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, October 1, 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
<u>ITEM #1</u>	
SUBJECT:	CONSIDER APPROVAL OF AGENDA
ACTION:	Discussion - Consider approval of agenda as written or amended.
COMMENTS:	
<u>ITEM #2</u>	
SUBJECT:	CONSIDER APPROVAL OF MINUTES OF THE REGULAR AND SPECIAL VILLAGE BOARD MEETINGS HELD ON SEPTEMBER 17, 2019
ACTION:	Discussion: Consider approval of minutes as written or amended.
COMMENTS:	
<u>ITEM #3</u>	
SUBJECT:	CONSIDER ADOPTING RESOLUTION 2019-R-096 RECOGNIZING FIRE PREVENTION WEEK IN THE VILLAGE OF TINLEY PARK FROM OCTOBER 6 THROUGH OCTOBER 12, 2019 - Trustee Brennan
ACTION:	Discussion: Fire Prevention Week is to be held in the Village of Tinley Park beginning October 6, 2019. All citizens are encouraged to do their share to provide a safe place in which to live and work by eliminating those fire hazards which cause the loss of life, property, and resources. Fire Prevention Week is always scheduled to coincide with the anniversary of the Great Chicago Fire of 1871. This Resolution is eligible for adoption.
COMMENTS:	

Discussion: Consider approval of consent agenda items.

COMMENTS:

27, 2019.

ACTION:

Regular Village Board Meeting Agenda-October 1, 2019 3

ITEM #8

SUBJECT:

CONSIDER ADOPTING ORDINANCE 2019-O-056 GRANTING A MAP AMENDMENT TO B-3 (GENERAL BUSINESS AND COMMERCIAL DISTRICT) WITH SPECIAL USE PERMITS TO ALLOW FOR THE CONTINUATION OF THE EXISTING AUTOMOBILE SERVICE STATION AND AUTOMOBILE CAR WASH FOR PROPERTY LOCATED AT 19420 S. HARLEM (PETITIONER LEONARD MCENERY) - Trustee Mueller

ACTION:

Discussion: The Petitioner, Leonard McEnery, is seeking a Map Amendment to B-3 zoning upon annexation with Special Use Permits for an existing automobile service station and an automobile car wash. The property at 19420 S. Harlem Avenue is a developed property with existing uses including a convenience store, a drive-up window, restaurant uses and outdoor dispensing of propane tanks.

The Plan Commission held a Public Hearing on August 15, 2019 where a vote of 8-1 was taken to recommend to the Village Board a rezoning to B-3 (General Business and Commercial District) with Special Use Permits for an existing automobile service station and an automobile car wash. The Village Board reviewed this request as a first read at the September 17, 2019 meeting. This Ordinance is eligible for adoption.

COMMENTS:	

ITEM #9

SUBJECT:

CONSIDER ORDINANCE 2019-O-052 GRANTING CERTAIN VARIATIONS TO PERMIT THE CONSTRUCTION OF A ONE-STORY BUILDING ADDITION ON THE PARK OAKS BUILDING AT 17322 OAK PARK AVENUE (JAMES VROEGH) - Trustee Mueller

ACTION:

Discussion: The Petitioner, James Vroegh, 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. 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.

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 case was brought to the Village Board on September 3, 2019 and continued until October 1, 2019. **This Ordinance is eligible for first reading.**

COMMENTS:

adoption.

Fact in the September 19, 2019 Staff Report. This Ordinance is eligible for

ITEM #12

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-104 A RESOLUTION

APPROVING AND ACCEPTING A PLAT OF RE-SUBDIVISION FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT 6822-6830 179TH

STREET AND 17884-17890 OAK PARK AVENUE - Trustee Mueller

ACTION: Discussion: The Petitioners, Mike and Kevin Halleran, have petitioned the

Village of Tinley Park to approve and accept the Plat of Re-Subdivision for the

Union Square Townhome Project.

The Union Square Townhome project received approval of their Site Plan and Plat of Subdivision in 2016. Since that time, the developers have experienced sales that indicate a preference for 3-bedroom units. Therefore, the Hallerans have requested an amendment to their approved site plan for the 2 buildings comprising 9 townhome units on the north side of 179th Street. The total unit count will change from six (6) 2-bedroom "A" units and three (3) 3-bedroom "B" units to three (3) 2-bedroom "A" units and six (6) 3-bedroom "B" units. In order to meet the required setbacks, the building fronting Oak Park Avenue has decreased the width of the units slightly from what was originally proposed.

The proposed site plan changes necessitate a change in the Subdivision Plat. Therefore, a Plat of Re-Subdivision was reviewed at the September 19, 2019 Plan Commission meeting and was unanimously recommended for approval to the Village Board with a vote of 5-0. **This Resolution is eligible for adoption.**

COMMENTS:			

<u>ITEM #13</u>		
SUBJECT:	CONSIDER ADOPTING RESOLUTION 2019-R-105 APPROVING AND ACCEPTING A PLAT OF ABROGATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT 6822-6830 179TH STREET AND 17884-17890 OAK PARK AVENUE - Trustee Mueller	
ACTION:	Discussion: The Petitioners, Mike and Kevin Halleran, have petitioned the Village of Tinley Park to approve and accept a Plat of Abrogation of a Public Utility and Drainage Easement for the Union Square Townhome Project. Due to market changes, the Hallerans have elected to increase the footprints of their townhomes to provide for more 3-bedroom units. The number of units remains the same. However, the increase in the size of the units impacts the 5' Public Utility and Drainage Easement located at the north end of the property which will be reduced by 2' resulting in a 3' total easement. The Village Engineer has approved the request. The Plan Commission reviewed the a Plat of Abrogation of a Public Utility and Drainage Easement at its September 19, 2019 meeting and recommended its approval with a 5-0 vote. This Resolution is eligible for adoption.	
COMMENTS:		
<u>ITEM #14</u>		
SUBJECT:	RECEIVE COMMENTS FROM STAFF -	
ACTION:	Discussion:	
COMMENTS:		
TTENA 415		
<u>ITEM #15</u>		
SUBJECT:	RECEIVE COMMENTS FROM THE BOARD -	
ACTION:	Discussion:	

COMMENTS:

ITEM #16)
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SUBJECT:	RECEIVE	COMMENTS	FROM	THE PUBLIC -

ACTION: Discussion:

COMMENTS:

ITEM #17

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- B. 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.
- C. 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.
- D. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

ADJOURNMENT

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MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, HELD SEPTEMBER 17, 2019

The special 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 September 17, 2019. President Vandenberg called this meeting to order at 6:31 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

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

Also Present:

Village Manager: David J. Niemeyer
Assistant Village Manager: Patrick Carr
Village Attorney: Patrick Connelly

A PUBLIC HEARING HELD ON SEPTEMBER 17, 2019, BEFORE THE CORPORATE AUTHORITIES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, TO CONSIDER THE PROPOSED ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED AT 19420 HARLEM AVENUE (LENNY'S FOOD N FUEL)

At this time, President Vandenberg called the Public Hearing to order at 6:33p.m. Motion was made by Trustee Berg, seconded by Trustee Mueller, to open the Public Hearing to consider the proposed annexation agreement for the property located at 19420 Harlem Avenue (Lenny's Food N Fuel). President Vandenberg declared the Public Hearing open. Vote by voice call. President Vandenberg stated that would be departing the meeting at 7:00 p.m. and President Pro-Tem Glotz would be chairing the meeting after his departure.

Trustee Mueller presented an overview of the proposed annexation. The Petitioner, Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, an Illinois Limited Liability Company, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window, two food service businesses, a carwash and outdoor dispensing/filling of propane tanks. The proposed annexation agreement sets forth a schedule for the Petitioner to bring the property into compliance with Village Building and Sign Codes with some noted exceptions.

The agreement does not provide any commitment from the Village to issue Liquor or Video Gaming Licenses. However, the Petitioner has indicated a desire for both licenses, and the agreement provides a right to disconnect within sixty (60) days at the Petitioner's option.

At this time, President Vandenberg asked if there were any comments from the petitioner.

Attorney for Petitioner, Cass Wennlund, stated that the business, Lenny's Gas N Wash, is a currently in operation at the location. It is a well-run and successful business that is already operating. If the Village of Tinley Park annexes this business it will have control over the zoning and ordinances pertaining to this business. The Village will also receive the tax revenue from this business.

The Petitioner, Leonard McEnery, owner of the business at 19420 S. Harlem Avenue, stated the business has been at this location for five (5) years. He noted that he would like his business to be part of the Village of Tinley Park and the Village services.

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

Resident Sandy Rennie stated that she and her husband oppose annexing Lenny's Gas N Wash into the Village of Tinley Park, especially permitting him to have liquor and video gaming. She thanked Trustee Galante for visiting the site. She feels there has been an increase in traffic, noise, crime and pollution due to this business. She sees the decrease in safety and home values for the area. Mrs. Rennie presented the Board with copies of a petition opposing the annexation of this property.

Resident Norb Wolszon stated his concerns with the Village annexing this business into the Village. He does not want to see liquor and video gaming allowed at this business. He also does not believe the Village will bring in large tax dollars from this business is annexed. He has concerns with the home values in the area around the gas station. He sees an increase in traffic, crime, noise, and pollution. He also read a letter from another resident who concurred with Mr. Wolszon. Mr. Wolszon asked the Board if they do annex this business to not grant it a liquor or video gaming license.

President Vandenberg stated this Public Hearing is for the annexation of the property. He noted that the video gaming and liquor licenses mentioned would separate request of the Board from the petitioner. President Vandenberg also stated that the Liquor Commissioner's Office would be asking the Board to review a new classification of license that would include video gaming and packaged liquor at truck stops. This business would fall under the definition for a truck stop under in the Illinois Gaming Act. He also stated the petitioner has agreed to bring the building into compliance with some minor exceptions.

At 7:01 p.m. President Vandenberg department from the Special Village Board meeting

Resident Angela Zaluta stated her concerns with video gambling in Illinois and feels this is a loss for the State.

Resident Charlotte Harrington stated that the original zoning for this property was for a simple gas station. She has concerns with this business having liquor and gambling.

Resident Beth Kendell feels this gas station has increased traffic, crime, and trash in the area. She has concerns with this business having video gaming and liquor and does not want the Board to approve this for this business if annexed.

President Pro-Tem Glotz asked Treasurer Brad Bettenhausen for a tax break down for this business. Treasurer Bettenhausen stated that if annexed most of the tax revenue received by the Village from this business will be from property and sales tax.

A citizen stated his concerns about the public being informed about the protocol for a public hearing. He also addressed concerns about political contributions. Village Attorney Connelly asked this citizen to keep his comments germane to the reason for the Public Hearing. The citizen asked when the proper time is to address the Board regarding gambling. Village Attorney Connelly stated when the petitioner applies for a video gaming license and it is brought before the Board for approval. Village Attorney Connelly noted that this Public Hearing is for annexation of the property. Concerns were stated regarding the Board passing an ordinance regarding truck stops, noting that if this ordinance is adopted the business can go to the State for a gambling license.

Resident Charlotte Harrington asked if it was possible for the business to go straight to the State for a gambling license. The Village Attorney stated no, the Village has liquor and video gambling ordinances. She stated that damage has occurred to her property since the gas station was built.

A citizen noted that the gas station is a successful and clean. He understands the concerns of the citizens in the area of the gas station, but the station is already there. He supports annexation of this business and sees the benefit to the Village in regards to tax revenue from this business. This citizen then asked Police Chief Matthew Walsh if he has contacted the Village of Mokena, where Mr. McEnery owns another gas station with video gaming, if they have had problems with the Mokena business. Police Chief Walsh stated that he did speak with the Mokena Police Chief and they have had no issues with the Video gaming at the Mokena business, except for an incident where someone took a gaming ticket that did not belong to them.

A citizen stated concerns about under aged gambling at this business.

A citizen stated concerns about the public comment regarding campaign contributions. She would like to see the Village of Tinley Park be more business friendly and would like the Village to receive the sources of revenue new businesses. She feels this business goes above the zoning code for the Village.

Resident Norb Wolszon stated concerns about the shortage of police officers in the Village. He had concerns about what this business brings to the quality of life for citizens in the area. He would like the annexation agreement to stipulate that there would be no video gambling. He asked who would pay for any infrastructure if this business is annexed in the Tinley Park. President Pro-Tem Glotz noted that the petitioner would pay for the infrastructure.

Trustee Berg stated that the State of Illinois implemented gambling and it is everywhere.

Trustee Galante noted that gambling is everywhere and via the Board it can be controlled. She does not believe video gaming is going to increase the traffic at the business and does have concerns about the trucks lining up. Trustee Galante noted that the fence seems to be decreasing the noise from Harlem Avenue for the neighborhood. She feels the Village needs to bring in businesses for the whole of the Village to aid in lowing taxes.

Trustee Brennan stated he visited the business. He noted that it is clean and feels that much of the

noise is coming from Harlem Avenue. The Village has ordinances to control the noise made during deliveries and that the business would need to comply with them. He stated that this business would be beneficial to the Village as a whole.

Trustee Brady noted that he had visited the business when this item came up previously.

President Pro-Tem Glotz also visited the business and stated for the type of business it is, it was quiet and much of the noise is coming from Harlem Avenue. He spoke to other businesses in the Village receiving variances for signage. He stated the business is in Village compliance as to the distance between the business and residences. He spoke to the nearby retention pond being used for parking. Community Development Director Kimberly Clarke noted that this would need to come through a formal process at Plan Commission and would have to be reviewed by engineering. He also noted that if he is granted video gaming there would not be twenty-four (24) hour gaming.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brennan, to close the Public Hearing. Vote by voice call. President Pro-Tem Glotz declared the motion carried and closed the Public Hearing.

No one came forward.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to adjourn the Special Board meeting. Vote by voice call. President Pro-Tem Glotz declared the motion carried and adjourned the regular Board meeting at 8:14 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:
ATTEST:	Jacob C. Vandenberg, Village President
Kristin A. Thirion, Village Clerk	

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MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, HELD SEPTEMBER 17, 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 September 17 2019. President Pro-Tem Glotz called this meeting to order at 8:28 p.m. and led the Board and audience in the Pledge of Allegiance.

Village President Pro-Tem: Michael W. Glotz Village Clerk: Kristin Thirion

Trustees: Cynthia A. Berg

William P. Brady William A. Brennan Diane M. Galante Michael G. Mueller

Absent:

Village President: Jacob C. Vandenberg

Also Present:

Village Manager: David Niemeyer
Assistant Village Manager: Patrick Carr
Village Attorney: Patrick Connelly

Motion was made by Trustee Brennan, seconded by Trustee Berg, to approve the agenda as written or amended for this meeting. Vote by voice call. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to approve and place on file the minutes of the special Village Board Meeting held on September 3, 2019. Vote by voice call. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brady, to APPOINT MATTHEW ZIMBAUER AND SCOTT MERRITT TO THE POSITION OF MAINTENANCE TECHNICIAN EFFECTIVE SEPTEMBER 17, 2019. Approved in the FY20 budget was one (1) new position for Maintenance Technician in our Public Works Department; an additional position became vacant following employee retirement. Human Resources conducted a search and received twenty-five (25) applications that were shortlisted to six (6). Interviews were conducted by a panel of Public Works Management and Human Resources. Following these interviews, Matthew Zimbauer and Scott Merritt were identified as the best candidates for these positions.

Matthew Zimbauer is a graduate of Carl Sandburg High School and has prior experience as driver/trainer for Rental Max, Area Landscape, and Penske. He offers several years of equipment experience with loaders, trenchers, stump grinders and various hand tools.

Scott Merritt is a graduate of South Suburban College and has prior experience as equipment operator with the Tinley Park Park District. He also previously worked for the Village's Public

Works department as a part time seasonal employee. President Pro-Tem Glotz asked if anyone cared to address the Board. Trustee Brennan made a disclosure that he would abstain from this item because one of the new Public Works employees is his niece's husband. Vote on roll call: Ayes: Berg, Brady, Galante, Glotz, Mueller. Nays: None. Absent: Vandenberg. Abstain: Brennan. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brennan, 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-054 A FLOOD PLAIN ORDINANCE FOR THE VILLAGE OF TINLEY PARK AND OTHER COMMUNITIES WITH NORTHEASTERN ILLINOIS.
- B. CONSIDER REQUEST FROM CARDINAL JOSEPH BERNARDIN CATHOLIC SCHOOL TO CONDUCT A QUEEN OF HEARTS RAFFLE THROUGH SEPTEMBER 17, 2020, OR UNTIL A WINNER IS DRAWN WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$125,000. WINNERS WILL BE DRAWN WEEKLY AT DURBINS, 17265 OAK PARK AVENUE.
- C. CONSIDER REQUEST FROM AMERICAN LEGION RIDERS POST 615 TO CONDUCT A RAFFLE FROM OCTOBER 1, 2019, THROUGH OCTOBER 12, 2019, WITH THE WINNER BEING DRAWN AT THE AMERICAN LEGION POST 615, 17423 67TH COURT, ON OCTOBER 12, 2019.
- D. CONSIDER REQUEST FROM THE TINLEY PARK LIONS CLUB TO CONDUCT A TAG DAY FUNDRAISER FOR ITS ANNUAL CANDY DAY FUNDRAISER ON FRIDAY, OCTOBER 11 AND SATURDAY, OCTOBER 12, 2019, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- E. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, OCTOBER 12, 2019, ON KILLARNEY COURT FROM 8106 TO 8139 INCLUDING CUL-DE-SAC FROM 2:00 P.M., TO 10:00 P.M.
- F. CONSIDER REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, SEPTEMBER 21, 2019, AT 16300 BLOCK OF BORMET DRIVE FROM 12:00 P.M. TO 10:00 P.M.
- G. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,909,471.60 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED SEPTEMBER 6, AND SEPTEMBER 13, 2019.

President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Berg to move Agenda Item #20 A 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 to Item #5A. Vote by voice call. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file 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. 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. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file 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. 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 Toursim 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. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Galante, adopt and place on file 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). 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 with the existing 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. President Pro-Tem Glotz asked if anyone cared to address the Board. Trustee Mueller noted that the Board will be bringing more information

on the Oak Park Avenue Grants in the near future. Vote on roll call: Ayes: Berg, Brady, Brennan, Glotz, Mueller. Nays: Galante. Absent: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to amend to remove the pet wash sign from the list of signs to bring into conformance in the item below (Item 5c). President Pro-Tem Glotz asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brennan, Galante, Glotz, Mueller. Nays: Brady. Absent: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to place on first reading RESOLUTION 2019-R-097 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH LENNY'S FOOD N FUEL, LLC LOCATED AT 19420 S. HARLEM AVENUE. The Petitioner, Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, an Illinois Limited Liability Company, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window, two (2) food service businesses, a carwash and outdoor dispensing/filling of propane tanks. The proposed annexation agreement sets forth a schedule for the Petitioner to bring the property into compliance with Village building and sign codes with some noted exceptions. A Public Hearing was held before this Village Board meeting on September 17, 2019. Vote by voice call, Five (5) Ayes, One (1) Nay. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Berg, to place on first reading ORDINANCE 2019-O-055 APPROVING THE ANNEXATION OF PROPERTY LOCATED AT 19420 S. HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK. The Petitioner, Leonard McEnery, is seeking annexation of his property at 19420 S. Harlem Avenue (PIN 19-09-12-202-023-0000). The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window, two (2) food service businesses, a carwash and outdoor dispensing/filling of propane tanks. This item was discussed at the Plan Commission held on August 15, 2019. Vote by voice call, Five (5) Ayes, One (1) Nay. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to place on first reading ORDINANCE 2019-O-056 GRANTING A MAP AMENDMENT TO B-3 (GENERAL BUSINESS AND COMMERCIAL DISTRICT) WITH SPECIAL USE PERMITS TO ALLOW FOR THE CONTINUATION OF THE EXISTING AUTOMOBILE SERVICE STATION AND AUTOMOBILE CAR WASH FOR PROPERTY LOCATED AT 19420 S. HARLEM (PETITIONER LEONARD MCENERY. The Petitioner, Leonard McEnery, is seeking a Map Amendment to B-3 zoning upon annexation with Special Use Permits for an existing Automobile Service Station and an Automobile Car Wash. The property at 19420 S. Harlem Avenue is a developed property with existing uses including a convenience store, a drive-up window, restaurant uses and outdoor dispensing of propane tanks. The Plan Commission held a Public Hearing on August 15, 2019 where a vote of 8-1 was taken to recommend to the Village Board a rezoning to B-3 (General Business and Commercial District) with Special Use Permits for an existing Automobile Service Station and an Automobile Car Wash. Vote by voice call, Five (5) Ayes, One (1) Nay. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file ADOPTING ORDINANCE 2019-O-057 APPROVING A PLAT OF VACATION FOR THE PROPERTY LOCATED 6701 – 6755 SOUTH STREET - BOULEVARD AT CENTRAL STATION. The Village has previously considered the Plat of Vacation for a portion of land at the intersection of South Street, 67th Court, and 174th Street and added to the adjoining parcel in furtherance of the development of The Boulevard at Central Station. This Plat is subject to final approval by the Village's engineers. As such, the proposed Ordinance approves the Village's vacation of approximately seven (7) feet of right-of-way adjoining Lot 15 in Block 9 of the Village of Bremen (now Tinley Park). The Plan Commission held a Public Hearing on September 6, 2018 and voted unanimously to recommend approval of said Plat of Vacation. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Galante, to adopt and place on file ORDINANCE 2019-O-058 APPROVING A PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT 6701 – 6755 SOUTH STREET - BOULEVARD AT CENTRAL STATION. The Village has previously considered the Plat of Subdivision for a portion of real property to be developed as The Boulevard at Central Station. The Village and South Street Development, LLC contemplated said Plat in the Incentive Agreement which would provide a resubdivision of the relevant parcels to be later transferred between the parties. As such, the proposed Ordinance approves the Plat of Subdivision of The Boulevard at Central Station. The Plan Commission held a Public Hearing on September 6, 2018 and voted unanimously to recommend approval of said Plat of Subdivision. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file ORDINANCE 2019-O-059 APPROVING A TRANSFER OF PROPERTY FOR THE PROPERTY LOCATED AT 6701 – 6755 SOUTH STREET - BOULEVARD AT CENTRAL STATION. The Village and South Street Development, LLC have previously negotiated an Incentive Agreement pertaining to the development of certain real property located along South Street in the Village's New Bremen Tax Increment Financing District. As part of said Agreement, the Village and South Street desire to transfer certain real estate which will promote the development of The Boulevard at Central Station and benefit the Village and its residents. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2019-R-099 APPROVING THE PUBLIC WORKS FLEET VEHICLE PURCHASE LIST.** Public Works seeks approval of the Fleet Vehicle Purchase List that includes various vehicles with a purchase amount exceeding \$20,000. Public Works requests purchase approval for heavy equipment vehicles, pickup trucks, and SUV that were previously approved and included within FY 2020 Budget. All vehicles will be purchased through existing cooperative purchasing agreements (Suburban Purchase Cooperative, Southwest Conference, Northwest Conference, National Joint Powers Alliance, General Services Administration, Houston-Galveston Council, and Illinois Procurement Bulletin, etc.).

Page 6

Funding is budgeted and available in the approved FY20 Budget, Capital Fund:

Budget Available \$763,459 Contract Amount \$754,782 Difference – UNDER BUDGET \$8,677

This item was discussed at the Public Works Committee meeting held on September 10, 2019.

