chamber of Commerce (Board of Directors)  
 Mailing Address: 17316 Oak Park Ave  
 City, State Zip: Tinley Park, IL 60477  
 Property Address: 17316 Oak Park Ave, Tinley Park, IL 60477  
 Permanent Index No. (PINs): 28-30-308-029-1002  
 Existing land use:  
 Zoning District: Downtown Core (DC)  
 Lot dimensions and area: 6,629 sq ft (building); 1100 sq ft (Chamber Office)

#### C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary).

Blade sign for Chamber Office

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? ☐ Yes ☒ No  
 If yes, explain (note that a separate Variation application will be required to be submitted):

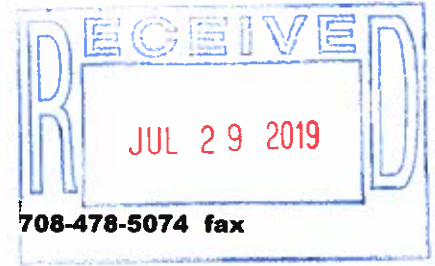
Is the applicant aware of any Village Code deficiencies of the property or structure? ☐ Yes ☒ No  
 If yes, explain:

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

Jackie Bobbitt  
 Signature of Applicant

3.12.19  
 Date

# INTEGRITY SIGN



18770-A South 88<sup>th</sup> Avenue Mokena, IL 60448 708-478-2700 office 708-478-5074 fax  
IntegritySignCompany.com

PREPARED BY: Keith Hlad

DATE: 07-24-2019

## PROPOSAL

Agreement made between INTEGRITY SIGN COMPANY and

BUYER: Tinley Park Chamber of Commerce  
17316 S. Oak Park  
Tinley Park, IL 60477

Attn: Jackie  
Phone: 708-532-5700

INSTALL ADDRESS: Same

### DESCRIPTION OF WORK:

- Art
- Fabricate & Install 22" x 36" Pole, 1/2" Sintra & Copy
- Procure Permit (Cost Extra)

COST: \$760.00

DEPOSIT:

BALANCE: On Completion

Remarks/Notes:

NOTE: A 2% convenience fee will be added to all credit card transactions.

Above price does not include applicable sales taxes and permit fees (unless otherwise specified).

All unpaid balances shall bear interest at the rate of two percent (2%) per month or part thereof after due date. Contact an Integrity representative for a detailed list of other restrictions that may apply to this contract. The parties acknowledge that they have carefully read the entire Agreement and fully understand their respective covenants hereunder.

CONTRACT NOT VALID UNLESS SIGNED BY AN OFFICER OF INTEGRITY SIGN COMPANY

INTEGRITY SIGN COMPANY

BUYER \_\_\_\_\_

ACCEPTED BY:

BY: \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

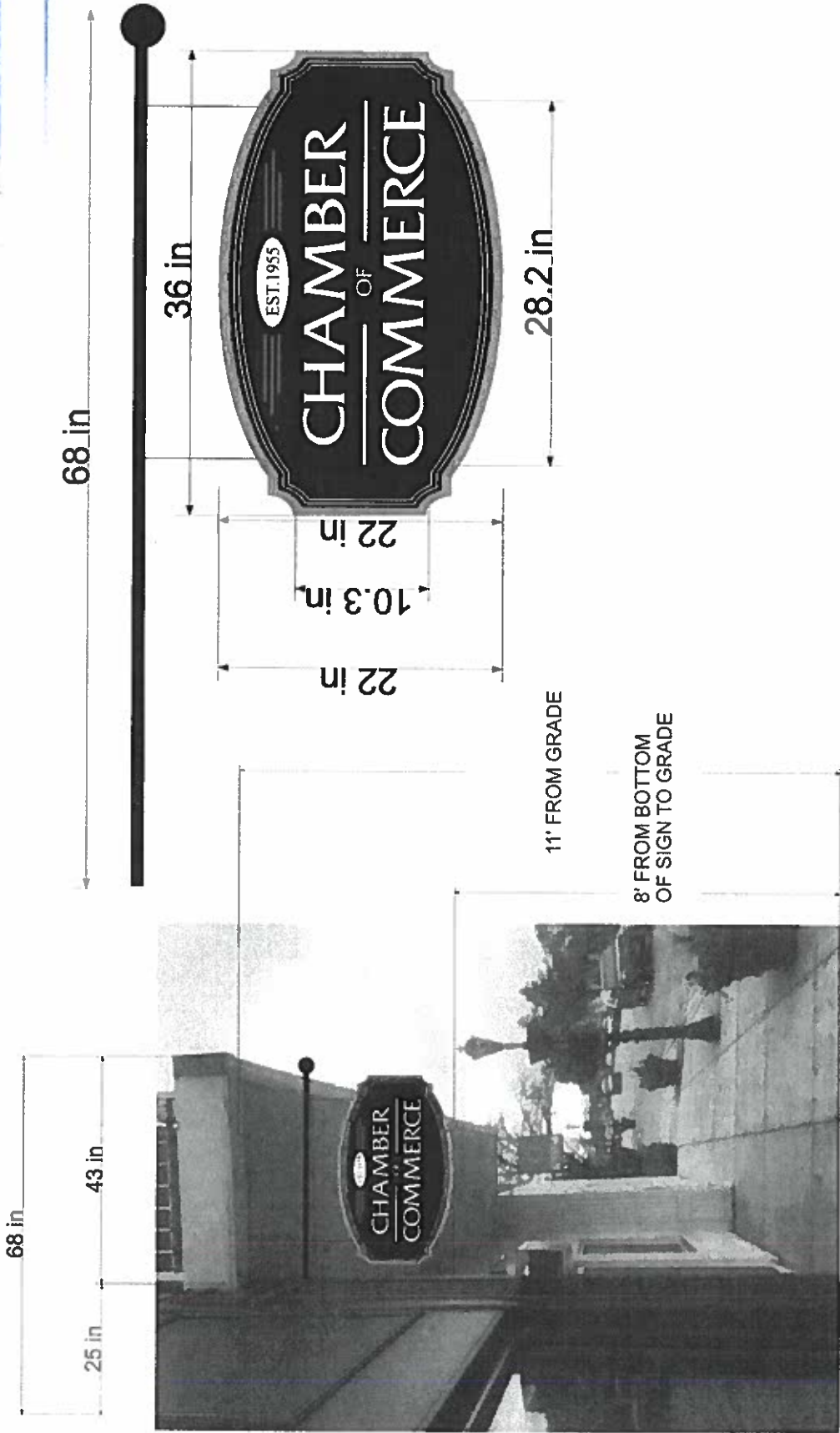
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLEASE SIGN AND RETURN THE ORIGINAL OF THIS AGREEMENT

Prices subject to change if not accepted within thirty (30) days of the first date set forth above.

BLADE SIGN - OPTION 2



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company. The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: F:\TINLEY PARK CHAMBER OF COMMERCE\TPCC window and blade sign	
Address:	
Date: 7/18/2019	Job Name: tpcc window decals2.fs
Drawn By: HC	Salesperson:
Approved By:	Date:

**INTEGRITY SIGN**

18770-A S. 88th Ave. Mokena, IL 60448  
708-478-2700 office / 708-478-5074 fax



## Interoffice Memo

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**Date:** August 27, 2019

**To:** Trustee Mueller, Chair  
Community Development Committee  
Dave Niemeyer, Village Manager

**From:** Kimberly Clarke, AICP, Director of Community Development

**Subject:** An English Garden, OPA Playbook Sign Grant

### **BACKGROUND:**

Kim McAuliffe (Applicant), the owner of An English Garden, purchased the property located at 16800 Oak Park Avenue (formally GiGi's Playhouse) in July of 2019 to expand her florist business currently located in Mokena into Tinley Park. The Applicant plans to install a new ground sign with a stacked brick base in the front yard along Oak Park Avenue.