President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Berg, to adopt and place on file RESOLUTION 2019-R-100 APPROVING A CONSTRUCTION ENGINEERING SERVICES AGREEMENT WITH ROBINSON ENGINEERING FOR SERVICES RELATED TO THE INTERSECTION OF 191ST AND 80TH AVENUE. The Village has been advised that the Will County Highway Department has decided to move the intersection project forward. They have secured a combination of funding partners for the construction, and are targeting a November 2020 project bid letting. This places an urgency on the Village's portion of the design engineering (the intersection of 191st St. and 80th Ave.). With the County moving forward, the Village portion of the project will be added to the County's and be a part of one larger construction contract. We would expect some economy of scale and savings. The federal funding for the intersection will be rolled forward into the County project, and we will leverage our share to help pay for portions of the enhancement that are eligible for federal funding, such as the bike path. That is an additional savings of 80% toward some of our desired elements. The recommendation is to modify the federal funding request and move our allocated intersection funding all towards construction and for the Village to move forward on locally funding the design work. It is important to note that we do not lose this funding. It simply shifts to the construction phase and will be used to offset the Village's required share of construction. We pay more now and less later (of an equal or greater amount). During construction on the bike path alone, the Village may accrue savings of almost \$750,000 (80% with use of federal dollars) with this approach. The Treasurer has reviewed the Village's ability to fund this engineering work and has indicated that funding is feasible. Consider approving a construction engineering services agreement with Robinson Engineering for services related to the intersection of 191st Street and 80th Avenue in the amount of \$337,888. This item was discussed at the Public Works Committee meeting held on September 10, 2019. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Mueller, to adopt and place on file RESOLUTION 2019-R-101 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MCGILL CONSTRUCTION LLC FOR RECREATIONAL TRAILS PROJECT-MULTI-USE PATH RESURFACING-179TH STREET TO 163RD STREET. This project consists of the resurfacing of the recreational trail located along 179th Street beginning at 80th Avenue then heading west to Iroquois Trace then north within the Com-Ed corridor to its northern terminus just past 163rd Street. Hot-mix asphalt along with minor patching, cleaning of the existing pavement prior to the overlay on the existing pavement and placement of paint pavement markings is required.

Contractor	Location	As Read Bid
McGill Construction LLC	Frankfort, IL	\$164,858.25
Gallagher Asphalt Corp.	Thornton, IL	\$166,304.75
Iroquois Paving Corp.	Watseka, IL	\$178,817.75
Matthew Paving Inc.	Oak Lawn, IL	\$191,937.00
D Construction, Inc.	Coal City, IL	\$217,089.20
Kee Construction LLC	New Lenox, IL	\$343,586.00

Engineer's Estimate: \$205,049.00

The Village is looking to award this contract to the lowest responsible bidder, McGill Construction LLC in the amount of \$164,858.25. This item was discussed at the Public Works Committee Meeting Held on September 10, 2019. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brennan, to adopt and place on RESOLUTION 2019-R-102 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND F.H. PASCHEN FOR THE OAK PARK AVENUE TRAIN STATION WARMING SHELTER AND STORAGE FACILITY. March 12, 2019, Public Works Committee discussed the need for a warming shelter and the lack of storage offered at the Oak Park Avenue Train Station. Due to the morning train schedule, this structure is recommended to be placed on the North side adjacent to the train tracks. The Village will see the ability to house commuters along with offering the needed storage for the facility and vendor. The Public Works Committee approved an IGA with Metra offering \$75,000 reimbursement towards this project and a possible reduction in safety flagger's fees for the project. Consider awarding a contract to F.H. Paschen in the amount of \$265,000. This item was discussed at the Public Works Committee meeting held on September 10, 2019. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Berg, to APPROVE AN EXCEPTION TO SECTION 2.11 OF THE PERSONNEL MANUAL (DUAL CAPACITY EMPLOYMENT) TO ALLOW AN OFFER OF EMPLOYMENT TO BE EXTENDED TO AN EXISTING PART TIME EMPLOYEE, NICOLAS DE NOVA, IN ORDER TO HOLD THE PART TIME POSITIONS OF BOTH VIDEOGRAPHER AND IT INTERN. Approved in the FY20 budget was the new position of IT intern, created to support and maintain Village computers, software and networks. The intern will also assist in repair, installations, and upgrades of IT-related equipment, networks, and stand-alone environments. With recent transitions within the IT department, the transfer of these functions to the intern is important in allowing the existing technicians to address more intricate and complicated issues on a timely basis. Human Resources advertised for this position and received ten (10) applications. Following review, two (2) candidates were invited to interview for the position and one (1) was identified as the best candidate for this position, Nicolas De Nova. This candidate is an existing Village employee who holds the position of part time Marketing Videographer. This employee expressed interest in maintaining his current position if offered the part time position of IT Intern. The Village Manager is recommending that the current part time videographer be extended an offer for the part time IT intern position. The Village Board must approve this request as an exception to Section 2.11 of the Personnel Manual which allows an employee to hold two (2) jobs if recommended by the Manager and approved by the Village Board.

President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Berg, to adopt and place on **RESOLUTION 2019-R-098 APPROVING A CONTRACT MANAGEMENT PARTNERS TO FACILITATE STRATEGIC PLANNING.** The Village issued a Request for Qualifications (RFQ) related to facilitation of a strategic planning process for the Village. The Village received proposals from qualified firms and interviewed two (2) firms that submitted a proposal. At the conclusion of the interview process, it was determined that Management Partners was the most responsive firm to the RFQ able to complete the project within the identified budget and timeline. Key aspects of the strategic planning process will include, but are not limited to, the following:

- Facilitation of business community and employee focus groups;
- Review of Village Citizen Survey data;
- Environmental scan;
- Development of a unified Village Mission/Vision statement'
- Facilitation of the strategic planning event with the Village Board;
- Draft implementation action plan; and
- Preparation of Strategic Plan to be presented to the Village Board.

Funds were not initially budgeted, but have been identified in other contractual services line in the budget to cover this expense. This item as discussed at Committee of the Whole on August 6, 2019. Consider approval of a Professional Services contract with Management Partners to facilitate a strategic planning process at a not to exceed cost of \$32,500. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brady, to adopt and place on file 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.** 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 an arterial road connecting between 175th Street and 179th 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. President Pro-Tem Glotz 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

At this time, President Pro-Tem Glotz asked if anyone from Staff would care to address the Board.

Village Manager David Niemeyer presented an update on the Illinois Racing Board meetings which were attended by Village Attorneys Connelly and O'Grady and himself. The proposed Racino application was on the agenda for this meeting. The developer, Rick Heidner and Tim Carey did a great job highlighting this proposed development and the benefits it would give to the South Suburbs. This Racino will give significant revenues to the area and the State. The meeting was adjourned and is continued until next week without taking a vote due to concerns about Arlington Park. The rules of the board state that they have to vote on all items together. Village Attorney Patrick Connelly stated that he was impressed with the presentation by Mr. Heidner and Mr. Carey. It was a historic day at the racing board meeting noting that the Tinley Park application was the first to be presented to them since 1946.

Community Development Director Kimberly Clarke stated that there is a sign at the private commuter parking lot on South Street the lot will be closed as of Friday, September 20th. She also noted that an Open House for residents and businesses will be held for the South Street Development. The Village will keep all interested abreast on the time, date, and place of the event.

President Pro-Tem Glotz asked staff to get information about the closing of the commuter parking lot and where parking for commuters is available on the Village website.

Marketing Director Donna Framke stated that the final Music in the Plaza will be held on Saturday, September 21st at 7:00 p.m. in Zabrocki Plaza featuring American English.

At this time, President Pro-Tem Glotz asked if anyone from the Board would care to address the Board.

No Board members came forward.

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

A citizen asked the Board to look into traffic on 80th Avenue south of 191st Street.

A citizen stated its concerns with the proposed Racino development. He is not opposed to a casino, but is concerned about the racing. He would like to see an entertainment district.

A citizen stated that there are many opportunities to be had by the Racino development, she noted that the casino will subsidize the race track.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, at 9:31 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. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- C. 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.
- D. 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: Vandenberg. President Pro-Tem Glotz declared the motion carried.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Mueller, 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 10:10 p.m.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Mueller, to adjourn the regular Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 10:10 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:
ATTEST:	Village President
Village Clerk	

VILLAGE OF TINLEY... TINLEY PARK



RESOLUTION 2019-R-096

A RESOLUTION ESTABLISHING FIRE PREVENTION WEEK FOR 2019 IN THE VILLAGE OF TINLEY PARK

WHEREAS, it is the mission of the Tinley Park Fire Department and Fire Prevention Bureau to prevent loss of life and property from the perils of fire through education, engineering and enforcement, and

WHEREAS, with the introduction of new means to construct buildings, new technology to meet today's energy and housing needs, it is imperative for all agencies and individuals to partner together to help prevent fire, and

WHEREAS, the Village of Tinley Park continues an unprecedented growth in high risk populations that requires a dramatic and concerted effort to minimize loss of life and property from the perils of fire, and

WHEREAS, the Tinley Park Fire Prevention Bureau recognizes the challenge to meet the fire safety needs of changing demographic and more diverse community, and

WHEREAS, all professional members of fire service and other public and social agencies, coordinate their efforts to provide coalitions to ensure a successful reduction in the risk of fire, and

WHEREAS, each Village citizen is empowered to provide a safe place in which to live and work by practicing fire prevention principles, and

WHEREAS, the personnel of the Tinley Park Fire Department and Fire Prevention Bureau are committed to providing Public Education to the community and to those in need, and

WHEREAS, on October 8-10, 1871, the Great Chicago Fire consumed the City of Chicago where over 300 people died and 17,500 buildings were destroyed, this fire began discussion which resulted in what we know today as Fire Prevention, and

WHEREAS, the 2019 Fire Prevention Week theme, "Look. Listen. Learn. Be aware. Fire can happen anywhere." works to educate the community about three basic but essential steps to take to reduce the likelihood of having a fire and how to escape safely in the event of a fire, and

THEREFORE, BE IT RESOLVED by the President and Board of Trustees that the week beginning October 6, 2019 be designated as Fire Prevention Week in Tinley Park and urge all citizens to join with the coordinated effort of the Tinley Park Fire Department and Tinley Park Fire Prevention Bureau to provide effective educational and related fire prevention programs.

	ADOI 1ED 11113 1 st _day ofOctober_, 2019.
	Jacob C. Vandenberg, Village President
	Kristin A. Thirion, Village Clerk
Trustee Cynthia A. Berg	Trustee William A. Brennan
Trustee William P. Brady	Trustee Diane M. Galante
Trustee Michael W. Glotz	 Trustee Michael G. Mueller

ADODTED THIS

VILLAGE OF TINLEY...

CONSIDER THE APPOINTMENT OF COMMITTEE MEMBERS TO THE COMPLETE COUNT COMMITTEE FOR THE 2020 CENSUS

President Vandenberg

RAFFLE LICENSE APPLICATION

VILLAGE OF TINLEY PARK 16250 South/Oak Park Avenue

	DATE:
1.	NAME OF ORGANIZATION: Womens Auxillary UNIT 615
2.	NAME OF ORGANIZATION: Womens AUXILLARY UNIT 615 ADDRESS: 17423 67th CT. TINLEY PARK
	MAILING ADDRESS IF DIFFERENT FROM ABOVE:
4.	ADDRESS OF PLACE FOR RAFFLE DRAWING
5.	CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION: (MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)
	RELIGIOUS CHARITABLE LABOR FRATERNAL
	EDUCATIONAL VETERANS VETERANS BUSINESS
6.	HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE: 27 yes
7.	PLACE AND DATE OF INCORPORATION: T.P. MARCH 200 1932
8.	NUMBER OF MEMBERS IN GOOD STANDING: 70
9.	president Chairperson Kataina Schaidler
	ADDRESS: ^ PHONE:
10	RAFFLE MANAGER: Katorina Schedor
	ADDRESS:
	PHONE: Email:
11	. DESIGNATED MEMBER(S) RESPONSIBLE FOR CONDUCT & OPERATION OF RAFFLE:
	NAME: Katrina Scheidler
	ADDRESS:PHONE:
	NAME: Colloon O'Conno
	ADDRESS: PHONE:

RAFFLE APPLICATION | 2

RAFFLE INFORMATION

12. DATE(S) FOR RAFFLE TICKET SALES (INCLUDE DAYS OF THE WEEK) /// 2 // 9
13. LOCATION OF TICKET SALES: AMERICAN LECION POST 615 - 17423 67 T.P.
14. LOCATION FOR DETERMINING WINNERS:
15. DATE(S) FOR DETERMINING WINNERS: (INCLUDE DAYS OF THE WEEK) $\frac{1}{\sqrt{2/19}}$
16. TOTAL RETAIL VALUE OF ALL PRIZES: \$ 500 (MAXIMUM PRIZE AMOUNT \$250,000)
17. MAXIMUM RETAIL VALUE OF EACH PRIZE: \$ 50
18. MAXIMUM PRICE CHARGED OF EACH TICKET (CHANCE) SOLD \$ 5
19. § 132.38 FIDELITY BOND REQUIRED
All operations of and the conduct of raffles as provided for in this subchapter shall be under the supervision of a single manager designated by the organization. Such manager shall give a fidelity bond in the sum of \$165,000 or two times the aggregate value of prizes, whichever is less, in favor of the licensee conditioned upon his honesty in the performance of his duties. The bond shall provide that notice shall be given in writing to the Village of Tinley Park not less than 30 days prior to cancellation. Bonds as provided for in this section may be waived provided the license issued for such raffle shall contain a waiver provision and shall be approved only by unanimous vote of the members of the licensed organization.
FIDELTITY BOND WAIVER OF BOND STATEMENT BY ORGANIZATION_
"The undersigned attest that the above named organization is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for five (5) years, preceding date of this application, and that during this entire five (5) year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objectives. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."
NAME OF ORGANIZATION: Womens Auxillary 615
EXECUTIVE DIRECTOR: KATRWA Scheidlet

SEP 2 5 2019

BLOCK PARTY APPLICATION

Village of Tinley Park

16250 South Oak Park Avenue, Tinley Park, Illinois 60477 VILLAGE OF TIN

Phone: 444-5000

Representative:	indsey Pig	naticllo	
Address:			Phone:
Organization:			
Specific Location of I	Party: 9131 U	Dalnut Wto	9007 WOUNULLEN
Request Date: 10	112/2019		
Time: 3:00	a.m./p.m. To:	10:00 a.m	n./p.m.
Purpose: Bloc			-
Person or Persons In	Charge:	9	
Name: Lives	1 Piaratic	110	Phone:
Name: Gooff	Pianatie	110	Phone:
Name:	J'		Phone:
Number of Barricades	s Needed: (0	DO NOT USE V	VEHICLES AS BARRICADES.
to cause delay in the pambulance or public vide of the street. (mo	performance of emerge works department. It i	ency duties by the police s recommended that the reshments served from o	is not blocked in such a manner as e department, fire department, ere be no parking on the hydrant curb, no large vehicles parked on
A person or persons semergency.	shall be responsible for	the removal of any roa	d block in the event of an
The applicants are resparty.	sponsible for any injur	y, damage to property o	r illegal actions during the block
The applicants are relaws.	sponsible for maintain	ing order and obedience	to the village, county, and state
	e should be directive, ve easons, then the application		police department to discontinue
Signed:		Æ.	
	8	-	
VILLAGE USE ON	ILY		
Fire Chief:	Approved □	Not Approved □	
Police Chief:	Approved □	Not Approved □	
		• •	
Village Clerk:	Approved □	Not Approved □	
Permits & Licenses (Committee:		

vchlist

09/20/2019

9:49:23AM

Voucher List Village of Tinley Park Page:

Bank code :

ap_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126226	9/20/2019	016864 ANTHEM BLUE CROSS BLUE SHIELD	PR000094089029		HEALTH INS-SEPT PMT/OCT-DEC C	
					86-00-000-20430	403.50
					Total :	403.50
126227	9/20/2019	016864 ANTHEM BLUE CROSS BLUE SHIELD	PR000094114761		HEALTH INS-SEPT PMT/OCT - DEC	
					86-00-000-20430	329.51
					Total:	329.51
400000	0/20/2010	003127 BLUE CROSS BLUE SHIELD	PR100119		II OOFI DOOOOOAAAA O LIFALTILING F	
126228	9/20/2019	003127 BLUE CROSS BLUE SHIELD	PRIOUTIS		IL065LB000001212-0 HEALTH INS E	4 ==0 00
					86-00-000-20430	1,778.00
					Total :	1,778.00
126229	9/20/2019	004640 HEALTHCARE SERVICE CORPORATION	N PR100119		A/C#271855-HEALTH INS-SEPT PM7	
					86-00-000-20430	14,328.38
					Total :	14,328.38
					iotai .	14,020.00
	4 Vouchers	for bank code : ap_py			Bank total :	16,839.39

VILLAGE OF TINLEY...

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2

vchlist

09/20/2019

9:49:23AM

Voucher List Village of Tinley Park

Page:

Amount	Description/Account	PO#	Invoice	/endor	Date	Voucher
Amount	INCODE TICKET CC REFUND 8/30/1	10#	091719	019150 GRABINGER, SCOTT		54558
25.00	01-14-000-79099		091719	719150 GRADINGER, SCOTT	0/30/2019	04000
25.00 25.00	Total :					
25.00	iotai .					
	CORP ID 931719 16250 OAK PK AV		827776689	10955 AT&TLONG DISTANCE	9/20/2019	183954
38.99	01-17-225-72120					
38.99	Total :					
	DANIEL RIORDAN/RECERT CPR IN:		091719	010318 ADVOCATE CHRIST MEDICAL CNTR	9/20/2019	183955
50.00	01-19-020-73606					
50.00	Total :					
	COMPUTER AIRMASK FLOW TEST,		147769	002734 AIR ONE EQUIPMENT, INC	9/20/2019	183956
288.58	01-19-000-72578					
	CLIP SUSPENDERS		147969			
23.10	01-19-000-72552					
311.68	Total :					
	**** 0410 CHIPS		664430-091019-3165	011466 ALBERTSONS/SAFEWAY	9/20/2019	183957
6.12	01-41-056-72937					
	****0410 COFFEE		664432-091019-3165			
35.97	01-41-056-72937					
	**** 0415 COOKIE TRAYS		720221-082019-3165			
21.48	01-14-000-73115					
400.00	**** 0415 VENDING MACHINE SODA		722162-082319-3165			
109.20	01-14-000-73115		702004 002040 2405			
33.20	**** 0410 CHIPS,SODA,CARAMEL,C 01-41-056-72937		723904-082619-3165			
33.20	**** 0413 WATER		724302-082719-3165			
30.00	01-19-020-73605		72-002 0027 10 0100			
235.97	Total:					
	SEAL,SEAL O RING		P35C0068736	018781 ALTORFER INDUSTRIES INC	9/20/2019	183958
5.01	01-26-023-72530		1 000000100	NOTO NETON EN INDOCTRIES INO	3/20/2013	100000
5.01	Total :					
	DOC HELD 3 DAVS		8705	002732 ANIMAL WELFARE LEAGUE	0/20/2010	183959
	DOG HELD 3 DAYS		0100	JUZI 32 ANIIVIAL WELFARE LEAGUE	3/20/2019	100909

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183959	9/20/2019	002732 ANIMAL WELFARE LEAGUE	(Continued)			
					01-17-220-72240 Total :	306.00 306.00
183960	9/20/2019	016864 ANTHEM BLUE CROSS BLUE SHIELD	AP000094089029		HEALTH INS EXPENSE-SEPT PMT/(
					60-00-000-72435	237.26
					63-00-000-72435 64-00-000-72435	45.19 121.05
					Total :	403.50
183961	9/20/2019	016864 ANTHEM BLUE CROSS BLUE SHIELD	AP000094114761		HEALTH INS EXPENSE-SEPT PMT/(
					60-00-000-72435	193.75
					63-00-000-72435	36.90
					64-00-000-72435	98.85
					Total :	329.50
183962	9/20/2019	014936 AQUAMIST PLUMBING & LAWN	93716		MID SEASON INSPECTION LAGRAN	
			00400		01-26-023-72790	1,130.00
			98488	VTP-017320	IRRIGATION REPAIRS POLICE STAT 01-26-025-72530	1,649.09
			98490	VII 017020	IRRIGATION CONTROL VALVES & L	1,040.00
				VTP-017321	01-26-025-72530	2,407.75
					Total :	5,186.84
183963	9/20/2019	014511 AREA LANDSCAPE SUPPLY, INC.	2060903		LAVA	
					01-26-023-73680	44.00
			2061175		SOD	40.05
					01-26-023-73680 Total :	16.25 60.25
						00.23
183964	9/20/2019	019166 ARIF, ADNAN	082919		PERF FARMERS MARKET 9/21/19	75.00
					01-35-000-72923 Total :	75.00 75.00
						75.00
183965	9/20/2019	019166 ARIF, ADNAN	082919.		PERF FARMERS MARKET 10/12/19	
					01-35-000-72923	75.00 75.00
					Total :	75.00

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183966	9/20/2019	002537	AURELIO'S PIZZA	1	-	PIZZA	
						01-21-210-72220	47.80
						Total	47.80
183967	9/20/2019	019165	AVILA, JOHN	082919		PERF FARMERS MARKET 9/28/19	
						01-35-000-72923	75.00
						Total	75.00
183968	9/20/2019	003166	B & J TOWING AND AUTO REPAIR	0015938		TRUCK SAFETY INSPECTION	
						01-26-023-72266	196.00
						01-26-024-72266	28.00
						Total	224.00
183969	9/20/2019	010953	BATTERIES PLUS - 277	P18416056		BATTERIES	
						01-19-000-72540	64.95
				P18468117		BATTERIES	
						14-00-000-74150	140.00
						Total	204.95
183970	9/20/2019	019 002923 BLACK DIRT INC.	002923 BLACK DIRT INC. 061119-111		DIRT 4 WHEELER		
						01-26-023-73680	360.00
				061119-74		DIRT 4 WHEELER	
				000040 44		01-26-023-73680	360.00
				082219-14		DIRT 4-WHEELER 01-26-023-73680	360.00
						Total	
400074	0/00/0040	000407	DI LIE ODOGO DI LIE GLIJELD	A D400440			•
183971	9/20/2019	003127	BLUE CROSS BLUE SHIELD	AP100119		IL065LB000001212-0 HEALTH INS E 01-26-023-72435	166.00
						01-26-023-72435	101.00
						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
						64-00-000-72435	26.85
						60-00-000-72435	52.63

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183971	9/20/2019	003127 BLUE CROSS BLUE SHIELD	(Continued)				
					63-00-000-72435		10.02
					64-00-000-72435		26.85
					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		26.85
					٦	Total :	1,527.00
183972	9/20/2019	003148 BREMEN ANIMAL HOSPITAL, LTD	62108		NEXGARD/YAMBO		
					01-17-220-72240		122.00
					٦	Total :	122.00
183973	9/20/2019	003504 C & M PIPE & SUPPLY CO., INC	10502		VTP-016825 CONCERTE STOR	RM SE	
		,			01-26-023-73790		1,143.00
						Total :	1,143.00
183974	9/20/2019	014148 CALL ONE	1210676-1128114		VILLAGE LANDLINE PHONE S	FRV	
.0007	0,20,2010	311113 37 EE 311E	1210010 1120111		01-19-000-72120		1,626.34
					60-00-000-72120		2,586.77
					63-00-000-72120		287.42
					64-00-000-72120		1,231.79
					01-17-205-72120		1,371.62
					01-12-000-72120		98.10
					01-14-000-72120		620.00
					01-11-000-72120		5.59
					01-12-000-72120		12.86
					01-17-205-72120		12.86
				-			

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183974	9/20/2019	014148 CALL ONE	(Continued)			
					01-19-000-72120	2.80
					01-26-023-72120	3.35
					01-26-024-72120	3.35
					01-33-310-72120	3.35
					01-33-320-72120	3.35
					60-00-000-72120	8.40
					01-12-000-72120	49.67
					01-14-000-72120	166.00
					01-15-000-72120	30.06
					01-17-205-72120	99.34
					01-19-000-72120	44.44
					01-19-020-72120	15.03
					01-26-023-72120	19.61
					01-26-024-72120	19.61
					01-33-300-72120	30.06
					01-33-310-72120	30.06
					01-33-320-72120	19.61
					01-35-000-72120	19.61
					01-53-000-72120	10.46
					60-00-000-72120	63.00
					63-00-000-72120	6.99
					64-00-000-72120	30.00
					Total :	8,531.50
183975	9/20/2019	017224 CCS CHICAGO CONTRACTORS SU	PPLY 189080		PARAGRANULAR 50# BAG	
					01-26-023-73790	726.25
					Total :	726.25
183976	0/20/2010	003406 CDS OFFICE TECHNOLOGIES	INV1255248		UNIT 18B WIRELESS MICROPHONE	
100010	3/20/2013	000+00 ODO OTTIOL TEOTINOLOGIES	1144 1255245		01-17-205-72540	187.00
					Total :	187.00
					iotai.	107.00
183977	9/20/2019	003243 CDW GOVERNMENT INC	TSF2746		<pw> - REPLACEMENT MICROPHC</pw>	
				VTP-017332	01-26-025-73870	24.72
			TSG8817		<pw> - REPLACEMENT MICROPHC</pw>	
				VTP-017332	01-26-025-73870	518.68

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183977	9/20/2019	003243 CDW GOVERNMENT INC	(Continued)	-		_
			TSV2627		STARTECH,TRIPP 25 FT CATS SNA	
					01-16-000-72565	16.00
			TXB8229		<it> - NETMOTION PREMIUM SUPF</it>	
				VTP-017355	01-15-000-72655	136.85
				VTP-017355	01-17-205-72655	136.85
				VTP-017355	01-17-220-72655	5,272.75
				VTP-017355	01-17-225-72655	277.73
				VTP-017355	01-19-000-72655	829.15
				VTP-017355	01-19-020-72655	277.73
				VTP-017355	01-21-210-72655	136.85
				VTP-017355	01-26-023-72655	136.85
				VTP-017355	01-26-024-72655	136.85
				VTP-017355	60-00-000-72655	444.36
				VTP-017355	63-00-000-72655	49.11
				VTP-017355	64-00-000-72655	214.92
					Total :	8,609.40
183978	9/20/2019	003229 CED/EFENGEE	5025-527429		STREET LIGHTING BULBS	
				VTP-017328	01-26-024-73570	1,285.20
					01-26-024-73570	-25.71
			5025-527443		BULBS,LAMPS	
					01-26-024-73570	516.56
					Total :	1,776.05
183979	9/20/2019	017349 CHICAGO STREET CCDD, LLC	18050		DUMP FEE	
		,			01-26-023-72890	210.00
					Total :	210.00
400000	0/20/2040	042020 CINTAC CODDODATION	F04.4C70000		MEDICAL CUIDDI IEC FIDE DEDT 40	
183980	9/20/2019	013820 CINTAS CORPORATION	5014672993		MEDICAL SUPPLIES FIRE DEPT 46	040.04
			5044070004		01-19-000-73115	316.64
			5014672994		MEDICAL SUPPLIES TRAINING TOV	47.00
			5044070005		01-19-000-73115	17.30
			5014672995		MEDICAL SUPPLIES FD ST 48	075.54
			E044670006		01-19-000-73115	375.51
			5014672996		MEDICAL SUPPLIES FD ST 49	005.54
					01-19-000-73115	265.54

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al: 974	Total :		(Continued)	013820 013820 CINTAS CORPORATION	9/20/2019	183980
58 al : 58	FUNERAL ARRANGEMENT 01-11-000-73110 Total :		100001506	012315 CLASSY FLOWERS	9/20/2019	183981
9-1 39	ACCT#8771401810028977 9/16/19-1 01-26-025-72517		8771401810028977	012057 COMCAST CABLE	9/20/2019	183982
	Total :					
80 [.]	ACCT#0385181000 RR ST 18001 80		0385181000	013878 COMED - COMMONWEALTH EDISON	9/20/2019	183983
2,626	01-26-025-72510					
	ACCT#0385440022 SS BRKSIDE GL		0385440022			
294 N. I	64-00-000-72510 ACCT#0471006425 LITE CONTROLI		0471006425			
50	01-26-024-72510		0 17 1000 120			
	ACCT#0637059039 7950 W TIMBER		0637059039			
66 N	64-00-000-72510 ACCT#2922039023 LITE ST LT CON		2922039023			
13	01-26-024-72510		2322033023			
-	ACCT#4943163008 METRO INFO SI		4943163008			
23 al: 3,074	70-00-000-72510 Total :					
ai. 3,074	iotai .					
	OFFICEJET PRINTHEAD		57068722	018311 CONNECTION	9/20/2019	183984
134	01-21-210-73110 FLASH DRIVES		57068765			
55	01-16-000-73110		37000703			
	THIN CLIENT		57080225			
670			E7100017			
ı -⊣ 277		VTP-017346	57 100017			
403	01-16-000-72565	VTP-017346				
al: 1,541	Total :					
	VESTS		05731743	012522 CONNEY SAFETY PRODUCTS, LLC	9/20/2019	183985
15	01-26-024-73845					
	THIN CLIENT 01-16-000-72565 <clrk> - TONER AND MAINT KI 01-13-000-73110 01-16-000-72565 Tot</clrk>		57100017	012522 CONNEY SAFETY PRODUCTS, LLC	9/20/2019	183985

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183985	9/20/2019	012522	CONNEY SAFETY PRODUCTS, LLC	(Continued)			
			ŕ	,		01-26-023-73845	30.31
						60-00-000-73845	19.10
						63-00-000-73845	2.12
						64-00-000-73845	9.09
						Total :	75.78
183986	9/20/2019	012410	CONSERV FS, INC.	66031793		SUNNY MIX	
	000		,			01-26-023-73680	90.21
				66031801		TAMPER	00.21
				0000.001		01-26-025-73410	35.84
					Total :	126.05	
183987	0/20/2010	018234	CORE & MAIN LP	L190261		1.5" WATER METER	
100907	9/20/2019	010234	CONE & WAIN EI	L190201	VTP-017359	60-00-000-74175	899.50
				VTP-017359 VTP-017359	64-00-000-74175	385.50	
					V 1P-0 17 359		
						Total :	1,285.00
183988	9/20/2019	018576	DANMAR	18848		VILLAGE HALL CARPET CLEANING	
				01-26-025-72525	1,675.00		
				18849		VILLAGE HAL GROUT CLEANING,W	
						01-26-025-72525	995.00
						Total :	2,670.00
183989	9/20/2019	0/2019 019171 DAVIS, SUMMER	Ref001381788		UB Refund Cst #00505218		
						60-00-000-20599	33.21
						Total :	33.21
183990	9/20/2019	018743	DON'S WORLD OF SPORTS INC.	46477		LOGO SEWN ON UNIFORM	
						01-19-020-73610	24.00
						Total:	24.00
183991	9/20/2019	003770	DUSTCATCHERS INC	65505		MATS/VH	
100001	3/20/2013	000110	BOOTO/ (I OFFICIA II VO	00000		01-26-025-72790	65.93
				65506		MATS/POLICE DEPT	05.95
				03300		01-26-025-72790	85.41
				65507		MATS/PW GARAGE	00.41

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183991	9/20/2019	003770	DUSTCATCHERS INC	(Continued)		01-26-025-72790 Total :	99.08 250.42
183992	9/20/2019	004033	EFFECTIVE SIGNS	19-08-155		BANNER 01-19-020-73605 Total :	220.00 220.00
183993	9/20/2019	012784	EMERGENCY VEHICLE TECHNOLOG	GIES 4681		LED LIGHTHEAD GRILL LIGHT 01-19-000-72540 Total :	194.95 194.95
183994	9/20/2019	019168	ENRIGHT, BILL	Ref001381785		UB Refund Cst #00480098 60-00-000-20599 Total :	130.89 130.89
183995	9/20/2019	004119	ETP LABS INC.	19-134071		COLIFORM SAMPLES 60-00-000-72865 Total :	597.20 597.20
183996	9/20/2019	004019	EVON'S TROPHIES & AWARDS	081519		BUTTONS 01-19-020-73605 Total :	189.40 189.40
183997	9/20/2019	018691	FGM ARCHITECTS	18-2533.01-11		FD ST #47 7/27/19-8/23/19 33-00-000-75907 Total :	5,400.00 5,400.00
183998	9/20/2019	012941	FMP	52-430908 52-433236		HALF SHAFT 01-17-205-72540 TRANS	115.90
				32-433230		01-19-000-72540 Total :	39.93 155.83
183999	9/20/2019	011611	FOX VALLEY FIRE & SAFETY CO.	IN00283692		FIRE ALARM SYSTEM SERV 01-26-025-72122 Total :	259.00 259.00

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184000	9/20/2019	002877 G. W. BERKHEIMER CO., INC.	513326		KP-STD-650		
					01-26-025-72520		55.68
			519921		KP-STD2-040		
					01-26-025-72520		147.12
			519926		V-BELT		
					01-26-025-72520	T . ()	6.77
						Total :	209.57
184001	9/20/2019	004535 GALLS LLC	013554940		POLO'S, PANTS		
					01-21-000-73610		136.75
						Total :	136.75
184002	9/20/2019	018387 GBJ SALES, LLC	2388		HAND CLEANER, BOWL CLI	EANER	
					01-26-025-73580		112.05
			2389		GLOVES		
					60-00-000-73845		39.39
					63-00-000-73845		4.38
					64-00-000-73845		18.75
					01-26-023-73845		62.52
					01-26-024-73845		31.26
					01-26-025-73580		208.50
						Total :	476.85
184003	9/20/2019	010419 GLOBAL EMERGENCY PRODUCTS	, INC AG71931		SEAT BELTS		
					01-19-000-72540		351.58
						Total :	351.58
184004	9/20/2019	012902 GO PARTS INC.	169682		AIR & OIL FILTERS		
					01-19-000-72540		98.22
						Total:	98.22
184005	9/20/2019	004538 GOLDY LOCKS	674499		DUPL KEY		
101000	0/20/2010	001000 COLD 1 LOCKO	07 1100		01-26-024-72540		27.50
					01 20 024 72040	Total :	27.50
194000	0/20/2040	010160 CONTALET CERCIO	Def004204700		LID Defined Cat #00400500		
184006	9/20/2019	019169 GONZALEZ, SERGIO	Ref001381786		UB Refund Cst #00498598		00.00
					60-00-000-20599		66.00

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184006	9/20/2019	019169	019169 GONZALEZ, SERGIO	(Continued)		Total :	66.00
184007	9/20/2019	004438	GRAINGER	9273870148		NON-PEN ROOF MNT	
						64-00-000-72525	97.05
				9278191516		COVERALLS	
						64-00-000-73845	159.15
						60-00-000-73845	68.20
				9281846304		0 TO 10.0 SPI SUBMERISBLE LEVE	
					VTP-017338	64-00-000-72525	683.38
				9283316835		SAFETY GLASSES	
						60-00-000-73845	8.36
						63-00-000-73845	0.93
						64-00-000-73845	3.98
						01-26-023-73845	13.27
						01-26-024-73845	6.64
				9286544904		AIR DISPENSER,REFILS	
						01-26-025-73580	115.59
				9288019889		FIRE HOSE	
						01-26-023-73870	483.15
				9288045140		SUBMERSIBLE LEVEL TRANSMITTE	
					VTP-017337	64-00-000-72525	781.14
						Total :	2,420.84
184008	9/20/2019	017574	GRAVES, JEFFREY	091619		PER DIEM:MEALS/ NEMRT CLOSE (
						01-17-220-72140	30.00
						Total :	30.00
184009	9/20/2019	004640	HEALTHCARE SERVICE CORPORATION	N AP100119		A/C#271855-HEALTH INS EXPENSE	
						01-17-205-72435	378.00
						01-26-023-72435	378.00
						01-21-210-72435	295.25
						01-26-025-72435	189.00
						60-00-000-72435	111.14
						63-00-000-72435	21.17
						64-00-000-72435	56.69
						01-26-025-72435	775.80
						01-26-023-72435	1,278.62

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184009	9/20/2019	004640	HEALTHCARE SERVICE CORPORATION	(Continued)			
						01-33-300-72435	378.00
						01-26-023-72435	378.00
						01-26-024-72435	900.62
						01-17-220-72430	-0.48
						Total :	5,139.81
184010	9/20/2019	018048	HERVAS, CONDON & BERSANI, P.C.	20005-2922		ETHICS INV IV FILE #19-2922.1	
						01-14-000-72850	1,985.50
						Total :	1,985.50
184011	9/20/2019	012328	HOMER INDUSTRIES	S135880		DROP CHARGE - CHIPS	
101011	0/20/2010	0.2020	TOMER IND CONTROL	0.100000		01-26-023-72890	50.00
						Total:	50.00
184012	9/20/2019	017641	HR GREEN, INC	129145		PROJ#190614 CODE UPDATES 7/1/	
						01-33-300-72790	5,934.00
						Total :	5,934.00
184013	9/20/2019	011032	HUB INTERNATIONAL MIDWEST LTD.	1576891		NOTARY BOND/PAULA D WAGENEF	
						01-12-000-72720	20.00
						Total :	20.00
184014	9/20/2019	014310	IAFC MEMBERSHIP	124273		MEMBERSHIP DANIEL RIORDAN	
	0.20.20					01-19-000-72720	215.00
						Total:	215.00
184015	0/20/2010	000767	II LINOIC ADCO	643		ILLINOIS ADOO FALL TOAINING SEA	
104015	9/20/2019	002767	ILLINOIS APCO	043	VTP-017311	ILLINOIS APCO FALL TRAINING SEN 01-21-210-72140	60.00
					VIP-01/311	01-21-210-72140 Total :	60.00 60.00
						iotai :	60.00
184016	9/20/2019	015497	ILLINOIS SECRETARY OF STATE	091719		PLATES 1FAHP2E89EG128735	
						01-17-205-72860	101.00
						Total :	101.00
184017	9/20/2019	015497	ILLINOIS SECRETARY OF STATE	107140874		NOTARY PAULA D WAGENER FILIN	
2.2	3.23.23.0	2.0.01				01-12-000-72720	10.00

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184017	9/20/2019	015497	015497 ILLINOIS SECRETARY OF S	STATE (Coi	ntinued)		Total :	10.00
184018	9/20/2019	004896	IMAGING OFFICE SYSTEMS INC.	LAB020030		DIGITAL FILM,16MM DIAZO D 01-17-205-72345	OUP Total:	1,258.08 1,258.08
184019	9/20/2019	005127	INGALLS OCCUPATIONAL MEDICINE	281996		EXAM JESSICA HERNANDEZ 01-41-040-72846	Total :	184.00 184.00
184020	9/20/2019	005089	INT'L COUNCIL SHOPPING CENTERS	1753433		MEMBERSHIP PAT CARR 01-12-000-72720	Total :	50.00 50.00
184021	9/20/2019	004875	IRMA	SALES00177	42	AUG'19 DEDUCTIBLE 01-14-000-72541 60-00-000-72541 64-00-000-72541 70-00-000-72541	Total :	21,423.52 490.70 210.30 540.00 22,664.52
184022	9/20/2019	018670	KROSS TOWN ROOFING AND	525	VTP-017284	REPAIRS TO SALT DOME 01-26-025-72520	Total :	675.00 675.00
184023	9/20/2019	003440	M. COOPER WINSUPPLY CO.	S2048570.00	1	SUMP PUMP 01-26-025-73630	Total :	256.23 256.23
184024	9/20/2019	007100	M. E.SIMPSON COMPANY, INC	33942		LEAK LOCATION 16301 EVER 60-00-000-72513	RGREE Total:	475.00 475.00
184025	9/20/2019	013969	MAP AUTOMOTIVE OF CHICAGO	40-525218		EVOL CER,BRAKE ROTORS 01-17-205-72540	Total :	244.34 244.34
184026	9/20/2019	012631	MASTER AUTO SUPPLY, LTD.	15030-76641		ROTOR,BRAKE PAD SET		

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oucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
184026	9/20/2019	012631	MASTER AUTO SUPPLY, LTD.	(Continued)			
						01-33-300-72540	119.71
				15030-76849		OIL FILTERS	4 47
						01-19-000-72540 Total :	4.47 124.18
							124.10
84027	9/20/2019	005673	MC CANN INDUSTRIES, INC.	P04591		FORMING TUBE, CUTTING FORM	
						01-26-024-73570	131.60
						Total :	131.60
84028	9/20/2019	005645	MEADE ELECTRIC COMPANY INC.	688012		LED PHASE 2 INCL CHG ORDER	
						30-00-000-75500	98,239.87
						Total :	98,239.87
84029	9/20/2019	005645	MEADE ELECTRIC COMPANY INC.	689475		TRAFFIC SIGNAL MAINT 171 & 173	
						01-26-024-72775	495.00
						Total :	495.00
84030	9/20/2019	006074	MENARDS	71094		DAWN	
						01-41-056-72937	17.88
				71350		LUMBER, SHOWER CURTAIN, SAFE	
				_,		01-19-020-73605	149.20
				71755		HOOK CLEVIS,TRANSPORT,SLIP 01-26-023-73410	51.37
				71823		DUCK TAPE,CAULK,PIPE INS	51.37
				7 1023		01-26-025-72520	36.71
				71868		HOOK & PICK,PIPE WRAP	
						01-26-025-72520	10.77
				72073		DRYWALL HANDI PANEL	
				70000		01-26-025-72520	0.89
				72086		LYSOL 01-26-025-73580	21.30
				72130		BLOCK ADHESIVE, CAULK GUN	21.30
				72100		01-26-025-72530	31.94
				72132		RUBBER COATING,9X2 GRK,2X6-10	
						01-21-000-72530	61.52
				72187		FLY STICK,FLY RIBBON	

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				Invoice	PO #	Description/Account	Amount
184030	9/20/2019	006074	MENARDS	(Continued)			
						01-26-025-73870	4.12
				72190		PHILLIPS,PAIL	
						01-19-000-73410	17.94
						Total :	403.64
184031	9/20/2019	006020	METROPOLITAN INDUSTRIES, INC.	INV009421		CHLORINE SYSTEM PARTS	
					VTP-017330	60-00-000-72528	855.00
					VTP-017330	63-00-000-72528	855.00
						60-00-000-72528	13.19
						63-00-000-72528	13.19
						Total :	1,736.38
184032	9/20/2019	017651	MSC INDUSTRIAL SUPPLY CO.	3213399001		PARTS,TUBING,CABLE TIES,SILICC	
						01-17-205-72540	135.60
						01-33-300-72540	45.20
						01-26-024-72540	90.41
						01-26-023-72540	90.41
						60-00-000-72540	47.92
						63-00-000-72540	15.37
						64-00-000-72540	27.12
				3250290001		BRAKE CLNR, DRILL BITS, SEALS, P/	
						01-17-205-72540	148.33
						01-33-300-72540	49.45
						01-26-024-72540	98.88
						01-26-023-72540	98.88
						60-00-000-72540	52.41
						63-00-000-72540	16.81
						64-00-000-72540	29.66
						Total :	946.45
184033	9/20/2019	015386	MUNICIPAL GIS PARTNERS, INC	4825		GIS STAFFING	
						01-16-000-72652	8,475.86
						60-00-000-72652	5,085.51
						63-00-000-72652	593.30
						64-00-000-72652	2,797.04

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184033	9/20/2019	015386	015386 MUNICIPAL GIS PARTNERS,	INC	(Continued)		Т	otal :	16,951.71
184034	9/20/2019	014443	MURPHY & MILLER, INC	SVC0	0022915		POST#1 PUMP HOUSE 6640 16	67 ST	
							60-00-000-72520		175.18
							63-00-000-72520		175.18
							64-00-000-72520		150.14
							60-00-000-72520		11.51
							63-00-000-72520		11.51
							64-00-000-72520		9.87
							Т	otal :	533.39
184035	9/20/2019	015723	NICOR	49924	710004		ACCT#49-92-47-1000 4 9191 W	175 ⁻	
							01-26-025-72511		114.11
							Т	otal :	114.11
184036	9/20/2019	013034	NOTARY PUBLIC ASSOC.	89927	0		NOTARY STAMP LISA BECK 89	9270	
							01-33-000-72720		16.90
							т	otal :	16.90
184037	9/20/2019	001487	NUWAY DISPOSAL SERVICE INC	67124	.32		SWEEPINGS		
							01-26-023-72890		2,636.50
							Т	otal :	2,636.50
184038	9/20/2019	012036	O'DWYER, DANIEL	09171	9		PER DIEM: MEAL/INTERVIEWIN	NG JI	
							01-17-220-72140		15.00
							Т	otal :	15.00
184039	9/20/2019	013096	PACE SYSTEMS INC	IN000	27860		HARD DRIVE		
							01-16-000-72565		350.00
							Т	otal :	350.00
184040	9/20/2019	006475	PARK ACE HARDWARE	03544	2/2		CUST#9404 ALARM,CAN OPEN	NER,1	
							01-19-000-73410		103.56
				03544	3/2		CUST#9404 EXCHANGE LP TAI	NK B	
							01-19-000-73540		19.99
				03546	3/2		CUST#891432 LOCKWASH		
							01-26-023-73840		10.39
				06185	3/1		STATION SUPPLIES		

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184040	9/20/2019	006475 PARK ACE HARDWARE	(Continued)			
			(,	VTP-017356	01-19-000-73580	706.62
				VTP-017356	01-19-000-73410	36.27
				VTP-017356	01-19-000-72220	423.36
				VTP-017356	01-19-000-72710	19.77
			061884/1		CUST#891431 BATTERY,IMPACT W	
					60-00-000-73410	206.62
					63-00-000-73410	22.96
					64-00-000-73410	98.40
			61808/1		CUST#9404 EXCHANGE LP TANK B	
					01-19-000-73540	39.98
			61810/1		EXCHANGE LP TANK BR	
					01-19-000-73540	-19.99
			61857/1		#9404 EPOXY,ADHESIVE	
					01-19-000-72540	11.48
			61886/1		CUST#9404 HOSE & REGULATOR	
					01-19-000-72524	27.99
			61899/1		CUST#891431 STRIPPER BLADES,(
					60-00-000-73410	7.82
					64-00-000-73410	3.35
			61901/1		CUST#891431 NIPPLE GALV	
					60-00-000-73630	6.06
					Total :	1,724.63
184041	9/20/2019	017268 PETERSON JOHNSON & MURRAY	12667		LEGAL SERV JABER OMAR/OTHER	
					60-00-000-72850	2,242.50
			12683		LEGAL SERV VOTP-GENERAL THR	_,_ :_::::
					01-14-000-72850	23,346.50
			12684		LEGAL SERV FOIA THRU 8/31/19	-,
					01-14-000-72850	1,390.50
			12685		NEW BREMEN TIF THRU 8/31/19	•
					27-00-000-72850	1,072.50
			12686		RUDSINSKI VS VOTP THRU 8/31/19	•
					60-00-000-72850	838.50
			12687		RACINO DEVELOPMENT MENTAL H	
					20-00-000-72850	49,235.00
			12688		VOTP GENERAL LABOR MATTER TI	,

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184041	9/20/2019	017268 PETERSON JOHNSON & MURRAY				
			12693		01-14-000-72855 VOTP PROSECUTIONS THRU 8/31/	10,140.00
			12000		01-14-000-72850	6,572.00
					Total :	94,837.50
184042	9/20/2019	006499 PITNEY BOWES INC	1013870932		ACCT#0012198182 EQUIP SERV W/	
					01-14-000-72750	225.39
					60-00-000-72750	225.39
					Total :	450.78
184043	9/20/2019	015491 PIZZO & ASSOCIATES, LTD.	21835		8322 FAIRFIELD GLEN RESTORATI	
					30-00-000-73681	5,197.50
			22015		8322 FAIRFIELD GLEN RESTORATION	
					30-00-000-73681	21,439.07
					Total :	26,636.57
184044	9/20/2019	006559 PRAXAIR DISTRIBUTION, INC	91463476		TUNGSTEN E3	
					01-26-023-73730	17.00
					01-26-024-73730	8.50
					60-00-000-73730	5.95
					63-00-000-73730 64-00-000-73730	5.95 5.10
			91463477		FLOW W/HOSE,WIRE	5.10
			01100111		60-00-000-73730	25.92
					63-00-000-73730	25.92
					64-00-000-73730	22.22
					01-26-023-73730	74.06
					01-26-024-73730	37.02
			91483167		TIG ROD, DRIVE ROLL KIT	
					01-26-024-73730	61.98
					60-00-000-73730	43.39
					63-00-000-73730 64-00-000-73730	43.39 37.20
					01-26-023-73730	123.98
					Total :	537.58
					iotai :	537