The Applicant submitted one proposal (exhibit A) from Effective Signs for the design, procurement, and installation of a custom two-sided ground sign constructed with ¾" wood and stacked stone. Per the proposal, the sign will be mounted on 4"x6"x10' treated posts set in concrete. Posts will be stained burgundy in color with a decorative finial attached to the top of wood posts. The base will be constructed using stacked brick reddish-tan in color and incorporate 6" address numbers on both sides as required by Village code. Base dimensions measure approximately 98" wide x 42" in height with the overall sign dimensions measuring 98" wide by 96" in height. The proposal totaled \$2,895.00

### **DISCUSSION:**

The Applicant is requesting a \$1,447.50 Sign Grant to install a new ground sign at 16800 Oak Park Avenue. PIN: 28-30-107-007-0000. The subject property is a two story 2,845 SF mixed use building constructed in the late 1800's.

The Oak Park Avenue Sign Grant is a matching grant up to \$5,000. A single business can request matching funds up to \$70,000 per location per fiscal year.

### **INCENTIVE POLICY CHECKLIST:**

The following statements are in line with the Village of Tinley Park's incentive policy.

- The project will not create a burden and will effectively utilize the existing Village infrastructure.

**STRATEGIC PLAN CHECKLIST:**

1. Long-Term Complex, Tier 1 and Economic Development Strategy 4: See ongoing downtown development, and reinvestment continue.

**BENEFITS:**

The project will replace the existing nonconforming ground sign that is currently within the public right-of-way. The new ground sign will be constructed in a more appropriate location per Village code. Additionally, the new ground sign will be an enhancement to the Village by beautifying a target development area.

**REQUEST:**

Staff is seeking direction regarding the approval of a matching \$1,447.50 Sign Grant to install a ground sign for Kim McAuliffe, owner of An English Garden, who is expanding her florist business into Tinley Park. The Economic and Commercial Commission (ECC) unanimously recommended this item for approval at their August 12, 2019 meeting. If approved, staff is prepared to present this item to the Village Board at their September 3, 2019 Village Board Meeting to adopt a Resolution approving the grant.



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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **RESOLUTION NO. 2019-R-095**

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**A RESOLUTION APPROVING AND AWARDING AN OAK PARK  
AVENUE SIGN GRANT TO KIM MCAULIFFE OF AN ENGLISH  
GARDEN AT 16800 SOUTH OAK PARK AVENUE**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

---

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**RESOLUTION NO. 2019-R-095****A RESOLUTION APPROVING AND AWARDED AN OAK PARK  
AVENUE SIGN GRANT TO KIM MCAULIFFE OF AN ENGLISH  
GARDEN AT 16800 SOUTH OAK PARK AVENUE**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) has adopted the Oak Park Playbook (“OPA Playbook”), which is a series of grants designed to encourage development in downtown Tinley Park; and

**WHEREAS**, Kim McAuliffe, on behalf of An English Garden (“Petitioner”), owns certain real estate, located at 16800 S. Oak Park Avenue (“Subject Property”), PIN #28-30-107-007-0000 legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Sign Grant (“Sign Grant”); and

**WHEREAS**, the Petitioner will utilize the funds received from the Sign Grant to install a ground sign with a stacked brick base in the front yard of the Subject Property (“Sign Improvement”); and

**WHEREAS**, said Petitioner is eligible for the Sign Grant in an amount not to exceed \$1,447.50; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Sign Grant in an amount not greater than \$1,447.50.00; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Sign

Grant be awarded to Petitioner to provide financial assistance to install said Sign Improvement at the Subject Property. That said Sign Grant shall be in an amount not greater than \$1,447.50.00.

**SECTION 3:** That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

**SECTION 4:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

**SECTION 5:** That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-095, “A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE SIGN GRANT TO KIM MCAULIFFE OF AN ENGLISH GARDEN AT 16800 SOUTH OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



## Sign Grant Program

### Application Form

#### A. Applicant Information

If Applicant is not the owner of the subject property the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: Kim McAuliffe  
 Mailing Address: 11210 Front St.  
 City, State, Zip: Mokena, IL 60448  
 Phone Number: [REDACTED]  
 Fax Number: [REDACTED]  
 Email Address: kim@anenglishgarden.com