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184045	9/20/2019	010575 PUBLIC AGENCY TRAINING COUNCIL	243029		WM DEVINE SEMINAR LEGAL/LIAB 01-17-220-72140 Total :	325.00 325.00
184046	9/20/2019	014275 PUBLIC SAFETY DIRECT, INC.	94660		LABOR UNIT 675 LIGHT BAR REPL# 01-21-000-72540 Total :	1,999.90 1,999.90
184047	9/20/2019	007680 PUBLIC STORAGE	51624287		SPACE 246 STORAGE FIRE ST 47 1 01-19-000-73870 Total :	223.00 223.00
184048	9/20/2019	014412 RAINS, SCOTT	T-8130		REIM. EXP.YAMBO'S FOOD 01-17-220-72240 Total :	54.99 54.99
184049	9/20/2019	006870 RELIABLE FIRE EQUIPMENT	732112		RECERTIFY FIRE EXT FIRE ST #1 01-19-000-72535 Total :	37.50 37.50
184050	9/20/2019	015230 RIDGE LANDSCAPE SERVICES LLC	6887 6888		LAWN MAINT 8/18/19-8/31/19 01-26-023-72881 LAWN MAINT 9/1/19-9/14/19 01-26-023-72881 Total :	15,556.78 15,557.56 31,114.34
184051	9/20/2019	006874 ROBINSON ENGINEERING CO. LTD.	19090155		PROJ#19-R0005.014 RESURFACINO 06-00-000-72840 Total :	59,524.00 59,524.00
184052	9/20/2019	006874 ROBINSON ENGINEERING CO. LTD.	19090031		OAK PK AV RECONSTRUCTION 167 33-00-000-75806 Total :	7,654.96 7,654.96
184053	9/20/2019	016334 RUSH TRUCK CENTERS	2801-3300	VTP-016015	60' AERIAL TRUCK- 30-00-000-74234 30-00-000-54035	287,477.00 -16,500.00

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184053	9/20/2019	016334 016334 RUSH TRUCK CENTERS	(Continued)		Total :	270,977.00
184054	9/20/2019	007629 SAM'S CLUB DIRECT	6441		PLATES, WIPES, COFFEE, OFFICE S	
					01-21-210-73110	179.33
					01-21-000-72220	17.75
					01-21-000-73110	10.00
					01-19-000-73110	9.99
			6733		WATER, TOWELS, WIPES, DIAL	
					60-00-000-73115	11.12
					64-00-000-73115	4.76
					01-26-023-73115	15.88
					01-26-024-73115	7.94
					01-26-025-73580	42.42
			7106		WATER, PAPER TOWELS, COFFEE	
					60-00-000-73115	42.29
					64-00-000-73115	18.12
					01-26-023-73115	60.41
					01-26-024-73115	30.20
			7434		WATER, SNACKS, COOKIE TRAY	
					60-00-000-73115	13.34
					64-00-000-73115	5.72
					01-26-023-73115	19.06
					01-26-024-73115	9.52
					01-14-000-73115	98.20
					Total :	596.05
184055	9/20/2019	007092 SAUNORIS	602149		SOD,PALLET	
					01-26-023-73680	1,169.00
			602214		CREDIT PALLET REFUND	,,,,,,,,,
					01-26-023-73680	-144.00
			602247		CREDIT PALLET REFUND	
					01-26-023-73680	-32.00
			602257		CREDIT PALLET REFUND	02.00
			3323.		01-26-023-73680	-32.00
					Total :	961.00
184056	9/20/2019	007572 SCHAAF EQUIPMENT CO. INC.	1000057577		DIGITAL TACH/HOUR METER	

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184056	9/20/2019	007572 SCHAAF EQUIPMENT CO. INC.	(Continued)			
					01-26-023-72530 Total :	213.95 213.9 5
						213.3
184057	9/20/2019	011477 SCHULIEN, NICK	091119		RESTORATION OF THE 911 BENCH 01-19-000-73870	500.00
					Total:	500.00
184058	0/20/2010	007621 SCOT DECAL COMPANY INC.	26236		MOTORCYCLE TAGS, DEALER TAGS	
104030	3/20/2013	007021 GGOT BEGAL GOWN ANT INC.	20230		06-00-000-73210	417.00
					Total :	417.00
184059	9/20/2019	007453 SERVICE SANITATION, INC.	7695708		JUNE 15 MUSIC IN THE PLAZA CON	
				VTP-017002	01-35-000-72923	915.00
					Total :	915.00
184060	9/20/2019	019170 SIMPLY SERVE MEALS LLC	Ref001381787		UB Refund Cst #00501841	
					60-00-000-20599 Total :	21.44 21.4 4
						21.4-
184061	9/20/2019	007224 STANDARD EQUIPMENT COMPANY	P16932		POTENTIOMETER 01-26-023-72530	284.75
			P16953		FILTER HOUSING, PRIM ELEMENTS	204.73
					01-26-023-72540	468.59
					Total :	753.34
184062	9/20/2019	015452 STEINER ELECTRIC COMPANY	S006452838.001		LITH LED EMERG EXIT/COMBO	
			S006453396.001		01-26-025-72520 LED EXIT SIGN W/BAT BACKUP	98.68
			0000100000.001		01-26-025-72520	154.77
					Total :	253.4
184063	9/20/2019	015994 STERNBERG LIGHTING, INC.	52429		6 STREET LIGHT POLES FOR OAK	
				VTP-017153	01-26-024-73570 Total :	11,430.00 11,430.0 0
						11,430.00
184064	9/20/2019	007438 SUB TRAILER HITCH, INC.	12735		COUPLER/LABOR	164.0
					01-19-000-72540	161.95

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Total :		(Continued)	007438 SUB TRAILER HITCH, INC.	007438	9/20/2019	184064
REIM.EXP. BOXED LUNCHES SEPT		091019	SULLIVAN, LINDA	014446	9/20/2019	184065
01-41-056-72937						
Total :						
KIT-JET,HOSE- WINDSHIELD		489949	SUTTON FORD INC./FLEET SALES	007297	9/20/2019	184066
01-26-024-72540						
WHEELASY		490039				
01-17-205-72540						
		F57327				
	VTP-017177					
Total :						
PROF SERV VOTP DEV SUPPORT {		20594	THE INNOVATION GROUP INC	012609	9/20/2019	184067
20-00-000-72849						
Total :						
LUNCHEON MTG/KORTUM, DUNN, K		4179	THIRD DISTRICT FIRE CHIEF ASSN	007717	9/20/2019	184068
01-19-000-72170						
Total :						
BOILER REPAIR VILLAGE HALL		W17763	TOTAL AUTOMATION CONCEPTS, INC	012187	9/20/2019	184069
01-26-025-72530						
THERMOSTAT REPAIR FIRE ST #4		W17764				
01-26-025-72530						
Total :						
OPA TRAIN ST NORTH ST PARKING		107495811	TRUGREEN PROCESSING CENTER	014510	9/20/2019	184070
70-00-000-72881						
WEED CONTROL SERV OPA EAST		109757772				
		109763615				
		400000004				
		109906921				
	Total: REIM.EXP. BOXED LUNCHES SEPT 01-41-056-72937 Total: KIT-JET,HOSE- WINDSHIELD 01-26-024-72540 WHEEL ASY 01-17-205-72540 2019 FORD EXPLORER (VM) 30-00-000-74222 Total: PROF SERV VOTP DEV SUPPORT { 20-00-000-72849 Total: LUNCHEON MTG/KORTUM,DUNN,K 01-19-000-72170 Total: BOILER REPAIR VILLAGE HALL 01-26-025-72530 THERMOSTAT REPAIR FIRE ST #4 01-26-025-72530 Total: OPA TRAIN ST NORTH ST PARKING 70-00-000-72881	Total: REIM.EXP. BOXED LUNCHES SEPT 01-41-056-72937 Total: KIT-JET,HOSE- WINDSHIELD 01-26-024-72540 WHEEL ASY 01-17-205-72540 2019 FORD EXPLORER (VM) VTP-017177 30-00-000-74222 Total: PROF SERV VOTP DEV SUPPORT { 20-00-000-72849 Total: LUNCHEON MTG/KORTUM,DUNN,K 01-19-000-72170 Total: BOILER REPAIR VILLAGE HALL 01-26-025-72530 THERMOSTAT REPAIR FIRE ST #4 01-26-025-72530 Total: OPA TRAIN ST NORTH ST PARKING 70-00-000-72881 WEED CONTROL SERV OPA EAST 01-26-023-72881 LAWN SERV OPA EAST PKWY OPA 01-26-023-72881 LAWN SERV 183 RIDGELAND PUMI 60-00-000-72881 63-00-000-72881	(Continued) REIM.EXP. BOXED LUNCHES SEPT 01-41-056-72937 Total: 489949 KIT-JET,HOSE- WINDSHIELD 01-26-024-72540 WHEEL ASY 01-17-205-72540 2019 FORD EXPLORER (VM) VTP-017177 30-00-000-74222 Total: 20594 PROF SERV VOTP DEV SUPPORT { 20-00-000-72849 Total: 4179 LUNCHEON MTG/KORTUM,DUNN,K 01-19-000-72170 Total: W17763 BOILER REPAIR VILLAGE HALL 01-26-025-72530 ThermOSTAT REPAIR FIRE ST #4 01-26-025-72530 Total: 107495811 OPA TRAIN ST NORTH ST PARKING 70-00-000-72881 109763615 LAWN SERV OPA EAST I 01-26-023-72881 109906921 LAWN SERV OPA EAST PKWY OPA 01-26-023-72881	Notation Sullivan, Linda Sullivan, Linda	Total : 1014446 SULLIVAN, LINDA 091019 REIM.EXP. BOXED LUNCHES SEPT 01-41-056-72937 Total : 1014446 SULLIVAN, LINDA 091019 REIM.EXP. BOXED LUNCHES SEPT 01-41-056-72937 Total : 1007297 SUTTON FORD INC./FLEET SALES 489949 KITJET.,HOSE- WINDSHIELD 01-26-024-72540 WHEEL ASY 01-17-205-72540 WHEEL ASY 01-17-205-72540 2019 FORD EXPLORER (VM) 2019 FORD EXPLORER (V	9/20/2019 007438 007438 SUB TRAILER HITCH, INC. (Continued) 9/20/2019 014446 SULLIVAN, LINDA 091019 REIM.EXP. BOXED LUNCHES SEPT 01-41-056-72937 Total: 9/20/2019 007297 SUTTON FORD INC./FLEET SALES 489949 KIT.JET.HOSE- WINDSHIELD 01-26-024-72540 WHEEL ASY 01-17-205-72540 2019 FORD EXPLORER (VM) 30-00-000-74222 Total: 9/20/2019 012609 THE INNOVATION GROUP INC 20594 PROF SERV VOTP DEV SUPPORT 8 20-00-000-72849 Total: 9/20/2019 007717 THIRD DISTRICT FIRE CHIEF ASSN 4179 LUNCHEON MTG/KORTUM,DUNN,K 01-19-000-72170 Total: 9/20/2019 012187 TOTAL AUTOMATION CONCEPTS, INC W17763 BOILER REPAIR VILLAGE HALL 01-26-025-72530 THERMOSTAT REPAIR FIRE ST #4 01-26-025-72530 THERMOSTAT REPAIR FIRE ST #4 01-26-025-72530 THERMOSTAT REPAIR FIRE ST #4 01-26-025-72530 TOTAL ST NORTH ST PARKING 70-00-000-72881 UNCHEON MTG/KORTUM, DUMI 60-00-000-72881 LAWN SERV IOPA EAST I 01-26-023-72881 LAWN SERV IOPA EAST PKWY OPA 01-26-023-72881 LAWN SERV IOPA EAST PKWY OPA 01-000-072881 60-00-000-72881 ST DOUGH TERM ST RIDGELAND PUMI 60-00-000-72881 ST DOUGH TERM ST RIDGELAND PUMI 60-00-000-72881

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Voucher	Date	Vendor		Invoice		PO #	Description/Account	Amour
184070	9/20/2019	014510	014510 TRUGREEN PROCESSING	CENTER	(Continued)		Total	: 494.5
184071	9/20/2019	002613	UNITED HEALTHCARE AARP	090519			SEPTEMBER 19 PYMT FOR OCTO	3
							01-33-300-72435	257.4
							01-13-000-72435	211.2
							60-00-000-72435	64.3
						01-26-023-72435	64.3	
						60-00-000-72435	205.1	
							01-17-205-72435	126.0
							60-00-000-72435	289.4
							01-26-024-72435	196.4
							01-26-023-72435	104.4
							60-00-000-72435	195.2
							01-17-205-72435	70.4
							60-00-000-72435	37.1
							01-26-025-72435	37.1
							01-17-205-72435	78.0
							Total	: 1,937.0
184072	84072 9/20/2019 011904	011904	UPS	0000626	6634369		SHIPPER#626634	
							01-17-215-72110	8.4
				0000626	634379		SHIPPER #626634	
							01-17-205-72110	30.5
							Total	: 38.9
184073	9/20/2019	018250	VERIZON CONNECT NWF INC	OSV000	001859968		CUST ID# TINL001 GPS TRUCK TR	ļ
							01-26-023-72790	322.1
							Total	
184074	9/20/2019	018112	WINDOW GENIE	403783			WINDOW CLEANING AT POLICE S	Т
	0.20.20.0	0.0				VTP-017316	01-26-025-72520	670.0
						VII 017010	01-26-025-72520	60.0
				403803			PUBLIC WORKS GARAGE WINDO	
				400000		VTP-017302	01-26-025-72520	120.0
				403804		VII 017002	WINDOW CLEANING FOR PUBLIC	
				100001		VTP-017300	01-26-025-72520	285.0
				403805		V 11 017000	WINDOW CLEANING OF VILLAGE	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
184074	9/20/2019	018112 WINDOW GENIE	(Continued)				
				VTP-017301	01-26-025-72520		445.00
						Total :	1,580.00
184075	9/20/2019	019167 WINDT, WILLIAM	Ref001381784		UB Refund Cst #00478922		
					60-00-000-20599		23.91
						Total :	23.91
184076	184076 9/20/2019	012034 WITMER PUBLIC SAFETY GROUP, INC	E1876864		RADIO HOLDER,STRAPS		97.17
					01-19-000-72550		
			E1876864.001		RADIO HOLDERS,STRAPS		
					01-19-000-72550		305.85
						Total :	403.02
184077	9/20/2019	008636 ZETTLEMEIER'S BAKERY	091119		50 CUPCAKES		
					01-41-056-72937		124.50
			5847-1		CAKE		
					01-21-210-72220		20.60
						Total :	145.10
12	5 Vouchers f	for bank code: apbank			Bar	nk total :	771,422.49

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Bank code :	ipmg						
Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
2539	9/4/2019	018837	INSURANCE PROGRAM MANAGERS GR	190320W011		PAYEE-INMAN & FITZGIBBONS LTD 01-14-000-72542	443.78
						Total :	443.78
2540	9/13/2019	018837	INSURANCE PROGRAM MANAGERS GR	190320W011		PAYEE-ALPHA REVIEW CORPORAT	
						01-14-000-72542 Total :	10.00 10.00
							10.00
2541	9/13/2019	018837	INSURANCE PROGRAM MANAGERS GR	190320W011		PAYEE-RECORD COPY SERVICE	00.75
						01-14-000-72542 Total :	89.75 89.75
2542	9/17/2019	018837	INSURANCE PROGRAM MANAGERS GR	190904W030		PAYEE-CRASH CHAMPION	
						01-14-000-72542	4,334.74
						Total :	4,334.74
2543	9/17/2019	018837	INSURANCE PROGRAM MANAGERS GR	190626W003		PAYEE-DANIEL MAURER	
						01-14-000-72542	500.00
						Total :	500.00
2544	9/17/2019	018837	INSURANCE PROGRAM MANAGERS GR	190320W011		PAYEE-INMAN & FITZGIBBONS LTD	00.50
						01-14-000-72542 Total :	92.50 92.50
2545	0/17/2010	019937	INSURANCE PROGRAM MANAGERS GR	100626\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		PAYEE-PROGRESSIVE INSURANCE	
2040	3/1//2013	010007	INSURANCE I NOGRAMINANAGERS GR	19002000003-2		01-14-000-72542	4,853.99
						Total :	4,853.99
2546	9/17/2019	018837	INSURANCE PROGRAM MANAGERS GR	190904W030		PAYEE-RAC ADJUSTMENTS INC	
						01-14-000-72542	116.00
						Total :	116.00
2547	9/17/2019	018837	INSURANCE PROGRAM MANAGERS GR	190626W014		PAYEE-VISSER COLLISION	0.000.00
						01-14-000-72542 Total :	2,300.00 2,300.00
•	Vougharra	fau barli	anda i inma				
9	Vouchers	ior bank	code: ipmg			Bank total :	12,740.76

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138 Vouchers in this report Total vouchers: 801,002.64

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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Bank code :	apbank						
Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
184081	9/24/2019	016333	ALBA, DOUGLAS	092419		PER DIEM LODGING,MEALS,FUEL/5 01-17-205-72140 Total :	182.20 182.20
184082	9/24/2019	013647	SSBOA	092419		LUNCHEON MTG GENE LODE 01-33-300-72170 Total :	20.00 20.00
184083	9/24/2019	013647	SSBOA	092419.		LUNCHEON MTG MIKE CHAMBERS 01-33-300-72170 Total :	20.00 20.00
184084	9/27/2019	018948	ADAPT PHARMA INC	21538	VTP-017354	NARCAN NASAL SPRAY 01-17-220-73550 Total :	900.00 900.00
184085	9/27/2019	012659	ADVANCE AUTO PARTS	6717924679458		FUEL PUMP 01-17-205-72540 Total :	114.74 114.74
184086	9/27/2019	010318	ADVOCATE CHRIST MEDICAL CNTR	091819		35 BLS PROVIDER E-CARDS 01-19-020-73606 Total :	105.00 105.00
184087	9/27/2019	014341	AFTERMATH, INC.	JC2019-4395 JC2019-4404		BIO HAZARD CLEAN UP CELL#8 01-17-205-72750 BIO-HAZARD CLEAN UP SQD#14A 01-17-205-72750 Total :	105.00 105.00 210.00
184088	9/27/2019	002734	AIR ONE EQUIPMENT, INC	148258 148259 148260	VTP-017368 VTP-017369	BATTERY 01-19-000-72530 REPAIR CUTTERS ON TRUCK 46 01-19-000-72530 REPLACED DAMAGED HOSE 01-19-000-74184	482.05 1,171.50 505.95

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Amou	Description/Account	<u>PO#</u>	Invoice		Vendor	Date	Voucher
2,159.	Total :		(Continued)	002734 AIR ONE EQUIPMENT, INC	002734	9/27/2019	184088
	STANDARDIZED FIELD SOBRIETY I		5076	ALPHAGRAPHICS	006514	9/27/2019	184089
523.	01-17-205-72310						
523.	Total :						
	FLAT MONTHLY FEE		4000176949	AMERICAN WATER	002628	9/27/2019	84090
455.	64-00-000-73225						
455.	Total :						
	ACCT#201490841 7980 W 183RD S		3096739723	AMERIGAS	002452	9/27/2019	184091
54.	01-26-023-73520						
27.	01-26-024-73520						
19.	60-00-000-73520						
19.	63-00-000-73520						
16.	64-00-000-73520						
136.	Total :						
	REMOVE HORNETS NEST FROM P/		73815	AMPEST EXTERMINATION LLC	002470	9/27/2019	84092
175.	01-26-023-72790						
175.	Total :						
	MID SEASON INSPECTION FIRE ST		93673	AQUAMIST PLUMBING & LAWN	014936	9/27/2019	184093
212.	01-26-025-72790						
	MID SEASON INSPECTION / PD		93679				
265.	01-26-025-72790						
	MID SEASON INSPECTION / VH		93685				
352.	01-26-025-72790						
407	MID SEASON INSPECTION OAK PK		93693				
197.	01-26-025-72790		00000				
101	MID SEASON INSPECTION OAK PK		93699				
191.	01-26-025-72790 MID SEASON INSPECTION OAK PK		93705				
223.	01-26-023-72790		93703				
225.	MID SEASON INSPECTION/STREET		93711				
849.	01-26-023-72790		507 11				
0 -1 0.	MID SEASON INSPECTION LAGRAN		93717				

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oucher/	Date	Vendor		Invoice	PO #	Description/Account	Amount
184093	9/27/2019	014936	AQUAMIST PLUMBING & LAWN	(Continued)			
				00704		01-26-023-72790	1,130.00
				93724		MID SEASON INSPECTION 171ST S	219.00
						01-26-023-72790 Total :	318.00 3,737.45
						iotai .	3,737.43
184094	9/27/2019	002537	AURELIO'S PIZZA	36		PIZZAS	
						01-12-000-72140	87.80
						Total :	87.80
184095	9/27/2019	015018	AUSTIN TYLER CONSTRUCTION, LLC	1923-01		WATER MAIN IMPROV PROJ 9/1/19-	
				VTP-017235	62-00-000-75705	267,354.45	
						Total :	267,354.45
184096	9/27/2019	002938	BEST TECHNOLOGY SYSTEMS INC.	BTL-19042-2		VTP-014101 SHOOTING RANGE BU	
						01-26-025-72779	1,070.00
						Total :	1,070.00
184097	9/27/2019	015212	BETTENHAUSEN AUTOMOTIVE	82007DOW		FILTER	
104091 9	0.2.,20.0	0.02.2		0200.201.		01-17-205-72540	118.36
						Total :	118.36
184098	9/27/2019	002974	BETTENHAUSEN CONSTRUCTION SER	N 190139		HAULING STONES	
	0.2					01-26-023-73860	45.00
						70-00-000-73860	15.00
						60-00-000-73860	56.70
						63-00-000-73860	6.30
						64-00-000-73860	27.00
				190140		HAULING SPOILS	
						01-26-023-72890	210.00
						60-00-000-73681	308.70
						63-00-000-73681	34.30
				190141		64-00-000-73681 HAULING STONES	147.00
				130141		01-26-023-73860	45.00
						70-00-000-73860	45.00 15.00
						60-00-000-73860	56.70

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184098	9/27/2019	002974	BETTENHAUSEN CONSTRUCTION SE	ER√ (Continued)			
				190142		63-00-000-73860 64-00-000-73860 HAULING SPOILS,BRANCHES,WOC 01-26-023-72890 Total:	6.30 27.00 600.00 1,600.00
184099	9/27/2019	003148	BREMEN ANIMAL HOSPITAL, LTD	62850		YAMBO TOTAL HEALTH PROFILE /T	·
						01-17-220-72240 Total :	523.50 523.50
184100	9/27/2019	019174	CANTER, JODI	091919		50/50 SIDEWALK PROG 6913 CHAR	
						01-26-023-75200 Total :	366.45 366.45
184101	9/27/2019	019160	CARSMART	22658		#1S FORD EXPLORER INTERIOR D	450.00
						01-17-205-72540 Total :	450.00 450.00
184102	9/27/2019	003396	CASE LOTS INC	11943		CAN LINERS 01-26-025-73580	580.00
				12132		LINERS	
						01-26-025-73580 Total :	179.40 759.40
184103	9/27/2019	019183	CASHMON, MARY	Ref001382089		UB Refund Cst #00470073 Pd Tinley	
						60-00-000-20599 Total :	1,005.20 1,005.20
184104	9/27/2019	003229	CED/EFENGEE	5025-527470	VTP-017328	STREET LIGHTING BULBS 01-26-024-73570 01-26-024-73570	532.80 -10.66
				5025-527555	VTP-017328	STREET LIGHTING BULBS 01-26-024-73570 01-26-024-73570	343.20 328.30
						Total :	1,193.64
184105	9/27/2019	013991	CHICAGO OFFICE PRODUCTS CO.	976842-0		OFFICE SUPPLIES	

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184105	9/27/2019	013991 CHICAGO OFFICE PRODUCTS CO.	(Continued)		01-19-000-73110	211.61
					Total:	211.61
184106	9/27/2019	015199 CHICAGO PARTS & SOUNDS LLC	2J0001494		GENERAL SERV SIDE SEAT/DOOR	
			2J0001497		01-17-205-72540 SPEAKER	180.00
			200001101		01-17-205-72540	239.00
					Total :	419.00
184107	9/27/2019	017349 CHICAGO STREET CCDD, LLC	18144		DUMP FEE	
					01-26-023-72890	420.00
					Total :	420.00
184108	9/27/2019	003137 CHRISTOPHER B.BURKE ENGINEE	RNG 153339		POST#3 STORM WATER PUMP ST I	
					65-00-000-72525	7,294.00
					Total :	7,294.00
184109	9/27/2019	013820 CINTAS CORPORATION	9057550021		AED REPLACEMENT	
				VTP-017171	01-26-025-73870	3,896.00
					Total :	3,896.00
184110	9/27/2019	012057 COMCAST CABLE	8771401810265348		ACCT#8771401810265348 FIRE ST	
			8771401810316240		01-19-000-72517 ACCT#8771401810316240 9/21/19-1	81.15
			0// 1401010310240		01-17-205-72517	51.40
					Total:	132.55
184111	9/27/2019	013892 COMED	6771163052		ACCT#6771163052 LITE RT/25 8/15/	
					01-26-024-72510	1,215.39
					Total :	1,215.39
184112	9/27/2019	013878 COMED - COMMONWEALTH EDISC	N 0052035006		ACCT#0052035006 6720 SOUTH ST	
					01-26-025-72510	1,246.00
			0421064066		ACCT#0421064066 0 LAPORTE RD 64-00-000-72510	66.88
			0519019106		ACCT#0519019106 6750 SOUTH ST	00.00
					12-00-000-72510	6.64

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184112	9/27/2019	013878 COMED - COMMONWEALTH EDISON	(Continued)			
			1224165129		ACCT#1224165129 LIGHTING 7053	
					01-26-024-72510	109.86
			4803158058		ACCT#4803158058 0 RIDGEFIELD L	
					64-00-000-72510	122.45
			5437131000		ACCT#5437131000 7980 W 183RD 5	470.00
			5000047040		01-26-025-72510	173.26
			5983017013		ACCT#5983017013 WATER MONITC	00.40
			7398024011		63-00-000-72510 ACCT#7398024011 7000 W 183RD \$	80.48
			7398024011		01-26-024-72510	71.53
					01-26-024-72510 Total :	1,877.10
					iotai .	1,077.10
184113	9/27/2019	018311 CONNECTION	57120220		LASERJET PRO MFP M281FDW PR	
					01-17-205-72565	349.00
					Total :	349.00
184114	9/27/2019	012410 CONSERV FS, INC.	66031905		CONSERV #2, ERO BLANKET	
	0.220.0	0.2.10 00.102.11 0, 11.0.	3333.333		01-26-023-73680	48.66
					Total:	48.66
184115	9/27/2019	012826 CONSTELLATION NEWENERGY, INC	. 15742663401		ACCT# ID 8368394 UTIL#438402801	
					01-26-024-72510	90.19
			15772279201		ACCT ID#8368396 CUST#795603-12	10.077.51
					01-26-024-72510	12,377.51
					Total :	12,467.70
184116	9/27/2019	019102 CONVERGENCE STRATEGY GROUP	1830		RACINO FEASABILITY STUDY	
					20-00-000-72849	13,427.11
			1831		RACINO STRATEGIC ADVISORY	
					20-00-000-72849	3,000.00
			1832		RACINO SOCIO ECONOMIC IMPAC	
					20-00-000-72849	10,402.50
					Total :	26,829.61
184117	9/27/2019	018234 CORE & MAIN LP	L209677		VTP-016731 METER	
					62-00-000-74176	1,285.00

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184117	9/27/2019	018234 CORE & MAIN LP	(Continued) L217966		VTP-016731 METERS 62-00-000-74176 Total :	2,570.00 3,855.00
184118	9/27/2019	003635 CROSSMARK PRINTING, INC	75613 75775		BUSINESS CARDS MICHAEL W GL(01-11-000-72310 ENVELOPES 01-17-205-72310 Total:	39.95 275.22 315.17
184119	9/27/2019	003240 CUTRANO, MIKE	092219		REIM.EXP.CANISTERS 01-41-056-72937 Total :	10.98 10.98
184120	9/27/2019	016631 DAUKSAS-ROY, BRIDGET	092419		REIM.EXP.LODGING MABAS CLASS 01-21-210-72140 Total:	96.05 96.05
184121	9/27/2019	004009 EAGLE UNIFORM CO INC	281447		SHOES/WITTMAN 01-19-000-73610 Total :	84.00 84.00
184122	9/27/2019	015853 FIRE SERVICE INC.	30690	VTP-017370	TOWER 47 SERVICE AND REPAIR 01-19-000-72540 Total :	14,537.88 14,537.88
184123	9/27/2019	019173 FISHER, DAVID	091919		50/50 SIDEWALK PROG 8937 POPL 01-26-023-75200 Total :	408.00 408.00
184124	9/27/2019	015058 FLEETPRIDE	35808931		FILTER,LEVER BARREL PUMP 01-26-023-72540 Total :	59.99 59.99
184125	9/27/2019	012941 FMP	50-2533201 50-2536043		WHEEL BEARING & HUB ASSY 01-17-205-72540 COMPRESSOR ASY	125.91

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184125	9/27/2019	012941 FMP	(Continued)			
					01-17-205-72540	339.00
			50-2546512		FUEL FILTER	
					01-26-024-72540	74.93
			52-434865		WIRE ASY	
					01-17-205-72540	28.08
			52-434936		PART	
					01-17-205-72540	43.16
			52-435312		MANIFOLD GAS, SPARK PLUG	
					01-17-205-72540	91.90
			52-435349		COIL ON PLUG BOOT, SPARK PLUG	
					01-17-205-72540	62.72
			52-435530		OIL & AIR FILTER	
					01-26-024-72540	41.07
			52-435553		CONDENSER	
					01-17-205-72540	91.42
					Total :	898.19
184126	9/27/2019	016889 GALLAGHER MATERIALS INC.	12590		COLD PATCH	
104120	3/2//2013	010000 CALLACTILITATION TERMINED INVO.	12000	VTP-017348	01-26-023-73780	3,099.87
				VII -017340	Total :	3,099.87
					iotai .	3,099.07
184127	9/27/2019	004535 GALLS LLC	013688587		LED LIGHT	
					01-21-000-72540	1,226.99
					Total:	1,226.99
					Total .	1,220.00
184128	9/27/2019	019177 GAYTAN, BERNARDINO	091919		REFUND DUI REIM	
					01-14-000-79099	500.00
					Total :	500.00
184129	9/27/2019	017429 G-FORCE AUTOMOTIVE	090519		REPAIR BRUSH TRUCK #1301	
					01-19-000-72540	320.00
					Total :	320.00
184130	9/27/2019	010419 GLOBAL EMERGENCY PRODUCTS, INC	AG72328		ADJ HANDLE	
101100	0/2//2010	TOTTO GEODILE EMERIOEROTT ROBOUTO, INC	71072020		01-19-000-72540	74.04
					Total :	74.04 74.04
					iotai:	74.04

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184131	9/27/2019	012902 GO PARTS INC.	169704		BRAKE CLEANER	
					01-26-023-73535	24.99
					01-17-205-73535	24.99
					Tota	l: 49.98
184132	9/27/2019	004538 GOLDY LOCKS	674330		DUPL KEY	
					60-00-000-73110	11.12
					63-00-000-73110	1.24
					64-00-000-73110	5.29
			674577		CYLINDER/LABOR/175TH & ODEL	L
					65-00-000-72591	229.00
			674742		DUPL KEY	
					01-26-023-73840	5.95
					Tota	l: 252.60
184133	9/27/2019	004438 GRAINGER	9270054332		HEX LAG SCREW	
					01-21-000-72530	18.78
			9290663070		MARKING PAINT	
					60-00-000-73620	11.13
					63-00-000-73620	11.13
					64-00-000-73620	9.54
			9291154558		FLOOR CLEANER	
					01-26-025-73580	92.08
			9294492575		HAND SOAP	
					01-26-025-73580	73.50
			9297495781		UPRIGHT VACUUM	
					01-26-025-73580	316.23
			9300740678		TEE 1 IN.FNPT	
					01-21-000-72530	24.24
			9300740686		TEE 1 IN. FNPT	
					01-21-000-72530	48.48
					Tota	l: 605.11
184134	9/27/2019	018277 GROUNDHOG UTILITY CONS	STRUCTION Ref001382087		UB Refund Cst #00503386	
					60-00-000-20599	199.39
					Tota	l: 199.39

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184135	9/27/2019	019180 GUERRINI MUSIC PRODUCTIONS	092519	-	PERF CUTTING CEREMONY NORTH	
					01-35-000-72954 Total :	200.00 200.00
184136	9/27/2019	019184 HESTER, LORI & JOHN	Ref001382090		UB Refund Cst #00465471, refund du	
					60-00-000-20599	302.54
					Total :	302.54
184137	9/27/2019	012328 HOMER INDUSTRIES	S135999		DROP CHARGE LOGS/CHIPS 01-26-023-72890	50.00
					Total :	50.00
184138	9/27/2019	019175 HYOS, SPERO	091919		50/50 SIDEWALK PROG 7812 WHIT	
					01-26-023-75200 Total :	368.00 368.00
101100	0.107.100.40		0.4000000			300.00
184139	9/27/2019	005186 INTERSTATE BATTERY SYSTEM	24039829		BATTERIES 01-17-205-72540	175.95
					Total :	175.95
184140	9/27/2019	018046 KEVRON PRINTING & MAILING,INC.	19-45043		BUSINESS CARDS MALVI SHAH	
			19-45078		01-33-300-72310 BUSINESS CARDS DANIEL RIORDA	17.50
			10 10070		01-19-020-72310	50.00
					Total :	67.50
184141	9/27/2019	014190 LEHIGH HANSON	5772775		BED/BACKFILL	055.00
					01-26-023-73860 70-00-000-73860	255.03 85.01
					60-00-000-73860	321.34
					63-00-000-73860	35.70
			5773542		64-00-000-73860 BED/BACKFILL	153.02
			5 55 . <u> </u>		70-00-000-73860	28.78
					01-26-023-73860	86.35
					60-00-000-73860	108.79
					63-00-000-73860	12.09

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184141	9/27/2019	014190 LEHIGH HANSON	(Continued)			
					64-00-000-73860	51.81
			5773900		GRADES & STONES	
					70-00-000-73860	19.05
					01-26-023-73860	57.16
					60-00-000-73860 63-00-000-73860	72.02 8.00
					64-00-000-73860	34.30
					Total :	1,328.45
404440	0/07/00/10	040050 MAIOLO DENIOS	000440		DEIM EVE METEA TIOVET A DARWIN	,
184142	9/27/2019	013059 MAIOLO, DENISE	092419		REIM.EXP.METRA TICKET & PARKIN	45.00
					01-12-000-72130	15.00
					Total :	15.00
184143	9/27/2019	005644 MARTIN IMPLEMENT	P22966		FLASHER UNIT	
					01-26-023-72530	119.70
					Total :	119.70
184144	9/27/2019	005765 MARTIN WHALEN O.S. INC.	IN2091603		<it> - REPLACEMENT PRINTERS -</it>	
				VTP-017357	30-00-000-74133	10,971.00
			IN2091606		<it> - REPLACEMENT PRINTERS -</it>	,
				VTP-017357	30-00-000-74133	7,437.00
					Total :	18,408.00
184145	9/27/2019	012631 MASTER AUTO SUPPLY, LTD.	15030-73955		GASKET	
					01-33-300-72540	7.89
			15030-73972		BRAKE PAD,ROTORS	
					01-33-300-72540	131.80
			15030-77169		CABIN AIR FILTER	
					01-17-205-72540	13.74
			15030-77171		XTRACLEAR	40.00
			15030-77414		01-17-205-72540 JCASE	12.60
			13030-77414		01-26-023-72540	4.48
					Total :	170.51
184146	0/27/2010	005673 MC CANN INDUSTRIES, INC.	P04854		FORMING TUBE	
104140	9/2//2019	000073 MIC CAINN INDUSTRIES, INC.	FU4004		FORMING TUDE	

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184146	9/27/2019	005673 MC	CANN INDUSTRIES, INC.	(Continued)			
						01-26-024-73570	138.06
						Total :	138.06
184147	9/27/2019	006074 MEN	IARDS	72080		RUBBER COATING, FILL & SEAL	
						01-21-000-72530	23.76
				72088		FILL & SEAL	
						01-21-000-72530	17.94
				72439		SANDING BLOCKS	
						01-26-025-72520	3.47
				72491		PARTS FOR TRAILER	
						01-21-000-72530	179.14
				72547		AIR HOSE REEL, 6" TIE UVB 100/BA	
						01-26-025-72520	31.88
				72926		PART, SAW BLADE	
						01-21-000-72530	53.44
				72939		BLACK TAPE	
						01-21-000-72530	19.99
						Total :	329.62
184148	9/27/2019	019182 MOF	RAN, ROSEANNE	Ref001382088		UB Refund Cst #00507981	
						60-00-000-20599	75.00
						Total :	75.00
184149	9/27/2019	017651 MSC	INDUSTRIAL SUPPLY CO.	3286165001		PARTS, SANDING DISC, BULBS, DRIL	
						60-00-000-72540	63.85
						63-00-000-72540	9.12
						64-00-000-72540	18.23
						01-26-023-72540	91.21
						01-26-024-72540	91.21
						01-17-205-72540	136.82
						01-33-300-72540	45.61
						Total :	456.05
184150	9/27/2019	015723 NIC	OR	64423710009		ACCT#64-42-37-1000 9 6825 173RD	
						01-26-025-72511	151.58
				81423710003		ACCT#81-42-37-1000 3 17375 69TH	

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184150	9/27/2019	015723 NICOR	(Continued)			
			90223493009		01-26-025-72511 ACCT#90-22-34-9300 9 6700 SOUTH	35.19
					01-26-025-72511	53.93
					Total :	240.70
184151	9/27/2019	016641 NIEMEYER, DAVID	092419		REIM.EXP. METRA TICKET	
					01-12-000-72130	13.50
					Total :	13.50
184152	9/27/2019	001487 NUWAY DISPOSAL SERVICE INC	6654214		LINERS	
					01-35-000-72954	390.00
			6714444		EXCHANGE HAUL/DUMP	070.75
					01-26-023-72890	379.75
					Total :	769.75
184153	9/27/2019	019176 OLALDE, RACHEL	091919		50/50 SIDEWALK PROG 17654 PHE	
					01-26-023-75200	575.00
					Total :	575.00
184154	9/27/2019	010135 ONSITE COMMUNICATIONS USA, INC	49656		DESKTOP CHARGER, ANTENNAS	
					01-21-000-72550	55.00
					Total :	55.00
184155	9/27/2019	019178 ORION ARCHITECTURAL SIGNAGE	128		STATIC BANNER STAND/WAYFINDII	
					30-00-000-72987	214.00
					Total :	214.00
184156	9/27/2019	006475 PARK ACE HARDWARE	035500/2		#891432 RIVET	
					01-26-023-73840	2.07
			061922/1		#9404 AERATOR	
			00404044		01-19-020-73870	5.99
			061946/1		#891432 CHLORINE TABS 01-26-023-73550	31.19
			061947/1		#891432 HAND SKIMMER	31.19
			33101111		01-26-023-73410	7.67
					Total :	46.92

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184157	9/27/2019	006780 POMP'S TIRE SERVICE, INC	410710658		(8) P235 55R17 FIRESTONE TIRES	
				VTP-017364	01-33-300-72540	1,234.36
			410710660		(12) P245 55VR18 GOODYEAR TIRE	
				VTP-017374	01-17-205-73560	1,446.10
			410710812		(12) P245 55VR18 GOODYEAR TIRE	
				VTP-017374	01-17-205-73560	289.22
					Total :	2,969.68
184158	9/27/2019	013587 PROSHRED SECURITY	100136112		SHREDDING	
					01-17-205-72750	160.00
					Total :	160.00
184159	9/27/2019	006361 RAY O' HERRON CO INC	1931951-IN		SHIRT	
					01-17-205-73610	106.00
			1931952-IN		UNIFORMS/SARAH JASPERSE	
					01-17-205-73610	452.00
			1931956-IN		UNIFORM/MOZALE MCHENRY	
					01-17-205-73610	255.00
			1931959-IN		UNIFORMS/JOHN SUTKO	
					01-17-205-73610	729.24
			1935544-IN		UNIFORMS/MOZALE MCHENRY	
					01-17-205-73610	81.95
			1948607-IN		HAT BAND,HAT	
			1051100 111		01-17-205-73610	12.99
			1951132-IN		UNIFORM SUPPLIES	050.47
			1951341-IN		01-17-205-73610 HELMET/RON FUGGER	658.47
			195 134 I-IIN		01-17-205-73610	298.38
					Total :	2,594.03
					-	2,334.03
184160	9/27/2019	015230 RIDGE LANDSCAPE SERVICES LL	C 6893		ROUND UP AP AND MOWING NORT	
					01-26-023-72881	2,300.00
					Total :	2,300.00
184161	9/27/2019	016334 RUSH TRUCK CENTERS	3016463585		SENSOR ASM	
					01-26-024-72540	105.00

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184161	9/27/2019	016334	016334 RUSH TRUCK CENTERS	(Continued)		Total :	105.00
184162	9/27/2019	015293	SAMARAS, MEGHAN M	091719		REIM. EXP. LODGING MABAS CLAS	
						01-21-210-72140	96.05
						Total :	96.05
184163	9/27/2019	007629	SAM'S CLUB DIRECT	7531		CONF & OFFICE SUPPLIES	
						01-17-205-73315	112.04
						01-17-205-73110	167.86
				7846		WATER	
						60-00-000-73115	8.89
						64-00-000-73115	3.81
						01-26-025-73115	12.70
						01-26-024-73115	6.36
						Total :	311.66
184164	9/27/2019	018104	SBA STEEL,LLC	IN14049664		TOWER SITE RENT #IL46494-A-03 '	
						60-00-000-72631	182.33
						63-00-000-72631	182.33
						64-00-000-72631	182.33
						01-17-205-72631	364.65
						01-19-000-72631	303.87
						Total :	1,215.51
184165	9/27/2019	007453	SERVICE SANITATION, INC.	7695709		JUNE 15 MUSIC IN THE PLAZA CON	
					VTP-017002	01-35-000-72923	1,139.00
						Total :	1,139.00
184166	9/27/2019	012238	STAPLES BUSINESS ADVANTAGE	3425096734		DRY ERASE, MANILA ENV, FLDER	
						01-17-205-73110	41.47
						Total :	41.47
184167	9/27/2019	011189	STAPLES CREDIT PLAN	60546		**** 8144 COPY PAPER	
						01-41-056-72937	59.98
				78687		**** 8144 COPY PAPER	
						01-26-025-73110	161.97
				79759		**** 8144 OFFICE SUPPLIES	
						60-00-000-73110	16.96

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184167	9/27/2019	011189 STAPLES CREDIT PLAN	(Continued)			
					63-00-000-73110	1.88
					64-00-000-73110	8.08
					01-26-023-73110	13.46
					01-26-023-73115	6.40
					60-00-000-73115	4.48
					64-00-000-73115	1.92
					01-26-024-73110	26.92
					01-26-024-73115	3.19
			81408		**** 8144 STAPLES ,SWGLN OPTIM/	
					01-26-025-73110	30.97
			82249		**** 8144 LABELS,STENO PAD	
					60-00-000-73110	75.57
					63-00-000-73110	8.40
					64-00-000-73110	35.98
					Total :	456.16
184168	0/27/2010	015452 STEINER ELECTRIC COMPANY	S006434848.001		KLEIN,SLOANLED REPL LED DRIVE	
104100	3/2//2019	013432 STEINER ELECTRIC COMPANT	3000434848.001		01-26-025-73570	301.98
			0000445074 004		01-26-025-73570 PHIL	301.96
			S006445271.001		01-26-025-73570	104.40
			0000445500 004			104.40
			S006445520.001		ELECTRICAL PARTS	04.00
			0000110175 001		01-26-024-73570	24.38
			S006448175.001		LITH LED EXIT SIGN,BATTERY BAC	004.40
			0000454704 004		01-26-024-73570	221.10
			S006451721.001		STRIP/CUT TOOL	10.10
					60-00-000-73410	12.42
					63-00-000-73410	1.38
			0000455040 004		64-00-000-73410	5.92
			S006455619.001		LED EXIT SIGN , BATTERY BACK UI	
					01-26-025-72520	44.22
			S006455855.001		PHIL,LAMP	
					01-26-025-72520	69.60
					Total :	785.40
184169	9/27/2019	019179 STORYBOOK PRINCESS PARTIES	092519		50% DEPOSIT HOLIDAY MARKET P	
					01-35-000-72954	150.00

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184169	9/27/2019	019179	019179 STORYBOOK PRINCESS P	ARTIES	(Continued)			Total :	150.00
184170	9/27/2019	010139 8	SULLIVAN, KEITH	092319			PER DIEM MEAL INTROD	UCTION TO	
							01-17-220-72140		15.00
								Total :	15.00
184171	9/27/2019	007297 S	SUTTON FORD INC./FLEET SALES	490592			ARM ASY		
							01-17-205-72540		118.21
				490703			MIRROR ASY		
				40000=			01-26-023-72540		151.20
				490925			TUBE OUTLET		C4 44
							01-26-024-72540	Total :	64.14 333.55
								iotai .	333.33
184172	9/27/2019	018607 T	ELCOM INNOVATIONS GROUP, LLC	A54116			LABOR CHARGE FOR BI	LLABLE RE	
							01-26-025-72777		65.00
								Total :	65.00
184173	9/27/2019	002957 T	HE BREWER COMPANY	133335			PAINT		
							01-26-023-73620		302.10
				134567			PAINT		
							01-26-023-73620		261.20
								Total :	563.30
184174	9/27/2019	012480 T	OTAL ADMINISTRATIVE SERV.CORP	IN15893	329		FSA-ADMIN FEES 11/1/19	9-11/30/19	
							01-12-000-72449		213.39
								Total :	213.39
184175	9/27/2019	007909 T	RI-RIVER POLICE TRAINING REG	4730			INTERVIEWING JUVENIL	ES/D.O'DV	
							01-17-220-72140		150.00
								Total :	150.00
184176	9/27/2019	014510 T	RUGREEN PROCESSING CENTER	110212	368		LAWN SERV FIRE HOUS	E #3 9191 ·	
							01-26-025-72881		35.00
				110256	722		LAWN SERV 179TH ST B	ERM 84TH	
							01-26-023-72881		225.00
				110276	392		LAWN SERV 80TH TRAIN	IST 179 &∜	447.00
							70-00-000-72881		447.00

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184176 9/27/2019	9/27/2019	014510 TRUGREEN PROCESSING CENTER	(Continued)			
			110470788		LAWN SERV 76TH AVE MEDIAN 76T	
					01-26-023-72881	250.00
			110478031		LAWN SERV FIRE HOUSE #4 191 &	
					01-26-025-72881	70.00
			110505791		LAWN SERV HARLEM AVE MEDIAN	
					01-26-023-72881	290.00
			110515378		LAWN SERV WATERFORDS POND	
					01-26-023-72881	90.00
			110529133		LAWN SERV 167TH MEDIAN 167TH	
					01-26-023-72881	40.00
			110534910		LAWN SERV 167TH ST PUMP ST 66	00.00
					60-00-000-72881	90.00
					Total :	1,537.00
184177 9/27/20	9/27/2019	008040 UNDERGROUND PIPE & VALVE CO	038417		WATER MAIN REPAIR CLAMPS	
				VTP-017371	60-00-000-73630	915.00
					Total :	915.00
184178 9/27/20	9/27/2019	011416 VERIZON WIRELESS	9838036833		ACCT 280481333-00001	
					11-00-000-72127	72.02
					01-16-000-72127	72.02
					01-17-220-72127	1,696.51
					01-17-205-72127	432.12
					01-19-000-72127	540.32
					01-19-020-72127	108.07
					01-21-000-72127	180.05
					01-26-025-72127	274.15
					01-26-023-72127	540.15
					01-33-300-72127	108.03
					01-33-310-72127	108.03
					01-33-320-72127	72.02
					01-35-000-72127	108.03
					60-00-000-72127	317.62
					01-11-000-72127	216.06
					01-12-000-72127	144.04
					01-13-000-72127	72.02

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(Continued) 63-00-000-72127 64-00-000-72127 9838036834 ACCT 2804813333-00003 01-15-000-72120 01-11-000-72120 30	(Continued)	011416 VERIZON WIRELESS	9/27/2019	184178
63-00-000-72127 3 64-00-000-72127 15 9838036834 ACCT 2804813333-00003 01-15-000-72120 4 01-11-000-72120 30	,			104170
9838036834 64-00-000-72127 15 9838036834 ACCT 2804813333-00003 01-15-000-72120 2 01-11-000-72120 30				
01-15-000-72120 4 01-11-000-72120 30				
01-11-000-72120 30	9838036834			
04 40 000 70400				
01-12-000-72120 12				
01-13-000-72120				
01-14-000-72120				
01-16-000-72120				
01-17-205-72120 4,71				
01-19-020-72120 25				
01-19-000-72120 26				
01-21-000-72120 13				
01-21-210-72120 23				
01-26-023-72120 1,34				
01-26-025-72120 49				
01-26-024-72120 20				
01-33-300-72120 23				
01-33-310-72120 13				
01-42-000-72120				
01-53-000-72120				
60-00-000-72120 54				
63-00-000-72120				
64-00-000-72120 26				
9838038289 285837077-00001	9838038289			
01-17-205-72127				
Total: 14,77				
TNS 4389037-0 BOARD	SOLTNS 4389037-0	010165 WAREHOUSE DIRECT WORKPL	9/27/2019	184179
01-26-023-73110 27				
4418753-0 PAPER	4418753-0			
01-26-025-73110				
4419993-0 BNDRS,RUBBERBANDS,TAPE	4419993-0			
01-21-210-73110				
Total: 90				

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Variaban	Data	Vandan	Invalas	PO #	Description/Assessed	A
Voucher	Date	Vendor	Invoice	PU #	Description/Account	Amount
184180	84180 9/27/2019 01	011055 WARREN OIL CO.	W1254245		N.L. GAS USED 8/28/19-9/17/19	
					01-17-205-73530	8,776.13
					01-19-000-73530	433.08
					01-19-020-73530	116.31
					01-21-000-73530	291.13
					60-00-000-73530	590.03
					63-00-000-73530	147.51
					64-00-000-73530	316.09
					01-26-023-73530	895.96
					01-26-024-73530	481.66
					01-33-300-73530	215.64
					01-12-000-73530	190.53
					01-14-000-73532	113.96
					14-00-000-73530	33.95
					01-53-000-73530	228.28
					01-42-000-73545	257.72
			W1254246		DIESEL USED 8/28/19-9/17/19	
					63-00-000-73545	72.11
					64-00-000-73545	154.52
					01-26-023-73545	686.29
					01-26-024-73545	261.81
					01-14-000-73531	3,357.49
					01-19-000-73545	1,437.35
					60-00-000-73545	288.44
					Total	19,345.99
184181	9/27/2019	018766 WEST CENTRAL MUNICIPAL	0006875-IN		MEMBERSHIP DUES	
					01-26-023-72720	575.00
					Total	
						. 070.00
184182	9/27/2019	013263 WEST SIDE TRACTOR SALES	S75558		PARTS	
					01-26-023-72530	187.94
					Total	: 187.94
184183	9/27/2019	012034 WITMER PUBLIC SAFETY GROUP, INC	E1876864.002		HOLDER FOR RADIO	
	55	51_51	= : 3: 000		01-19-000-72550	36.59

VILLAGE OF TINLEY...