#### B. Property Information

Property Owner(s): Kim McAuliffe  
 Mailing Address: 11210 Front St  
 City, State Zip: Mokena, IL 60448  
 Property Address: 16800 Oak Park Ave  
 Permanent Index No. (PINs): 31-06-101-008-0000  
 Existing land use: Commercial Retail  
 Zoning District: Neighborhood General  
 Lot dimensions and area: 183' x 98.57 (west) / 9880 (east)

#### C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary).

See attached Project Narrative

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? ☐ Yes ☒ No  
 If yes, explain (note that a separate Variation application will be required to be submitted):

Is the applicant aware of any Village Code deficiencies of the property or structure? ☒ Yes ☐ No  
 If yes, explain:

The current sign this grant application seeks funds to replace is not the village mandated 10' from the property line

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

Signature of Applicant

Date

8/6/2019



## Sign Grant Program

By signing below, the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Sign Grant Program.

[Redacted Signature]

Date

8/6/19

### Application Requirements

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

1. The application form, completed and signed by the Applicant and/or property owner(s) of record.
2. A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
3. Plans and any other information pursuant to the Submission Checklist (below).

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

### Checklist for Main Street Sign Grant Submission

The following items must be submitted with this application:

- ☒ One completed Permanent Sign Permit Application.
- ☒ One (1) color copy of the sign plan, including all dimensions and the square footage of the sign.
- ☒ Information on color, sign material, lighting method and installation method.
- ☒ One (1) color rendering of the sign as it is proposed on the building or on the property.
- ☒ An aerial photograph, current Plat of Survey, and/or Site Plan with the sign location marked.
- ☐ UL Listing or documentation from a nationally-recognized testing laboratory. N/A
- ☒ Completed Sign Information Page for each sign (included in Permanent Sign Permit Application).



# Proposal

Aug 1, 2019 revised

An English Garden  
16800 Oak Park Ave  
Tinley Park, IL 60477

Attention: Kim

Project: Front Sign

*As per your request, we are submitting our bid to provide materials and labor to provide the following:*

**Design, Fabricate & Install:**

Two sided custom wood sign 'AN ENGLISH GARDEN'

consisting of:

Overall size 96" high x 98" w , 2 sided. Mounted on 4"x6"x10' treated posts in concrete aprox 2.5' - Posts to be stained burgundy with ball type finial on top.

Base to be stacked stone overall aprox 98" w x 42" h. reddish tan color

Sign area is paint and 4 color digital laminated print aprox 96.0" w x 48" h

Address in 6" letters on both sides as per code

As per approved layout

Any electric work and removal of old sign by others

Village of Tinley Park permit procurement \$150.00

Installation \$400.00

Actual permit fee will be added to final invoice.

**Total \$2895.00**

**TERMS:** deposit of \$1750.00 required to begin; balance \$ 1145.00 upon completion  
payment forms cash, check, credit/debit card incurs 3.99% fee

**DELIVERY/TIME:** 20-25 working days ( 4-6 weeks)

delivery time begins after municipality permit approval

Any layouts or renderings provided to aid in purchase of a sign from Effective Signs, Inc remain property of Effective Signs, Inc. and cannot be copied or reproduced to produce a similar sign.

This signed contract constitutes authorization to proceed.

You are entering into a legally binding agreement to purchase signage from Effective Signs, Inc.

Delivery times are estimates only and may change.

Effective Signs, Inc. will not install any sign without local municipality and property owner approval.  
Effective Signs, Inc. reserves the right to request full payment of balance due prior to installation of sign.  
Additionally, customer grants Effective Signs, Inc., permission to, at our discretion, remove any part or complete sign that has been installed but not fully paid by the terms set forth above.