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	арванк						
Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
184183	9/27/2019	012034	012034 WITMER PUBL	IC SAFETY GROUP,IN (Continued)		Total :	36.59
184184	9/27/2019	019181	ZAWASKI, LINDA	Ref001382086		UB Refund Cst #00501124 60-00-000-20599	9.87
						Total :	
104	Vouchers	for bank o	code: apbank			Bank total :	441,095.84
104	Vouchers i	in this rep	oort			Total vouchers :	441,095.84

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



Date: October 01, 2019

To: David Niemeyer, Village Manager

From: Paula J. Wallrich, AICP

Subject: Lenny' Food N Fuel

Changes to the September 17, 2019 Workshop memo are indicated in RED.

BACKGROUND: Mr. Leonard McEnery , Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing /filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming. As an unincorporated parcel in Will County, Mr. McEnery's parcel cannot sell packaged liquor or obtain a video gaming license.

The fueling center and convenience store were constructed in the County in 2015; the car wash was constructed in 2017. Currently both facilities are connected to Frankfort water and sewer.







DISCUSSION: A draft copy of the annexation agreement is attached for the Village Board's review. Highlights of the agreement include:

- 1. As required by Village policy the parcel will be annexed as R-1 (Village's most restrictive zoning district) and then rezoned to B-3 with Special Uses to allow for the continuance of the service station and the car wash. The Plan Commission reviewed the rezoning request and recommended approval of the zoning and special uses.
- 2. All buildings will be brought into compliance with Village Building, Health, Safety and Fire Codes within 6 months of execution of the Annexation Agreement with the exception of the following:
 - a. Convenience store sprinkler system must be installed within 1 year of execution of the Annexation Agreement.
 - b. Car wash sprinkler system must be installed within 5 years of execution of the Annexation Agreement.
 - c. Fire alarm system must be activated and landscaping brought into compliance with approved Landscape Plan within 3 months of execution of the Annexation Agreement.
- 3. Owner has agreed to install "no idling of trucks" signs along the west access drive.
- 4. Current hours of operation will be allowed to continue (6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store.)
- 5. All existing signs will be allowed to remain with the following exceptions which will be brought into compliance within 75 days of execution of the Agreement:
 - a. Remove 2 wall signs from the C-store east side, namely, "No Cook County Taxes" and the second "Dunkin Donut" sign.



- b. Remove the changeable copy sign from the north side of the C-store.
- c. Remove "Pet Wash" sign from the car wash south side.
- d. Remove any temporary signs and banners.
- e. All other existing signage shall remain and upon annexation be legal non-conforming signs.
- 6. Within one (1) year of execution of the Agreement the Owner shall either construct a water main along the frontage or pay a cash in lieu amount of \$112,054.50
- 7. The subject parcel will be required to connect to Tinley Park water within 1 year of execution of the annexation agreement and pay fees in accordance with table below.
- 8. Term of the agreement is 20 years (maximum allowed).
- 9. Petitioner will pay the following fees/recaptures:

Fee/Recapture	Calculation	Amount
Administrative Fee	Sub Regulations- Section XIII	\$250
Construction Observation	Sub Regulations Section XIII	\$1,0000
Fee		
Water Connection Fee	\$150/inch	TBD
Water Construction Fee	Subdivision Regulation	\$1,200
Water System Connection	Subdivision Regulation	\$200
Fee	-	
Storm Sewer	Subdivision Regulation	\$50
Cash in lieu of for water	12" water main , 333' frontage	\$112,054.50
main extension along	x 336.50/foot	
Harlem frontage		
Recapture of 194th water	468 feet of frontage x \$ 82.12	\$38,435.50
main		

10. The Petitioner will be seeking a liquor license and gaming license. These are not approved as part of the Annexation agreement. The Petitioner has the right to Petition to Disconnect the property within 60 days which he will presumably will do if he does not receive a liquor or gaming license.



THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2019-R-097

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH LENNY'S FOOD N FUEL, LLC LOCATED AT 19420 S. HARLEM AVENUE

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, and 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-097

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH LENNY'S FOOD N FUEL, LLC LOCATED AT 19420 S. HARLEM AVENUE

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, did hold a public hearing to consider an annexation agreement for the annexation of certain property not presently within the corporate limits of any municipality but contiguous to the Village of Tinley Park, a true and correct copy of such Annexation Agreement (the "Annexation Agreement") being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the aforesaid public hearing was held pursuant to legal notice as required by law, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

- **WHEREAS**, the statutory procedures provided in 65 ILCS 5/11-15.1-1 of the Illinois Municipal Code with regard to the making of annexation agreements have been fully complied with by the parties of this Annexation Agreement; and
- **WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Annexation Agreement be entered into by the Village of Tinley Park.
- **NOW, THEREFORE**, **Be It Resolved** by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:
- <u>Section 1:</u> The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.
- Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid Annexation Agreement be entered into and executed by said Village of Tinley Park, with said Annexation Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1** subject to review and revision as to form by the Village Attorney.
- <u>Section 3:</u> That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Annexation Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approva
ADOPTED this day of, 2019, by the Corporate Authorities of the Village of
Tinley Park on a roll call vote as follows:
AYES:
NAYS:
ABSENT:
PASSED THIS day of, 2019.
AYES:
NAYS:
ABSENT:
APPROVED THIS day of, 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-097, "A RESOLUTION AUTHORIZING THE EXECUTION OF AN
ANNEXATION AGREEMENT WITH LENNY'S FOOD N FUEL, LLC LOCATED AT 19420
S. HARLEM AVENUE," which was adopted by the President and Board of Trustees of the Village
of Tinley Park on October, 2019.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the Village of Tinley Park thisday of, 2019.
KRISTIN A. THIRION, VILLAGE CLERK

ANNEXATION AGREEMENT

INTRODUCTION

- 1. **This Agreement** is entered into this ______day of _____ 2019, by and between the VILLAGE OF TINLEY PARK, Illinois, a municipal corporation (hereinafter referred to as the "Village"); and Lenny's Food N Fuel Harlem Avenue, LLC, an Illinois Limited Liability Company with Registered Office located at 17112 Pointe Drive Orland Park, Illinois 60467, (hereinafter referred to as "Owner").
- 2. The Property subject to this Agreement and legal title to which the *Owner* is the sole owner of record of a parcel or parcels of real estate and is the subject matter of this Agreement, is legally described on EXHIBIT A attached hereto and hereby made a part hereof and is legally described as follows:

Parcel: 19-09-12-202-023-0000

The said property is hereinafter referred to as the "Subject Property".

- 3. The Subject Property is generally located at 19420 S. Harlem Avenue, Frankfort, The Subject Property contains approximately 4.87 acres and is contiguous with the Village of Tinley Park.
- 4. The Village of Tinley Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

RECITALS:

1. The *Owner* has petitioned the Village for annexation to the Village of the Subject Property conditioned on the approval of this Agreement.

- 2. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village with respect to annexation including the filing of a petition by the *Owner* requesting annexation of the above-described Subject Property
- 3. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:
 - (a) Adoption and execution of this Agreement by resolution;
- (b) Enactment of an annexation ordinance annexing the Subject Property as described above to the Village;
- (c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.
- 4. The Subject Property is located within the Frankfort Library District and the Frankfort Fire Protection District; the adjacent roads are under Frankfort Township jurisdiction. Notices will be sent to these jurisdictions as notification that the property will be annexed to the Village and thereby will be incorporated into the Tinley Park Library and Fire Department boundaries and the annexation of the subject property will extend boundaries to the far side of adjacent rights-of-way.
- 5. The parties hereto have determined that it is in the best interests of the *Village* and the *Owner* and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that such implementation of this Agreement will comply with the comprehensive plan of the Village and will provide a very valuable asset to the community.
- 6. The Introduction and Recitals hereto are hereby incorporated by reference as a part of this Agreement.

SECTION 1 ANNEXATION OF THE PROPERTY

The *Owner* has filed a petition for annexation to the *Village* of the Subject Property. The *Village* shall proceed to consider the question of annexing the Subject Property to the *Village* and do all things necessary or appropriate to cause the Subject Property to be validly annexed to the *Village*. The Subject Property shall be annexed in whole. All ordinances, plats, affidavits and other documents necessary to accomplish annexation shall be recorded by the *Owner* at the *Owner's* expense including the Plat of Annexation attached hereto as Exhibit B. The new Boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include all of every highway within the area so annexed.

The *Owner* shall pay monies in cash form, to the *Village* of all expenses enumerated within this Agreement as hereinafter stated.

SECTION 2 BUILDING CODE COMPLIANCE

On July 29, 2019 the Village completed a comprehensive inspection of the Subject Property. The Inspection Report is attached hereto as Exhibit C. Within six (6) months of the execution of this agreement all issues identified on the Inspection Report must be brought into Compliance with the respective Village Code. Owner must also complete the following upgrades/repairs within the noted timeframe: (1) Install a fire sprinkler system for the convenience store (including exterior sprinklers to address fire suppression issues related to the canopy), within one (1) year of the execution of this Agreement; (2) install a Fire Sprinkler system for the car wash within five (5) years of the execution of the Agreement, (3) all Fire Alarm systems must be activated and monitored per Village Code and (4) the landscape must be brought into compliance with the noted deficiencies attached hereto as Exhibit D within three (3)

months of the execution of the annexation agreement. The Owner has agreed to post and enforce "no idling of trucks" along the access way at the west side of the property and also stripe two (2) truck parking spaces at the west end of the property. Notwithstanding the foregoing, any structures constructed upon the Subject Property subsequent to the execution of this Agreement shall be constructed in full compliance with all Village Ordinances, Codes and Regulations.

SECTION 3 ZONING AND CONTINUATION OF EXISTING USES

(a) Simultaneous with the Village's enactment of an ordinance approving the execution of this Agreement the Village will rezone the property to B-3 and grant a Special Use to allow for a continuation of the service station (motor fueling for autos and trucks) and car wash. The Village recognizes that other existing uses on the Subject Property including a convenience store with drive-up food service window, and outdoor dispensing and filling of propane tanks are allowed to continue as permitted uses. Hours of operation have been established and shall remain as 6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store. All existing facilities, including buildings, signage, food service, and propane dispensing and display areas have been permitted and approved by the County of Will, Illinois. In reviewing the Petition and Agreement, the Village has given due consideration to the continuation of the present existing uses. Notwithstanding any provision of the Village's Zoning Ordinance or Subdivision Control Ordinance, or any other Village Ordinances now in effect or which may in the future be in effect which may be in conflict with the existing uses of the Subject Property, such existing uses, including signage, (as modified in Section 3(b) below), shall be deemed legally permitted nonconforming uses under all Village Codes and Ordinances. A copy of the existing sign plan is attached hereto as Exhibit E.

- (b) Within 75 days of the execution of this Agreement, Owner shall with respect to existing signage:
 - 1. Remove 2 wall signs from the C-store east side, namely, "No Cook County Taxes" and the second "Dunkin Donut" sign.
 - 2. Remove the changeable copy sign from the north side of the C-store.
 - 3. Remove any temporary signs and banners.

All other existing signage shall remain and upon annexation be legal non-conforming signs.

SECTION 4 UTILITY CONNECTIONS, RECAPTURES AND CONTRIBUTIONS

The existing convenience store and carwash are currently being serviced with sanitary sewer and water from the Village of Frankfort, Illinois. . Owner shall, at its option, within one (1) year of execution of this Agreement, either (a) construct a water main, as approved by the Village Engineer, along the 333 feet of frontage of the Subject Property, along Harlem Avenue or (b) make payment of monies in lieu of constructing said water main in the amount of \$112,054.50. There shall also be a connection to the Tinley Park water facilities and payment of all fees related to connection as more fully outlined in Exhibit F. Provided owner has not filed a petition to disconnect, there shall also be a connection to the Tinley Park water facilities and payment of all fees related to connection as more fully outlined in Exhibit F. The *Owner* shall connect within one (1) year of the execution of the annexation agreement. There is an existing water main along 194th that has a recapture of \$38,435.50; such recapture fee shall be paid upon connection to the Village of Tinley Park water system.

SECTION 5 STREET LIGHTS

The *Village* reserves the right to assess the property if street lights are installed along Harlem Avenue in the future. Costs per foot will be equitable distributed and based on Harlem Avenue frontage. Such improvements shall be in accordance with Village Engineering Design Standards and Village of Tinley Park Subdivision Ordinance.

SECTION 6 EASEMENTS

The *Owner* agrees to grant to the *Village*, and/or obtain grants to the *Village* of, all necessary easements for the extension of water other utilities, including cable television, or for other improvements which may serve the Subject Property. All such easements to be granted shall name the *Village* and/or other appropriate entities designated by the *Village* as grantee thereunder. It shall be the responsibility of the *Owner* to obtain all off-site easements necessary to serve the Subject Property; provided, however, the *Village* agrees to assist, to the extent possible, the *Owner* in obtaining any such required (if any) off-site easements.

SECTION 7 UTILITIES

All future electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at the *Owner's* option.

SECTION 8 IMPACT REQUIREMENTS

The *Owner* agrees that any and all recaptures, contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the *Village a*nd are uniquely attributable to, reasonably related to and made necessary by the Annexation of the Subject Property into the Village.

SECTION 9 DISCONNECTION

Owner may file a Petition to Disconnect the Property filed within sixty (60) days of execution of this Agreement. If Owner does timely file such petition, in accordance with 65 ILCS §5/7-3-4, then, within forty-five (45) days thereafter, the Village shall adopt an ordinance disconnecting the Subject Property from the Village, whereupon this Agreement shall be null and void and of no effect.

SECTION 10 TERM

This Agreement shall be binding upon the Parties and their respective successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further terms as may hereinafter be authorized by statute and by Village ordinance. If any of the terms of this Agreement, or the annexation or zoning of the Subject Property, is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such litigation is pending shall not be included in calculating said twenty (20) year period. The expiration of Term of this Agreement shall not affect the continuing validity of the zoning of the Subject Property or any ordinance enacted by the *Village* pursuant to this Agreement.

SECTION 11 MISCELLANEOUS

- A. <u>Amendment.</u> This Agreement, and the exhibits attached hereto, may be amended only by mutual consent of the Parties or their successors in interest, by adoption of an ordinance by the *Village* approving said amendment as approved by said Parties or their successors in interest.
- B. <u>Severability</u>. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect

the application or validity of any other provisions, covenants, agreements and portions of this Agreement, and to that end, all provisions, covenants, agreements and portions of the Agreement are declared to be severable. If for any reason the annexation or zoning of the Subject Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of such public hearings and the adoption of such ordinances and resolutions) as may be necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as disclosed by this Agreement, provided that the foregoing shall be undertaken as the expense of the *Owner*.

- C. <u>Entire Agreement</u>. This Agreement sets forth all agreements, undertakings and covenants between and among the Parties. This Agreement supersedes all prior agreements, negotiations and understandings, written and oral, and is a full integration of the entire agreement of the Parties.
- D. <u>Survival.</u> The provisions contained herein shall survive the annexation of the Subject Property and shall not be merged or expunged by the annexation of the Subject Property to the Village. The provisions of this Agreement related to zoning of the Subject Property, easements, and any fees to be paid by the *Owner*, including without limitation impact fees of any nature, shall survive the termination of this Agreement. All fees and charges to be paid by the *Owner* under this Agreement shall be contractual and shall survive any judicial determination of the invalidity or inapplicability of any ordinance providing for payment of same.
- E. <u>Successors and Assigns</u>. This Agreement shall inure to the benefit of, and be binding upon, the *Owner*, and their respective heirs, legal representatives, successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities, and shall constitute a covenant running with the land. This Agreement may be

assigned without the Village's approval, and upon said assignment and acceptance by an assignee, the assignor shall have no further obligations hereunder. If a portion of the Subject Property is sold, the seller shall be deemed to have assigned to the purchaser any and all rights and obligations seller may have under this Agreement which affect the portion of the Subject Property sold or conveyed and thereafter the seller shall have no further obligations under this Agreement as it relates to the portion of the Subject Property conveyed.

F. <u>Notices</u>. Any notice required or permitted by the provisions of this Agreement shall be in writing and sent by certified mail, return receipt requested, or personally delivered, to the Parties at the following addresses, or at such other addresses as the Parties may, by notice, designate:

If to Village:

With a copy to:

Village of Tinley Park David Niemeyer 16250 S. Oak Park Avenue Tinley Park, Illinois 60477 Patrick G. Connelly Peterson Johnson & Murray, Chicago-LLC 200 West Adams Street Suite 2125

If to the Owner:

Leonard McEnery, Manager Lenny's Food N Fuel Harlem Avenue, LLC 8200 W. 185th Street, Unit K Tinley Park, 60487

With a copy to:

Lyman C. Tieman Attorney at Law

12417 Tahoe Lane Mokena, IL 60448

Notices shall be deemed given on the fifth (5th) business day following deposit in the U.S. Mail if given by certified mail as aforesaid, and upon receipt, if personally delivered.

G. <u>Time of Essence.</u> Time is of the essence of this Agreement and of each and every provision hereof.

H. <u>Village Approval.</u> Wherever any approval or consent of the Village, or of any of its departments, officials or employees, is called for under this Agreement, the same shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first above written and, by so executing, each of the Parties warrants that it possesses full right and authority to enter into this Agreement.

LENNY'S FOOD N FUEL VILLAGE OF TINLEY PARK,

HARLEM AVENUE, LLC, an Illinois municipal corporation

By: ______ By: _____

Leonard McEnery, Manager

Jacob Vandenberg, Village President

EXHIBIT A LEGAL DESCRIPTION OF TERRITORY

LOT 19, EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET, IN INDIAN TRAIL SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL AND NORTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1994 AS DOCUMENT NUMBER R94-103567, AND CERTIFICATE OF CORRECTION RECORDED MARCH 28, 1996 AS DOCUMENT NUMBER R96-26746, IN WILL COUNTY, ILLINOIS. ALSO THE NORTH 500 FEET OF THE EAST 520.89 FEET OF THE SOUTH 969.26 FEET OF THE NORTHEAST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HARLEM AVENUE AND EXCEPT THOSE PARTS THEREOF TAKEN FOR 194TH STREET AND FOR LOT 1 IN BERKSHIRE COMMERCE PARK, BEING A SUBDIVISION OF PART OF THE SAID NORTHEAST FRACTIONAL 1/4, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1987, AS DOCUMENT NUMBER R87-10649), IN WILL COUNTY, ILLINOIS.

EXHIBIT B PLAT OF ANNEXATION

EXHIBIT C INSPECTION REPORT

EXHIBIT D LANDSCAPE PLAN

EXHIBIT E EXISTING SIGN PLAN

EXHIBIT OF

FEES

Fee/Recapture	Calculation	Amount
Administrative Fee	Sub Regulations- Section XIII	\$250
Construction Observation Fee	Sub Regulations Section XIII	\$1,0000
Water Connection Fee	\$150/inch	TBD
Water Construction Fee	Subdivision Regulation	\$1,200
Water System Connection Fee	Subdivision Regulation	\$200
Storm Sewer	Subdivision Regulation	\$50
Cash in lieu of for water main	12" water main , 333' frontage x	\$112,054.50
extension along Harlem	336.50/foot	
frontage		
Recapture of 194th water main	468 feet of frontage x \$ 82.12	\$38,435.50

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2019-O-055

AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF PROPERTY COMMONLY LOCATED AT 19420 S. HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK

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

VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2019- 0-055

AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF PROPERTY COMMONLY LOCATED AT 19420 S. HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK

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, pursuant to Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1), the Village of Tinley Park ("Village") is authorized to annex any territory that is not within its corporate limits but is contiguous to the Village; and

WHEREAS, a petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Tinley Park requesting that a territory, described herein, be annexed to the Village of Tinley Park, Cook and Will Counties; and

WHEREAS, the aforesaid petition is in proper form under oath, signed by all owners of record of all the land within the territory and also by all the electors within or on said territory; and

WHEREAS, said territory is contiguous to the corporate limits of the Village; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by the statute; and

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of Cook County; and

WHEREAS, the legal owner of record of said territory and the Village have entered into a valid and binding annexation agreement relating to such territory; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of the annexation agreement and state law; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, have determined that it is in the best interest of said Village and its residents that the territory be annexed to the Village; 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 Village hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION 2: That the following territory described be and is hereby annexed to the Village of Tinley Park, Cook and Will Counties, Illinois pursuant to 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8:

PARCEL 1: LOT 19, EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET IN INDIAN TRAILS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL AND NORTHEAST FRACTIONAL ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1994 AS DOCUMENT NUMBER R94-103567, AND CERTIFICATE OF CORRECTION RECORDED MARCH 28, 1996 AS DOCUMENT NUMBER R96-26746, IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 500 FEET OF THE EAST 520.89 FEET OF THE SOUTH 969.26 FEET OF THE NORTHEAST FRACTIONAL QUARTER, SOUTH OF INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 283.00 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HARLEM AVENUE AND EXCEPT THOSE PARTS THEREOF TAKEN FOR 194TH STREET AND FOR LOT 1 IN BERKSHIRE COMMERCE PARK, BEING A SUBDIVISION OF PART OF SAID NORTHEAST FRACTIONAL QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1987, AS DOCUMENT NUMBER R87- 10649), IN WILL COUNTY, ILLINOIS.

PIN #: 19-09-12-202-014-0000 & 19-09-12-202-016-0000

Commonly known as: 19420 S. Harlem Avenue, Frankfort, Illinois

Together with any adjacent street or highway required by law to be annexed pursuant to the provisions of 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8.

The annexation of the above-described territory shall extend to the far side of any adjacent highway and shall include all of every highway within said territory.

SECTION 3: That the Village Clerk is hereby directed to record with the Recorder's Office of Cook County and to file with the Cook County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to this Ordinance.

SECTION 4: 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 day of October, 2019.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS day of October, 2019.	
	VILLAGE PRESIDENT
ATTEST:	
VILLAGE CLERK	

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

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-055, "AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF PROPERTY COMMONLY LOCATED AT 19420 S. HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October ____, 2019

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this ____day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2019-O-056

AN ORDINANCE GRANTING A MAP AMENDMENT WITH SPECIAL USE PERMITS TO A B-3 (GENERAL BUSINESS AND COMMERCIAL DISTRICT) ZONING DISTRICT TO ALLOW FOR THE CONTINUATION OF THE EXISTING AUTOMOBILE SERVICE STATION AND AUTOMOBILE CAR WASH FOR PROPERTY LOCATED AT 19420 S. HARLEM AVENUE (LEONARD MCENERY)

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

CYNTHIA A. BERG
WILLIAM P. BRADY
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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

ORDINANCE NO. 2019-O-056

AN ORDINANCE GRANTING A MAP AMENDMENT WITH SPECIAL USE PERMITS TO A B-3 (GENERAL BUSINESS AND COMMERCIAL DISTRICT) ZONING DISTRICT TO ALLOW FOR THE CONTINUATION OF THE EXISTING AUTOMOBILE SERVICE STATION AND AUTOMOBILE CAR WASH FOR PROPERTY LOCATED AT 19420 S. HARLEM AVENUE (LEONARD MCENERY)

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 a map amendment with Special Use Permits to allow the continuation of an Automobile Service Station and an Automobile Car Wash has been filed by Leonard McEnery ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a Public Hearing on the question of whether a map amendment with Special Use Permits should be granted on 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 Chicago Tribune, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission has filed its report of findings and recommendations regarding the map amendment with Special Use Permits with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, 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, STATE AS FOLLOWS:

SECTION 1: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that he has met the standards for granting a map amendment with Special Use Permits as set forth in Section X.J.5 of the Zoning Ordinance and the proposed granting of a map amendment with Special Use Permits as set forth herein are in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; The Special Use is for existing uses that were lawfully approved as part of the Will County zoning process. Copies of police activity, traffic studies and parking studies have not revealed significant negative impact that will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area. Comparisons have been provided regarding the existing buffer between the subject property and adjacent homes which exceed County requirements and meet the integrity of the Village Code; a property value analysis indicates that the existing uses have not resulted in decreased property value.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; The Special Uses under review (Service Station and Car Wash) are existing uses. A property value analysis was provided which indicates that the existing uses have not resulted in decreased property value. A bufferyard has been provided that exceeds Will County and Tinley Park requirements. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimate these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; The majority of the property in the area is currently developed; the granting of the Special Uses are consistent with the Comprehensive Plan for commercial uses. The subject property was developed legally under Will County regulations; any future development will be subject to Tinley Park regulation.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; A traffic study presented no negative impact resulting from the approval of the existing special uses. The property is located adjacent to a major 4lane commercial corridor with 26,300 ADT (2017 IDOT).
- **e.** That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; **The Special Uses under consideration**

Page | 107

are for existing uses that have functioned at the site since 2015 (service station) and 2017 (carwash).

- 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 The annexation of the subject parcel will render the existing signs legal non-conforming. The Applicant has agreed to bring some of the existing signs into conformance with Village Code. A negotiated schedule for bringing any building non-conformities into conformance will be included in the annexation agreement.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole. The annexation of the subject parcel is anticipated to bring in over \$400,000 in annual revenue to the Village of Tinley Park.

SECTION 2: The map amendment with Special Use Permits set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION:

PARCEL 1: LOT 19, EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET IN INDIAN TRAILS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL AND NORTHEAST FRACTIONAL ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1994 AS DOCUMENT NUMBER R94-103567, AND CERTIFICATE OF CORRECTION RECORDED MARCH 28, 1996 AS DOCUMENT NUMBER R96-26746, IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 500 FEET OF THE EAST 520.89 FEET OF THE SOUTH 969.26 FEET OF THE NORTHEAST FRACTIONAL QUARTER, SOUTH OF INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 283.00 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HARLEM AVENUE AND EXCEPT THOSE PARTS THEREOF TAKEN FOR 194TH STREET AND FOR LOT 1 IN BERKSHIRE COMMERCE PARK, BEING A SUBDIVISION OF PART OF SAID NORTHEAST FRACTIONAL QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1987, AS DOCUMENT NUMBER R87- 0649), IN WILL COUNTY, ILLINOIS.

PIN #: 19-09-12-202-014-0000 & 19-09-12-202-016-0000

Commonly known as: 19420 S Harlem Avenue, Frankfort, Illinois

SECTION 3: The Village Board of Trustees of the Village of Tinley Park, in compliance with Section X.H.4. and Section X.J.2. of the Zoning Ordinance hereby approves the map amendment to a B-3 (General Business and Commercial District) with Special Use Permits for the property described above to allow for the continuation of an existing Automobile Service Station and an Automobile Car Wash at 19420 S. Harlem Avenue.

SECTION 4: 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 day of October, 2019.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS day of October, 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 Ordinance No. 2019-O-056, "AN ORDINANCE GRANTING A MAP AMENDMENT WITH SPECIAL USE PERMITS TO A B-3 (GENERAL BUSINESS AND COMMERCIAL DISTRICT) ZONING DISTRICT TO ALLOW FOR THE CONTINUATION OF THE EXISTING AUTOMOBILE SERVICE STATION AND AUTOMOBILE CAR WASH FOR PROPERTY LOCATED AT 19420 S. HARLEM AVENUE (LEONARD MCENERY)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October ___, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this ____day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

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 #3 PUBLIC HEARING: LENNY'S GAS & WASH, 19420 HARLEM AVE –

REZONING, ANNEXATION AND SPECIAL USE

Consider the application of, Leonard McEnery, for a map amendment rezoning property located at 19420 Harlem

Avenue, from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service

Station and Automobile Car Wash

Present were the following:

Plan Commissioners: Garrett Gray, Chairman

Tim Stanton
Eduardo Mani
Lucas Engel
Angela Gatto
MaryAnn Aitchison
James Gaskill
Curt Fielder
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: Leonard McEnery, Petitioner

Lyman Tieman, Attorney Cass Wennlund, Attorney

Michael Werthmann, Traffic Consultant

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL, to open the Public

Hearing for Lenny's Gas & Wash, 19420 Harlem Ave – Rezoning, Annexation and Special Use. 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.

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. Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87-acre parcel located at 19420 Harlem Avenue. Mr. McEnery is requested a rezoning his property upon annexation to B-3 (General Business and Commercial) and a Special Use Permit for the existing uses on the property (service station and the car wash).

The, rezoning and special use requests were previously reviewed by the Plan Commission in April 2018. At that meeting the Commission made the following recommendations to the Village Board:

- 1. Motion to deem the property unsuitable for annexation Motion failed 4-4
- 2. Rezoning to B-3 Motion passed 6-2
- 3. Special Use for a Service Station Motion Failed 5-3
- 4. Special Use for a Car Wash Motion Failed 5-3

The annexation and zoning entitlements were then reviewed by the Village Board at their July 17, 2018 meeting. A motion at the Village Board meeting authorizing the execution of an annexation agreement failed with a 3 to 2 vote, therefore, the project did not move forward. There are copies of the minutes from the previous meetings included in the packet.

Since that time the business has continued to operate as it exists today. The applicant continues to desire to come into the Village so he has resubmitted his application. There have been no substantial changes on the property and he has not suggested that there will be any changes to the property.

Ms. Wallrich displayed photos of the property as it currently exists showing the contiguity to the Village of Tinley Park. Immediately to the west is one single family home and to the north is a commercial property. The county property is surrounded to the south and Cook County is to the east.

The subject property is currently zoned C-2 (Local Commercial) in Will County. There are single family residential uses to the west of the subject parcel; those in Tinley Park are zoned R-2, (Single-Family Residential) those in Will County are zoned R-4 (Single-Family Residential). To the north there is an office in Tinley Park zoned B-4 (Office and Service Business) and another office use zoned C-2 (Local Commercial) in Will County. To the south the property is all in Will County with a bank zoned C-2 (Local Commercial). There is Tinley Park B-3 zoning along the Harlem Avenue corridor north of the subject property leading to the I-80 intersection. The Comprehensive Plan indicates commercial uses in this area. The car wash was built in 2017 and the gas station was built in 2015.

In considering the zoning assignment for this parcel, Staff considered both the B-3 (General Business and Commercial) District and the B-5 (Automotive Service District) District. After researching all permitted and special uses in both districts, Staff recommends a zoning of B-3 (General Business and Commercial)

upon annexation with Special Use Permits for the Service Station and Car Wash. Even though a Service Station and Car Wash are permitted uses in the B-5 (Automotive Service District), there are other uses (auto repair, on-site repair, light equipment sales/rental, vehicle sales/rental) that are also permitted uses in the B-5 and special uses (Body Shop) that are not desirable uses in close proximity to residential uses.

Ms. Wallrich went on to discuss the issues that were part of the discussion with the original petition in 2018. One of the issues was the existing signs on the property. She noted that as part of annexation process the existing signs are rendered legal non-conforming. Essentially the property can be annexed with the signs as they exist even though they do not conform to Village code. At the previous meeting Mr. McEnery agreed to make some adjustments to the signs to bring the vast majority of signs into the conformance with the Village code. Ms. Wallrich then went over the existing signs and identified those that Mr. McEnery agreed to bring into compliance.

The chart below identifies signs that are not in conformance and Mr. McEnery's proposal

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

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At the workshop there was discussion regarding allowing the manual changeable copy signs. She noted that manual changeable copy signs were permitted at one time but were prohibited in 2007 with text amendments to the Zoning Ordinance. Ms. Wallrich displayed photos of other manual changeable signs that exist today in the Village.

Ms. Wallrich noted that the subject site is well maintained with improvements since the last submission. Staff's presentation continued noting the landscape architecture was done in conformance with the Will County code. The buffer yard to the west between the subject parcel and the single-family homes exceeds the Village's landscape requirements. The buffer yard is 119 feet wide exceeding the maximum buffer yard requirement of 60 feet. While the planting standards are different between the County and the Village, the eight foot brick wall reduces the Village's requirements by 50%. Ms. Wallrich displayed photos of 22 evergreen trees along the east side of the neighboring residential properties on the west side of the brick wall. Some of the street trees have died and these replacements are included as a condition in the annexation agreement.

Will County's Transition Yard	Tinley Park Bufferyard 'D'	Existing Transition Yard
10 Feet wide	30-60 feet wide	119 Feet
Offers 3 options for screening:	4.8 Canopy trees, 2.4 understory, 19	Installed 8 foot fence; 3 foot
A. Provide a landscape area with a	shrubs per 100 linear feet	berm, landscaping on both sides
certain amount of trees.	Reduced by 50% if a wall is provided.	of the fence and both sides of the
B. Landscape area plus a 6-foot solid	Required plantings:	pond.
wood fence.	645'frontage	Provided:
C. Landscape berm with a certain	$6.45 \times 4.8 = 31/2 = 16$ canopy trees	35 Canopy trees
amount trees.	$6.45 \times 2.4 = 15/2 = 8$ understory	22 Evergreen
	$6.45 \times 19 = 123/2 = 62 \text{ shrubs}$	13 understory/shrubs
		_

The Petitioner has provided a traffic study prepared by KLOA, Transportation and Parking Planning consultants with their original Petition. A copy was included in the Commissioner's packet. The consultant has estimated an average of about 12 - 13% increase in traffic and parking as a result of 5 gaming seats and the sale of alcohol.

Ms. Wallrich noted 42 parking spaces are required with the existing and proposed uses and there are 52 parking spaces on the site. There are 2 parking spaces in the back for semi-trucks. The Village Zoning ordinance provides some guidance for required parking for various uses however there is no specific reference for a convenience store associated with a gas station, a car wash or video gaming. The table below provides the number of required parking spaces.

	USE CLASSIFICATION	MIN PARKING PER CODE	DATA	TOTAL REQUIRED
Dunkin	Eating or drinking place	1 space for each 3	7 people per largest	10 parking
Donut		seats plus 1 for	shift. 8 seats	stalls
w/drive thru		each employee	provided	

C-STORE (including packaged liquor)	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area.	3570 SF	24 parking stalls
CAR WASH	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area. If we just use employees this would be 3 at largest shift	4,584 SF This doesn't seem a like a good way measurement for this use for determining parking. Especially because the car wash is mostly automated	3 Parking Stalls
VIDEO GAMING	Our code does not address this use. It will be part of the C-Store use.	Could require that an additional 5 stalls be added in addition to the C- Store requirements	5 Video Gaming Machines	5 parking stalls
Parking Required				42 stalls
Existing Parking				52 stalls
Extra parking				10 stalls

The neighbors have complained about the idling of trucks and cars. There is a "no idling" sign in the lot. As a point of comparison, staff also visited the Lenny's on 191st St. that has gaming and packaged liquor sales; a table of parking occupancy is provided in the report. Staff has also provided in the staff report the most recent table of the amount of cars on the Harlem siteat given times during the day. As indicated in the table there is adequate parking available on site. The greatest occupancy was 25 spaces leaving 27 spaces available. In 2018 there was an average of 12.6 cars and in 2019 the average was 17.84. There are 52 parking spaces and there is only about 50% occupancy.

Truck parking has also been documented. In 2018 the greatest number of trucks parked was 4 trucks. In 2019 there was no greater than 2 trucks at any given time.

There were questions as to what could happen with the addition of packaged liquor sales and gaming. Staff compared the location at 191st Street that is also one of his facilities. There is 5 gaming seats and packaged liquor sales at this location. Trucks are not the typical client at this location. In 2018 the highest traffic count was 20 with 5 seats being occupied.

At the previous Public Hearing and workshop there were also concerns about public safety with the additional uses. Police activity reports from Will County, Mokena and Tinley Park were obtained. As a point of comparison for the facility at 8810 W. 191st St. an email from Mokena staff stated there have been

no notable police issues. The station is always very clean and well stocked. The Dunkin Donuts drive thru does very well. Police reports were supplied in the packet.

Property values were discussed. Ms. Wallrich presented a spread sheet with EAV's from the past year for the adjacent residential area. Brad Bettenhausen, Village Treasurer, reported via an email that theneighborhood remains very stable, only one new sales transaction since the last analysis from October 2017. There was overall growth of the EAV in Tinley Trails in the past 4 years. The rate of growth exceeded the rest of the Will County portion of Tinley Park. The EAV is better than the counterpart in Cook County, Tinley Park overall. The only decrease in EAV noted was the result of a tax appeal.

Ms. Wallrich also noted that the revenue anticipated from the site was stated to be a little over \$400,000.00 resulting from Mr. McEnery's projections for video gaming, liquor sales and existing sales. An email from Mr. Bettenhausen commented that these numbers are sound. The Mokena site is one of the highest in the state as it exists now.

There are no existing service station adjacency sites in the Village for single-family homes. There are sites for multi-family homes. At this site there is 133 feet from the truck canopy to the nearest home, there is 205 feet from the nearest home to the C-store and there is 252 feet to the car wash.

The chart below shows the Adjacency to Single Family Homes and Packaged Liquor Sales.

PACKAGED LIQUOR SALES W			
Name of Business	Distance (Ft)+		
			138' to
Lenny's	19420 Harlem	R-2/SF Home	canopy/210'
CVS Pharmacy #3693	16701 S Harlem Ave	R-2/SF Home	73
Famous Xpress	16658 S Oak Park	R-6/SF Home	209
George's Wine & Spirits	7032 W 183rd St	R-3 /SF Home	200
The Corner Store	9410 179th St	R-3 /SF Home	100
Walgreens #09331	8400 W 171st St	R3 /SF Home	200
7-Eleven #33834B	17055 S Oak Park Ave	R4/SF Home	87

The chart below shows the Adjacency to Single Family Homes and Video Gaming

VIDEO GAMING WITH ADJACE					
Name of Business	Address of Business	# of Machines	Abutting Zoning	Adbutting Use	Distance (FT) +
Lenny's	19420 Harlem	5	R-2	SF Home	138' to canopy/210'
Little Joe's Restaurant & Pizza	7976 167th St	3	B1 & R4	SF Home	152
The Station Pub	6657 W South St	5	R4	SF Home	156
Harald Viking Lodge #13	6730 175th St	3	DG & R-6	SF Home	67
Bamboo Garden	16733 S Oak Park	3	R-4	SF Home	141
Nick's BBQ at Tinley Park	16638 S Oak Park Ave	5	DC	SF Home	191

There were 2 gas stations in the Village that sell packaged Liquor.

There are no 24 hour video gaming establishments in the Village.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted he is all for this and thinks this is a great business moving into our Village. If they are in the Village we can control any further buildings or signs that are requested.

COMMISISONER MANI noted the Petitioner is telling us what he wants to do change and what not to change. If he want to come into the Village he should be willing to conform to our codes. He was told before by previous mayors and trustees what he would have to do to be annexed. This property is not suitable for Tinley Park.

COMMISSIONER VICK inquired what we were considering tonight. Ms. Wallrich replied the Commission is only considering the Special Uses of the Gas Station and the Car Wash. COMMISSIONER VICK noted he is for this. He has reservations on the manual changeable signs. The other signs are nice looking signs.

COMMISSIONER STANTON echoes COMMISSIONER ENGEL'S thoughts. He feels it is good.

COMMISSIONER GASKILL agrees that this is a good idea.

CHAIRMAN GRAY inquired about the buffer yard. Ms. Wallrich replied as the buffer yard expands less and less landscaping is required. What exists now are predominately evergreen trees and they carry a lot of points in the code. This meets the integrity of the code mainly because of the separation and a solid masonry wall. Our code allows you to take the required number of plants and cut them in half if there is a solid wall. CHAIRMAN GRAY noted the trees are planted on the resident's side and that really helps with not having to stare at a big wall. Ms. Wallrich replied that this helps visually and with the noise. CHAIRMAN GRAY noted that the 191st Street station is very clean. The Speedway station is not clean in comparison. He noted that the signs are not a point of contention for him.

COMMISSIONER MANI noted it is unfortunate that this location is in unincorporated County. This is poor planning. He read a sentence from former Mayor Seaman's letter regarding the B-3 zoning district is the most intense commercial zoning district allowing uses that are less associated with a residential neighborhood unless it is well screened. This is not a well screened area. This is not good for the residents in the area. If he wants to annex he should be willing to change all the signs according to the codes.

COMMISSIONER ENGEL noted there is already screening. This business is already there. With annexations the signs that are already there do not have to be changed to move into the Village.

COMMISSIONER STANTON noted Mr. McEnery is a good businessman and has great relationships.

COMMISISONER GATTO noted that since he is not in the Village we cannot say anything about what he does if he annexes we will be able to control what he does. If there are issues we can help the residents.

COMMENTS FROM THE PUBLIC

Andy Tess, Resident, noted there is no doubt the Petitioner will paint a beautiful picture. The experts speaking do not live in the community. Previously every government body voted no in the past 7 years. This should never been built between two streets that serve a residential community. This is deemed hazardous and inappropriate. This was zoned as a gas station and the homes were built before the gas station was. In spite of the objections, the Petitioner built his truck stop under the idea of an automobile fueling facility. He now has regrets and he has said he wished he never bought the property. Will County declined his request for liquor sales and gaming. Most of his reasons are for profit and total disregard for the residents. One hundred homes were surveyed and the response was no liquor and no gaming and no more traffic. The expert has said the traffic will increase 12-13% this represents 1,200 – 1,300 car a day

primarily coming down 194th Street. He went through the projected revenues. This building should never have been built. Children must walk directly in front of turning trucks to get to the station. This is an extreme hazard. The last vote at the Will County Board was 21 to 5 saying no.

Ken Shaw, Resident, noted in 2008 he supported annexation but voted against the Special Use Permits. In the last year since this measure failed at the Board level, he has paid attention to this. Although he had concerns about the Special Use, they have not materialized in the last year. One of the things that stood out to him was the Brad Bettenhausen report stating the property values were not negatively impacted, but in general the values are trending above many of the other areas of the community. This exists and having watched this over the past year, some of his concerns have faded over time. He is not in favor of gaming expansion and would like to see a better definition of gaming in the community. He is in favor of the Racino. In closing, while he has concerns, he recommends approval of Annexation and Special Use Permits.

Camille Tess, Resident, stated that the annexation of Lenny's into Tinley Park will be setting a precedent for more 24 hour gambling establishments. The Hollywood Amphitheater folks will easily be able to access liquor on their way to the show. She read a letter from the resident of Tinley Trails that were unable to be at this meeting. The letter explains gambling in Illinois.

Sandra Rennie, Resident, noted she is in the neighborhood watch group. Since 2012 the residents have opposed the annexation. She stated they went door to door and got 700 signatures of people who oppose it. They have the support of the Brookside Glen Homeowners Association who also oppose this. The Special Use Permits have been denied in the past. Our concerns remain the same. The traffic into our area has increased. It could take 4-5 minutes to make a left turn out of the subdivision. She displayed photos of the stacking in the area. We will need more police with the increase in traffic. The past mayors and trustees have opposed this. The noise affects the residents both day and night. Crime and safety is an issue. With liquor sales crime will be increased. The buffer yard wall that has been constructed is a plastic fence. The trees are sparse. The property values have declined. There is no need for gaming or packaged liquors in our neighborhood.

CHAIRMAN GRAY asked the Petitioner to speak.

Cass Wennlund, Attorney for the Petitioner noted staff has noted in the staff report that the Standards are met. As stated by Mr. Shaw a former Plan Commission Chairman, the concerns he had one year ago did not materialize. A Will County judge found that the resident's concerns were largely unsubstantiated. They were mostly about what might be. We are dealing with a business that exists now. It is a well-run, well maintained business. If this Village annexes this business it will have over \$400,000 in tax revenue. These numbers are substantiated. There will be more compliance with the Village Ordinances. The packaged liquor is simply another product, it is not a tavern. Crime with gambling in his other locations has not occurred.

Len McEnery, Petitioner stated he would really like to have his business in Tinley Park. He lived in Tinley Park and now lives in Orland Park. He is a local businessman and if things aren't right at the site, I am in the neighborhood. He is active in the business and he takes care of it. This location was zoned properly for a gas station and built according to all the proper building permits. There was nothing that was not done correctly. He has always believed this is the right thing to do at this location.

COMMISSIONER ENGEL inquired if when that residential subdivision was built, was the property zoned for a gas station?

Mr. McEnery replied yes it was. This property was owned by Gas City for some time. It was controlled by petroleum companies for quite some time. The gaming produced \$37,000 in the month of July, so if

you run that out for 7 months it is \$257,000. When we were turned down in the county, he got signatures. He had 3,000 signatures from customers who supported liquor and the car wash. He noted that 158,000 people live within fine miles of this location. We are good neighbors, we will take care of any problems. The security that comes from video gaming is important. We pay higher salaries and have people around all the time. We now have seven gaming licenses and nine liquor licenses and we have not had any issues with it.

CHAIRMAN GRAY asked for comments from the traffic consultant.

Michael Werthman, KLOA Traffic Consultant gave a presentation regarding the traffic. There are four access drives on three different roads that provides the site with excellent flexibility and helps to distribute the traffic over different access drives and different roadways. This minimized the impact. When the station was built several important roadway improvements were incorporated as part of the development. He noted that 194th Avenue was widened to provide a separate right and left turn lane. A separate right turn lane was provided on Harlem Avenue serving the right in-right out access drive. These were installed to minimize the impact on the roadway system. The last count was in March of last year. During the peak hours 97 – 98% of the traffic was passenger vehicles and only about 1-3% was truck traffic. On average the truck trips per day was around 53. The majority of the traffic is passenger traffic with 88% of the traffic coming from Harlem Avenue. The other 12% was coming to and from the neighborhood. With the annexation and the sale of liquor, most of the traffic will be from existing customers. There will be five gaming positions, which will not generate a significant amount of traffic. The 10-12% increase is the worst case scenario, as most of the traffic will be from existing customers for multi-purpose trips. The expectation is half of this. He noted that 75-80% of gas station traffic is already on the road. In general the roadways have sufficient capacity to accommodate the traffic. On 194th Street there is a stop sign and it can be difficult to make a left turn onto a high volume road like Harlem Avenue. The average que is 1-2 cars. The traffic signal north and south help with the gaps in traffic.