Accepted By \_\_\_\_\_ Title/Position: \_\_\_\_\_ Date \_\_\_\_\_

owner, principal \_\_\_\_\_

address of owner/ principal \_\_\_\_\_ street \_\_\_\_\_ city \_\_\_\_\_ state \_\_\_\_\_ zip \_\_\_\_\_

Business Tax ID # if corporation \_\_\_\_\_

**16752 OAK PARK AVENUE/TINLEY PARK, IL 60477 ♦ 708.633.0730 effectivesigns@yahoo.com**

RY TIME EFFECTIVE SIGNS EVERY TIME EFF

EFFECTIVE SIGNS EVERY TIME



2 sided monument sign  
3/4\" endo wood  
4x6\" treated posts  
paint & 4color print  
stone base - color approximate  
98.0\" x 96.0\"

sign copy area overall  
96.0\" x 48.0\"

6\" address numbers  
as per code

**WE CANNOT BEGIN PRODUCTION WITHOUT A SIGNED APPROVED SKETCH**



An English Garden

Front sign revision 4

JOB 19-06-122

© Copyright August 01, 2019

significant or repetitive revisions will generate additional charges added to the final invoice

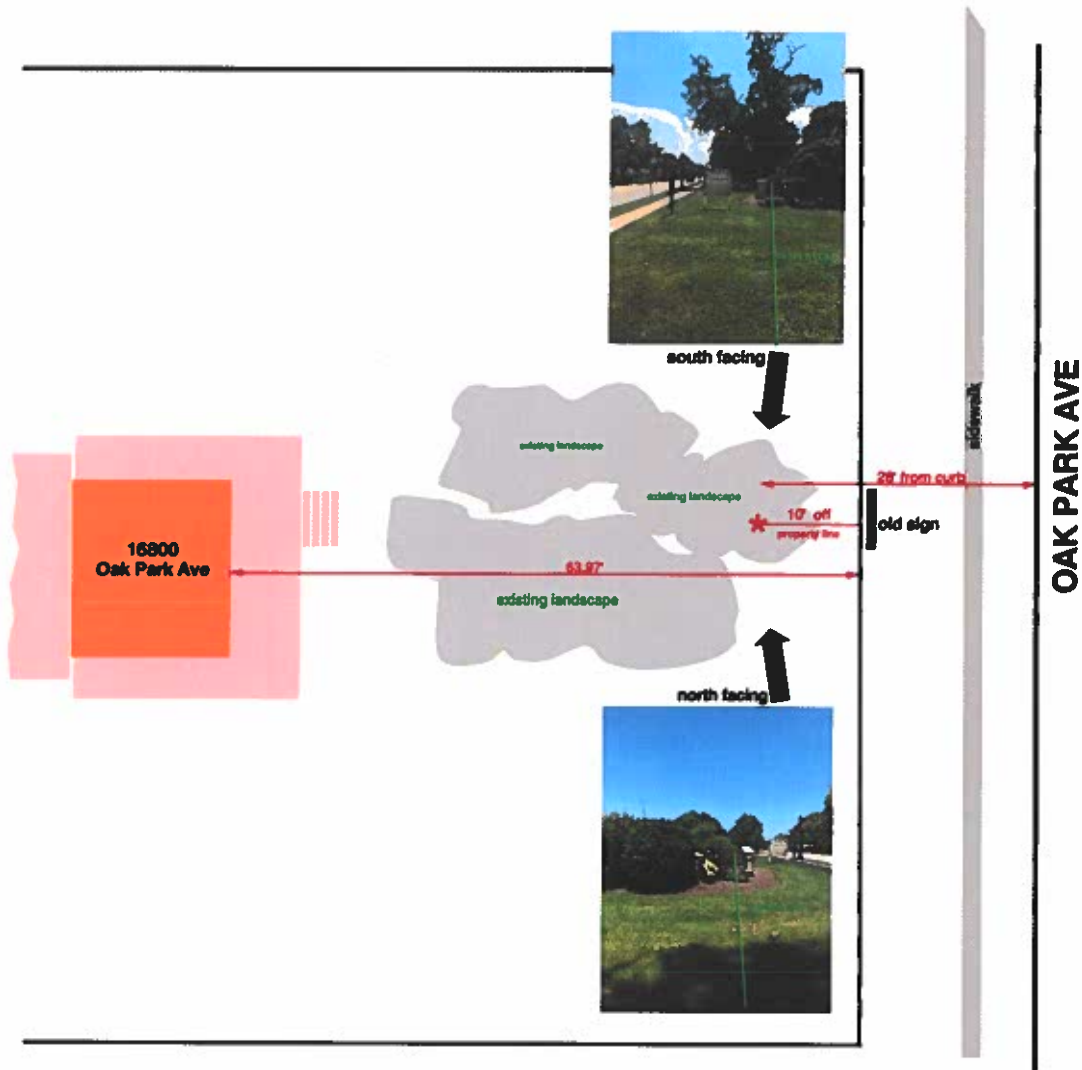
**OK** Please Sign, Date  
and email Back

date:

**COPYRIGHT NOTICE:**

This artwork is property of Effective Signs and was created exclusively to aid your decision to purchase a sign from Effective Signs, Inc. USE OF THESE PLANS OR CONSTRUCTION OF A SIGN VARIANT TO THE SIGN ORDERED HEREIN IS EXPRESSLY FORBIDDEN BY THE TERMS AND CONDITIONS OF THE ORDER. VIOLATION OF THESE TERMS SHALL CONSTITUTE A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. EFFECTIVE SIGNS, INC. RESERVES THE RIGHT TO ALTER OR DISCONTINUE ANY PRODUCT OR SERVICE WITHOUT NOTICE. THESE PLANS ARE PROVIDED AS A GUIDE ONLY AND DO NOT CONSTITUTE A CONTRACT. A SIGNED APPROVED SKETCH IS REQUIRED FOR PRODUCTION.

16752 OAK PARK AVE. • TINLEY PARK, IL 60477 • 708.633.0730 • [effectivesigns@yahoo.com](mailto:effectivesigns@yahoo.com)



License No. 8904 Expires 11/30/20

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## **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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### **RESOLUTION NO. 2019-R-092**

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**A RESOLUTION APPROVING AN INTERGOVERNMENTAL  
AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE  
TINLEY PARK PARK DISTRICT**

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**JACOB C. VANDENBERG, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**RESOLUTION NO. 2019-R-092****A RESOLUTION APPROVING AN INTERGOVERNMENTAL  
AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE  
TINLEY PARK PARK DISTRICT**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et. seq.*) provides that units of local government may contract with one another to perform any activity authorized by law; and

**WHEREAS**, the Village of Tinley Park (“Village”) and the Tinley Park-Park District (“Park District”) desires to enter into an Intergovernmental Agreement (“Agreement”), attached hereto as Exhibit 1, pertaining to the Village allowing the Park District to use certain Village owned property for the Park District’s use; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois have determined that it is in the best interest of the Village of Tinley Park and its residents to enter into said Agreement with the Park District; and

**NOW, THEREFORE, BE IT RESOLVED** BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

**SECTION 1:** The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

**SECTION 2:** The President and Board of Trustees of the Village of Tinley Park hereby approve the Agreement, attached hereto as Exhibit 1, with said Park District, and made a part hereof, and the Village President is hereby authorized to execute and memorialize said Agreement, subject to review and revision as to form by the Village Attorney.

**SECTION 3:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

**SECTION 4:** That this Resolution shall be in full force and effect from and after its adoption and approval.

**SECTION 5:** That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 3<sup>rd</sup> day of September, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 3<sup>rd</sup> day of September, 2019.

ATTEST:

---

VILLAGE PRESIDENT

---

VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-092, “A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE TINLEY PARK PARK DISTRICT,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 3, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 3<sup>rd</sup> day of September, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF  
TINLEY PARK AND THE TINLEY PARK-PARK DISTRICT  
PERTAINING TO RIGHT-OF-WAY ACCESS**

**This Intergovernmental Agreement** (“Agreement”) is entered on this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the Village of Tinley Park (“Village”), an Illinois municipal corporation, and the Tinley Park Park District (“Park District”), an Illinois park district and unit of local government, (hereinafter referred to collectively as “Parties” and individually as “Party”); and

**RECITALS**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Tinley Park Park District (“Park District”) is an Illinois unit of local government operating under the authority of the Park District Code, 70 ILCS 12/1-1, et seq. (“District Code”), and pursuant to Section 8-1(e) of the District Code the Board of Commissioners of the Tinley Park-Park District (“Board of Commissioners”) adopted ordinances establishing and promulgating law, rules and regulations for the safety and enjoyment of the public use of Park District facilities, programs, and services; and

**WHEREAS**, Article VII, Section 10 of 1970 Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) provides that units of local government may contract with one another to perform any activity authorized by law; and

**WHEREAS**, the Village is the owner of certain Right-Of-Way containing approximately 3.53 acres (153,603 square feet) more or less, and which is more particularly described in the attached Exhibit 1, (“Subject Property”); and

**WHEREAS**, the Park District has applied for an Open Space Land Acquisition and Development (“OSLAD”) grant through the Illinois Department of Natural Resources (“IDNR”) to assist in construction of certain improvements at Volunteer Park, which is owned and operated by the Park District and is adjacent to the Subject Property; and

**WHEREAS**, the Park District desires to utilize portions of the Subject Property to effectuate its improvements to Volunteer Park pursuant to said OSLAD grant; and

**WHEREAS**, the Park District shall not erect any permanent structures on the Subject Property; and

**WHEREAS**, the Village and Park District desire to enter into this Agreement to define the terms and conditions of the Park District’s access to, and use of, the Subject Property; and

**WHEREAS**, the Village shall reserve the right to access the Subject Property at its discretion; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, and the Corporate Authorities of the Tinley Park Park District, believe and hereby declare that it is in the best interest of the Village and the Park District's residents to enter into said Agreement; and

**NOW, THEREFORE**, for and inconsideration of the mutual covenants, conditions, and agreements contained in this Agreement, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. **RECITALS INCORPORATED.** The above recitals are incorporated herein by reference as though fully set forth at length below.

2. **TERMS AND RENEWALS.** The Term of this Agreement shall commence on the date each Party has signed this Agreement and the signed counterparts have been exchanged ("Term"). The Term of this Agreement shall continue for ten (10) years, with automatic renewal terms of ten (10) year ("Renewal Term"). Either Party may terminate this Agreement at any time, for any reason in the terminating Party's sole discretion, upon ninety (90) days prior notice to the other Party ("Termination Notice"). In the event either Party breaches the terms of this Agreement and fails to cure said breach within thirty (30) days of receipt of written notice of breach, then this Agreement shall terminate immediately thereafter. Upon termination of this Agreement, the Park District shall immediately cease use of the Subject Property.

3. **VILLAGE'S OBLIGATIONS.** The Village agrees to provide access to, and use of the Subject Property to the Park District for the duration of this Agreement.

4. **PARK DISTRICTS OBLIGATIONS.**

- a. The Park District agrees to use the Subject Property for a public purpose, specifically, to complete the improvements to Volunteer Park which the Park District received certain monies pursuant to the OSLAD grant program.
- b. The Park District agrees to maintain clear access to the east ten (10) feet of the Subject Property so that the Village may access and maintain adjacent infrastructure as may be necessary from time to time.

c. **JOINT OBLIGATIONS.** The Parties agree to do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in achieving the objectives of this Agreement, including, without limitation, the enactment of such resolution and ordinances, and taking any other action necessary to enable the Parties' compliance with the terms and provisions of this Agreement. Neither Party shall assign this Agreement to any person or entity without the prior written consent of the other party. Further, the Parties agree that this Agreement is for the benefit of the Parties and not for the benefit of any third-party beneficiary.

e. **INDEMNIFICATION.** The Park District shall indemnify and hold the Village and its officers, agents, and employees (“Village Indemnitees”) harmless from any and all liabilities, losses, costs, demands, damages, actions or causes of action, including reasonable attorneys’ fees arising out of, proximately caused by, or incurred by reasons of any negligent act or omissions of Park District and its employees related to this Agreement; subject, however, to any defenses or limitations of liability permitted under the *Local Government and Governmental Employees Tort Immunity Act* (745 ILCS 10/1 *et seq.*), or otherwise provided by law.

f. **NOTICE.** Any and all notices or other communications required or permitted by this Agreement or by law to be served upon any Party hereto by the other Party hereto shall be in writing and shall be deemed duly served and given when personally delivered to the Party to whom it is directed, or in lieu of such personal service, by sending a written copy by United States certified mail-return receipt requested, postage prepaid, e-mail, or express mail (i.e. Federal Express, Purolator, etc.), addressed as follows:

To the Village at: Davide Niemeyer, Village Manager  
Village of Tinley Park  
16250 Oak Park Avenue  
Tinley Park, Illinois 60477  
dniemeyer@tinleypark.org

With a Copy to: Patrick Connelly, Village Attorney  
Peterson Johnson & Murray, LLC  
200 W Adams, Suite 2125  
Chicago, IL 60606  
[pconnelly@pjmchicago.com](mailto:pconnelly@pjmchicago.com)

To the Park District: Shawn Roby, Executive Director  
Tinley Park Park District  
8125 171<sup>st</sup> Street  
Tinley Park, Illinois 60477  
[shawn.robby@tinleyparkdistrict.org](mailto:shawn.robby@tinleyparkdistrict.org)

With Copy to: Thomas J. Condon, Jr., Village Attorney  
Peterson Johnson & Murray, LLC  
200 W Adams, Suite 2125  
Chicago, IL 60606  
[tcondon@pjmchicago.com](mailto:tcondon@pjmchicago.com)

**g. ENTIRE AGREEMENT.** The Agreement supersedes any and all other agreements, either oral or in writing, between the Parties hereto with respect to the subject matter hereof and contains all of the covenants and agreements between the Parties with respect to such matter, and each Party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid and binding.

**h. AMENDMENTS/MODIFICATIONS.** This Agreement may be amended or modified by written agreement of the Parties.

**i. AUTHORITY TO EXECUTE.** Each of the undersigned signatories represents in his/her individual capacity that he/she has actual authority to execute this agreement on behalf of the party represented.

**j. INUREMENT.** This Agreement shall be binding on, and shall inure to the benefit of, the Parties to it, and their respective heirs, legal representative, successors and assigns.

**k. ASSIGNMENT.** The Village shall not assign this Agreement or its rights hereunder without the written consent of Library, and the Library shall not assign this Agreement or its rights hereunder without the written consent of the Village.

**l. GOVERNING LAW.** This Agreement shall be construed and interpreted in accordance with the law of the State of Illinois.

m. **SEVERABILITY**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall not be affected and shall remain in full force and effect.

n. **EXECUTION IN COUNTERPARTS**. This Agreement may be executed in counterparts. When both counterparts have been executed by both Parties and exchanged with the other Party, electronically or in hardcopy, this Agreement shall be deemed fully-executed and binding as if both Parties had signed and exchanged the same originals.

**IN WITNESS HEREOF**, the Parties have executed this Agreement on the day and year first written above:

**VILLAGE OF TINLEY PARK**

**TINLEY PARK PARK DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit 1

General Description and  
Map of ROW

The Subject Property is generally described as follows:

That portion of the East Half of the Northeast Quarter of Section 35, Township 36 North, Range 12 East of the Third Principal Meridian dedicated for 175<sup>th</sup> Street right-of-way under document 85024532 recorded with the Cook County Recorder of Deeds on May 17, 1985 lying south of a line beginning at the northwesterly corner of Lot 16 in Pottawattomi Highlands Phase 3, and continuing northwesterly to the northeasterly corner of the parcel owned by the Tinley Park Park District identified by PIN 27-36-201-005-0000; and

That portion of the East Half of the Northeast Quarter of Section 35, Township 36 North, Range 12 East of the Third Principal Meridian dedicated “as part of future 175<sup>th</sup> to 179<sup>th</sup> Connector Street System” as included on the Plat of Subdivision for the First Addition to Pottawattomi Highlands under document 87581641 recorded with the Cook County Recorder of Deeds on October 28, 1987; all in Cook County Illinois

Containing approximately 3.53 acres (153,603 square feet) more or less.

Commonly known as the Subject Property, or the undeveloped street right-of-way between the Pottawattomi Highlands subdivision and the Tinley Park Park District’s Volunteer Park south of existing 175<sup>th</sup> Street.



# **STAFF COMMENT**

# **BOARD COMMENT**

**ADJOURNMENT**

# **PUBLIC COMMENT**

# **EXECUTIVE SESSION**

## **ADJOURN TO EXECUTIVE SESSION TO DISCUSS:**

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
  
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.