Ms. Clarke inquired if a light could be added at the 194th location. Mr. Werthman replied it will probably not be added until the land to the east is developed.

COMMISSIONER VICK inquired if there have been traffic acidents at this location. Mr. Werthman replied in 2017 there were 7-8 accidents. Most other years there were only 1-2 accidents with only one injury and no fatalities.

Jerry Petrowski, resident noted the traffic is highly understated. He has had occasion to sit for 5 minutes trying to make a left hand turn. This is a lot bigger issued. Many years back Lenny said he would not build the gas station if he could not have a car wash. He built it anyway. The residents have not been happy with Lenny. The amount of noise coming out of there exceeds the noise standard. Truck noise and large boom boxes go on all day and night.

COMMISSIONER VICK noted that what we are looking for tonight has nothing to do with the gambling or liquor sales. This has to do with the gas station and car wash and annexing into Tinley Park. Ms. Wallrich replied this is for zoning and two special uses.

Sandra Rennie staed if he annexes into Tinley Park, he can go directly for the gaming and liquor sales.

A motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to close the Public

Hearing for Lenny's Gas & Wash, 19420 Harlem Ave – Rezoning, Annexation and Special Use. 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. Wallrich went through the Rezoning Standards.

- A. The existing uses and zoning of nearby property; The property currently functions as a service station with a car wash and drive-in restaurant. Properties to the north function as commercial properties and are zoned B-4, B-3 (Tinley Park) and C-2 (Will County); single-family uses are to the west and are zoned R-2 (Tinley Park) and R-4 (Will County). Property to the south operate as commercial property and are zoned C-2 (Will County). The property to the east is undeveloped farmland and is zoned R-4 Cook County. The Village's Comprehensive Plan identifies the subject property as commercial.
- B. The extent to which property values are diminished by the particular zoning; A review of the EAV for the neighboring subdivision (Tinley Trails) by the Village Treasurer, Brad Bettenhausen, reveals:
 - 1. Neighborhood remains very stable. Only one new sales transaction since last analysis. That sale occurred in October 2017.
 - 2. There has been overall growth in the Tinley Trails EAV over the past 4 tax years.
 - 3. The rate of growth in the Tinley Trails EAV exceeded the rate for the entire Will County portion of Tinley Park.
 - 4. The rate of growth in the Tinley Trails EAV was better than, or in line with, the rates for Cook County and Tinley Park overall (factoring in that 2017 was a triennial reassessment year for Cook County properties)
 - 5. The only decrease in EAV noted within Tinley Trails between 2017 and 2018 was clearly the result of a tax appeal.
- C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public; Destruction of property values has not been proven by the opposing party. Existing conditions exist which include the service station, car wash and drive-thru restaurant. Per a traffic study, the impact of proposed uses do not have a significant impact on service levels of adjacent intersections; parking surveys reveal adequate parking. Anticipated revenue from the existing and proposed uses total in excess of \$400,000/year.
- D. The relative gain to the public as compared to the hardship imposed on the individual property owner; Annexation to the Village of Tinley will provide local zoning and public safety control of an existing use. Impacts from the current uses will continue regardless of annexation and rezoning.
- E. The suitability of the property for the zoned purpose; The Comprehensive Plan identifies the property as commercial; the property is located immediately adjacent to a 4 –lane arterial roadway with ADT of 26,300 (IDOT 2017)
- F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property; The property is currently developed as a service station, car wash and drive-thru restaurant.

- G. The public need for the proposed use; and the property is successfully operating with an anticipated revenue to the Village of over \$400,000 annually.
- H. The thoroughness with which the municipality has planned and zoned its land use. The Comprehensive Plan identifies the property for commercial uses; the B-3 District provides for the Service station and Car Wash as a Special Use; the drive in and C-store are permitted uses.

Ms. Wallrich went through the Special Use Standards.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; The Special Use is for existing uses that were lawfully approved as part of the Will County zoning process. Copies of police activity, traffic studies and parking studies have not revealed significant negative impact that will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area. Comparisons have been provided regarding the existing buffer between the subject property and adjacent homes which exceed County requirements and meet the integrity of the Village Code; a property value analysis indicates that the existing uses have not resulted in decreased property value.
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; The Special Uses under review (Service Station and Car Wash) are existing uses. A property value analysis was provided which indicates that the existing uses have not resulted in decreased property value. A buffer yard has been provided that exceeds Will County and Tinley Park requirements. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimate these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; The majority of the property in the area is currently developed; the granting of the Special Uses are consistent with the Comprehensive Plan for commercial uses. The subject property was developed legally under Will County regulations; any future development will be subject to Tinley Park regulation.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; A traffic study presented no negative impact resulting from the approval of the existing special uses. The property is located adjacent to a major 4-lane commercial corridor with 26,300 ADT (2017 IDOT).
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; The Special Uses under consideration are for existing uses that have functioned at the site since 2015 (service station) and 2017 (carwash).
- 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 The annexation of the subject parcel will render the existing signs legal non-conforming. The Applicant has agreed to bring some of the existing signs into conformance with Village Code. A negotiated schedule for bringing any building non-conformities into conformance will be included in the annexation agreement.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole. The annexation of the subject parcel is anticipated to bring in over \$400,000 in annual revenue to the Village of Tinley Park.

Motion #1:

COMMISSIONER GATTO, seconded by COMMISSIONER FIELDER made a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 19420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting."

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

NAYS: MANI

CHAIRMAN GRAY declared the Motion approved.

Motion #2:

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

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

	Sign Name	Mr. McEnery's Proposal
A.	C-Store east	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
	C-Store north	Remove changeable copy sign
	Car Wash -south	Remove "Pet Wash" sign
C.	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	

2. Stripe the truck parking spaces.

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

NAYS: MANI

CHAIRMAN GRAY declared the Motion approved.

Motion #3:

COMMISSIONER ENGEL, seconded by COMMISSIONER AITCHISON made a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans."

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

NAYS: MANI

CHAIRMAN GRAY declared the Motion approved.

This will be heard by the Village Board tentatively on 9/3/2019



PLAN COMMISSION STAFF REPORT

August 15, 2019 Workshop

Applicant

Mr. Leonard McEnery , Lenny's Food N Fuel Harlem Avenue, LLC

Property Location

19420 Harlem Avenue

PIN

19-09-12-202-014-0000 & 19-09-12-202-016-0000

Zoning

B-3 upon annexation

Approvals Sought

Rezoning Special Use Permit

Comprehensive Plan

Commercial

Project Planner

Paula J. Wallrich, AICP Planning Manager

Lenny's Food N Fuel – Rezoning, Special Use Permit

19420 Harlem Avenue



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

EXECUTIVE SUMMARY

Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87-acre parcel located at 19420 S. Harlem Avenue (see photo above), rezone the property upon annexation and grant special uses for the existing uses on the property (car wash and service station). The annexation, rezoning and special use requests were previously reviewed by the Plan Commission at their April 19, 2018 meeting. At that meeting the Commission made the following recommendations to the Village Board:

- 1. Motion to deem the property unsuitable for annexation- Motion Failed
- 2. Rezoning to B-3- Motion Passed 6-2
- 3. Special Use for a Service Station Motion Failed 5-3
- 4. Special Use for a Car Wash- Motion Failed 5-3

The annexation and zoning entitlements were then reviewed by the Village Board at their July 17, 2018 meeting. A motion at the Village Board meeting authorizing the execution of an annexation agreement with Lenny's Food N Fuel failed with a 3 to 2 vote, therefore, the project did not move forward.

The property currently operates as a motor fueling facility for autos and trucks, a convenience store with a drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing /filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming. As an unincorporated parcel in Will County, Mr. McEnery's parcel cannot not sell packaged liquor or obtain a video gaming license. Per testimony given during the 2018 annexation review, the Petitioner estimated the Village will receive approximately \$408,000 annually from sales, video gaming and property taxes, and licensing fees.

With the prior Petition, a draft annexation agreement was drafted that included negotiations with staff addressing certain issues including signage, landscaping and recapture fees. These items will be addressed in the relevant sections below. The draft agreement remains consistent to the previous agreement negotiated between both parties.

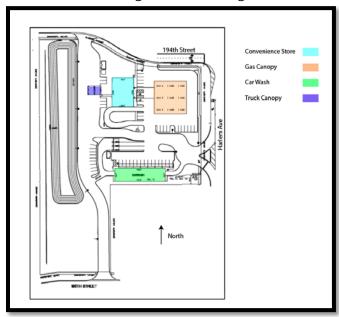
The Petition for annexation was discussed at the July 23, 2019 Community Development Committee (CDC) and was recommended to move the project through the normal entitlement process. There was a comment regarding landscaping that staff has reviewed and a question regarding police activity in the area (addressed below).

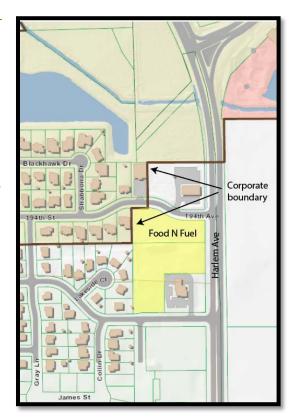
At the August 1, 2019 workshop there was minimal new items discussed. Signage, in particular the manual changeable copy sign, and traffic issues were mentioned. See below for further discussion.

EXISTING SITE & HISTORY

The subject property is located just south of the Village's corporate boundaries on Harlem Avenue. The parcel is 4.87 acres and includes two structures (C-store and Car Wash) and two canopies (car gas dispensing and truck gas dispensing). The C-store was constructed in 2015 and the car wash was completed in 2017. The property was constructed under Will County jurisdiction and is in conformance with their code; the property receives water and sanitary service from Frankfort.

The Petitioner has requested annexation to allow for the expansion of the current business in similar fashion to their other facility on 191st Street; this includes the sale of packaged liquors and video gaming. The Petition for annexation was discussed at the July 23, 2019 Community Development Committee (CDC) and was recommended to move the project through the normal entitlement process. There was a comment regarding landscaping that staff has reviewed and a question regarding police activity in the area (addressed below). Attached are copies of the Draft Agreement and the memorandum which explains the terms of the Agreement. (Exhibits A-1 and A-2) Minutes of the previous Plan Commission and Village Board meetings are included for your review.





ZONING & NEARBY LAND USES

The subject property is currently zoned C-2 (Local Commercial) in Will County. There are single family residential uses to the west of the subject parcel; those in Tinley Park are zoned R-2, (Single-Family Residential) those in Will County are zoned R-4 (Single-Family Residential). To the north there is an office in Tinley Park zoned B-4 (Office and Service Business) and another office use zoned C-2 (Local Commercial) in Will County. To the south the property is all in Will County with a bank zoned C-2 (Local Commercial). There is Tinley Park B-3 zoning along the Harlem Avenue corridor north of the subject property leading to the I-80 intersection. The Comprehensive Plan indicates commercial uses in this area.

In considering the zoning assignment for this parcel, Staff considered both the B-3 (General Business and Commercial) District and the B-5 (Automotive Service District) District. After researching all permitted and special uses in both districts, Staff recommends a zoning of B-3 (General Business and Commercial) upon annexation with Special Use Permits for the Service Station and Car Wash. Even though a Service Station and Car Wash are permitted uses in the B-5 (Automotive Service District), there are other uses (auto repair, on-site repair, light equipment sales/rental, vehicle sales/rental) that are also permitted uses in the B-5 and special uses (Body Shop) that are not desirable uses in close proximity to residential uses.



Land Use	В3	B5		
Service station	S	Р		
Car wash- stand alone		Р		
Carwash attached	S			
Food store	P			
Drive -in	Р			
Restaurant w/drive	Р			
in				
Pkg liquor	Р			
Auto repair		P (no body repair)		
On-site repairs		р		
Body shop		S		
Light equip		Р		
sales/rental				
Veh sales/rental		P		
P= Permitted Use S= Special Use				

SIGNS

The signage plans were approved as part of the Will County entitlement process. Staff conducted a sign inventory as part of the documentation of existing conditions which will be included as part of the annexation agreement (Exhibit A). Even though some of the signs are non-conforming with our current code, they will be considered legal non-conforming as part of the annexation process per Section IX.N.1. Non-Conforming Signs, "Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the **time of annexation to the Village** of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types – either a legal nonconforming sign or an illegal nonconforming sign."

As part of the original Petition review process, Mr. McEnery agreed to bring the majority of his signs into compliance with Village sign regulations. As stated above, all existing signage can be annexed in its current condition; however Mr. McEnery stated he is willing to bring the majority of the signs into compliance where it is not cost prohibitive to do so. The table below reflects those signs that will be brought into compliance which is consistent with staff's recommendations.

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

Mr. McEnery has agreed to remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.





At the workshop Commissioner's questioned when manual changeable signs became prohibited in the Village Code. Staff researched and determined that the 2007 Zoning Ordianance was the first code prohibiting manual changeable copy signs.

LANDSCAPE

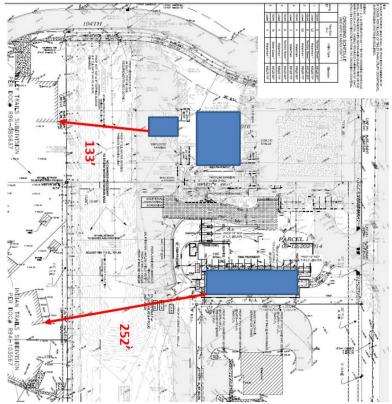


Staff conducted a site inspection and reviewed the approved landscape plans from the County (Exhibit B). Overall the site is very well landscaped and maintained. In addition to permanent landscaping there are many annual flower plantings – including hanging baskets. All landscaped beds have been mulched or have landscape stone and are free of weeds.

The street tree spacing is consistent with Village requirements of one tree per 25 feet of frontage. Staff identified two missing street trees at the northeast corner of the lot. This deficiency is noted in the annexation agreement and will require compliance within three months of execution of the Agreement. The bufferyard between the subject parcel and the single-family homes at the west side of the property, exceeds the Village's landscape requirements (see table below). The bufferyard is 119 feet wide exceeding the maximum bufferyard requirement of 60 feet. While the planting standards are different between the County and the Village, the eight foot brick wall reduces the Village's requirements by 50%. The Petitioner planted 22 evergreen trees along the east







side of the neighboring residential properties—on the west side of the brick wall.

Will County's Transition Yard	Tinley Park Bufferyard 'D'	Existing Transition Yard
10 Feet wide	30-60 feet wide	119 Feet
Offers 3 options for screening:	4.8 Canopy trees, 2.4 understory, 19	Installed 8 foot fence; 3 foot
A. Provide a landscape area with a	shrubs per 100 linear feet	berm, landscaping on both sides
certain amount of trees.	Reduced by 50% if a wall is provided.	of the fence and both sides of
B. Landscape area plus a 6-foot solid	Required plantings:	the pond.
wood fence.	645' frontage	Provided:
C. Landscape berm with a certain	6.45 x 4.8 = 31/2=16 canopy trees	35 Canopy trees
amount trees.	6.45 x 2.4 = 15/2=8 understory	22 Evergreen
	6.45 x 19 = 123/2=62 shrubs	13 understory/shrubs

<u>Open Item #1:</u> At the workshop one of the Commissioners mentioned the need for additional bufferyard. The Commission may wish to discuss this further; Staff notes that there are no code requirements that would require additional plantings. A significant amount of evergreen landscaping was planted on the west side of the 8' masonry wall – adjacent to the residential property.





Over the years there has been some minor loss of landscaping along the foundation and monument signs (5 plants total) however with the growth of the surrounding plantings and the addition of annual plants it is staff's opinion that the landscape meets or exceeds the intent of the County's landscape approval.

TRAFFIC

The Applicant provided a traffic study prepared by KLOA, Transportation and Parking Planning Consultants with their original Petition. (A full copy of the study is attached as Exhibit C.) The purpose of the study was to determine the existing traffic generated by the fuel station during the critical morning and evening peak hours and estimate the additional traffic that will be generated by the new proposed uses (video gaming and sale of packaged liquors). The

traffic counts were performed on Thursday March 22, 2018 during the weekday morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to 7:00 P.M.) which are considered peak periods. The results of the traffic counts show that the weekday morning peak hour of traffic occurred from 7:30 A.M. to 8:30 A.M with 400 trips and the weekday evening peak hour of traffic occurred from 3:30 P.M. to 4:30 P.M with 324 trips. Approximately 97 to 98 % of the existing traffic generated by the fuel center were passenger vehicles. The fuel center generated between zero to three (3) single unit truck trips and between two (2) to eleven (11) articulated truck trips during the peak hours. Sales data for the week of March 12 through 16 showed that an average of 53 transactions per day occurred at the commercial fuel positions. The majority of the traffic, 88%, is traveling to and from the fuel center via Harlem Avenue. There is approximately 18-25 trips traveling from the west on 194th street and 24-25 trips from the west on 195th Street.

The proposed new uses for the subject parcel are estimated to result in an increase of 21 to 25 round trips during the weekday morning and evening peak hours, which averages to approximately one inbound trip every 2.5 to 3.0 minutes and one outbound trip every 2.5 to 3.0 minutes. The proposed additional amenities are projected to have a limited impact on the existing roadway system, particularly on the residential roads west of the fuel center.

Open Item #2: There was some discussion regarding difficulty making left turns out of the subdivision onto Harlem Avenue at 194th Street. Staff has requested the Petitioner have their traffic consultant attend the Public Hearing to address the functioning service level of that intersection.

PARKING

There are 52 parking spaces (including accessible spaces) on the subject parcel; 16 of these are located along the north side of the car wash and are equipped with vacuums. Although presumably these are for those customers wishing to take use of the free vacuums, there is no signage limiting parking to this use, and during staff inspections they were not used for anything other than use of vacuums.

The Village Zoning ordinance provides some guidance for required parking for various uses however there is no specific reference for a convenience store associated with a gas station, a car wash or video gaming. Staff has used the closest similar use for determining required parking for these uses. The table below provides the number of required parking spaces.

	USE CLASSIFICATION	MIN PARKING PER CODE	DATA	TOTAL REQUIRED
Dunkin Donut w/drive thru	Eating or drinking place	1 space for each 3 seats plus 1 for each employee	7 people per largest shift. 8 seats provided	10 parking stalls
C-STORE (including packaged liquor)	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area.	3,570 SF	24 parking stalls
CAR WASH	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area. If we just use employees this would be 3 at largest shift	4,584 SF This doesn't seem like a good measurement for this use for determining parking. Especially because the car wash is mostly automated	3 Parking Stalls
VIDEO GAMING	Our code does not address this use. It will be part of the C-Store use.	Could require that an additional 5 stalls be added in addition to the C-Store requirements	5 Video Gaming Machines	5 parking stalls
Parking Required				42 stalls
Existing Parking				52 stalls
Extra parking				10 stalls

Establishing parking requirements is an imperfect science. In a situation such as this there are opportunities for shared parking between the individual uses. Also the nature of the business results in high turnover with limited long stay parking needs outside of the employees. The proposed video gaming will result in longer stay parking needs; however the establishment is limited to five gaming machines. There is a possibility of people waiting for gaming seats, but it is difficult to make assumptions regarding that use. Staff conducted their own parking study over a two week period in March of 2018. These were conducted at various times during the day and evening. Below is the summary of parking at the subject site as well as a study of parking at the existing Lenny's on 191st Street which currently has video gaming and packaged liquor. Table 1 provides occupancy numbers for the 52 parking spaces at the Lenny's on Harlem from March 16 through March 29 between the hours of 7:25 AM and 9:30 PM. As the table indicates the greatest number of cars parked during that time was 18, leaving 34 spaces vacant at its highest occupancy. Although this is an informal study only for a limited period of time it appears there is no parking shortage at this site with the current uses.

Table 2 provides information on truck parking at the Lenny's on Harlem. The greatest number of trucks parked was four during this same time period.

Table 1		
3.16	Noon	12
3.19	10:00 AM	12
3.19	0:00	6
3.19	8:47 PM	13
3.2	8:02 AM	9
3.2	9:25 PM	11
3.20	10:00 AM	17
3.21	7:45 AM	13
3.21	10:00 AM	18
3.22	7:25 AM	15
3.22	8:34 PM	10
3.22	10:00 AM	14
3.23	7:50 AM	9
3.23	1:30 PM	17
3.26	8:00 AM	13
3.26	11:00 AM	16
3.27	11:20 AM	17
3.27	8:55 AM	11
3.27	6:50 PM	8
3.28	7:35 AM	11
3.28	5:52 PM	10
3.29	7:15 AM	16

As a point of comparison staff also visited the Lenny's on 191st; they have video gaming and packaged liquor sales. They have 45 parking spots on site. Table 3 provides information on number of the parking stalls as well as number of video gaming seats occupied during this time period. This information can be used to project parking needs for the Lenny's on Harlem Avenue. The two sites are in relative proximity of each other therefore some assumptions might be made as to whether some of the traffic/usage for gaming and packaged liquor may overlap. Although truck parking was not surveyed at the 191st site, the Zoning Administrator who conducted the survey stated he did not ever see more than two trucks on site at any given time.

Table 2					
# Trucks	Comment				
1	PA RKED				
0					
2	1 GETTING GAS				
1	PA RK ED				
1	PERSON SITTIN	G IN TRUCK			
2	GETTING GAS				
0					
2					
2	1 IDLING, 1 IN C	AR AREA- COULD	N'T HEAR I	DLING AT H	HOUSE
4	2 fueling , 1 wa	iting to fuel, 1pa	rked with p	person Insi	deidling
0					
2	fueling				
1	fueling				
2	fueling				

Truck	narkina	aŧ	19420	Harlem
Truck	purking	иı	13420	nuntem

Table 3			
Day	Time	Parking Count in parking stalls only	Video gaming
3.16	10:30 AM		3
3.19	10:30AM	15	3
3.20	10:30 AM	20	5
3.21	10:30 AM	20	5
3.22	10:30 AM	14	2
3.23	10:30 AM	12	2
3.26	10:30 AM	13	5
3.27	8:15 AM	20	5
3.27	10:30 AM	12	1

Parking at 191st facility

Mr. McEnery has agreed to have the parking monitored as part of the Annexation Agreement and if at any time there is a recognized shortage of parking, he will have additional parking spaces constructed. He also agreed to stripe two truck parking spaces at the west end of the property.

Below is the most recent parking survey:

	19420 Harlem Ave					
Date/Time	Front of C-store (not at pumps)	At car wash/vacuum	In back	Total	Trucks- only those parked	
7.24(7:50am)	8	4	6	18	0	
7.24(7:00pm)	6	1	3	10	0	
7.25(7:55am)	10	2	7	19	1	
7.25(12:00pm)	10	3	12	25	1	
7.25((9:35pm)	4	1	5	10	0	
7.26(12:30pm)	11	3	7	21	2	
7.26(2:45pm)	8	3	6	17	1	
7.29(7:30am)	11	1	6	18	1	
7.29(12:00pm)	4	2	7	13	0	
7.29(5:20pm)	8	2	5	15	0	
7.30(7:45am)	10	0	9	19	1	
7:30(1:15pm)	3	3	9	15	1	
7.30(3:45pm)	5	4	8	17	1	
7.31(7:55pm)	11	0	10	21	2(not semi)	
7:31(12:00pm)	6	5	9	20	1	
7:31(2:30pm)	7	3	8	18	0	
8.1 (7:15 am)	10	0	5	15	0	
8.1 (11:00am)	8	5	10	23	1	
8.1 (2:30 PM)	8	6	7	21	1	
8.1 (10:45PM)	4	1	5	10	0	
8.2 (11:00AM)	8	9	7	24	0	
8.2 (2:00 PM)	6	8	8	22	2	
8.5 (10:30AM)	10	2	8	20	1	
8.5(1:30PM)	8	4	7	19	0	
8.6 (9:30AM)	12	3	7	22	0	
8.6 (2:30PM)	6	6	6	18	1	
8.7 (7:15AM)	12	0	7	19	1	
8.7 (11:00 AM)	5	4	7	16	1	
8.7 (2:00PM)	6	3	6	15	1	
8.7 (5:45PM)	10	1	5	16	0	
8.8 (7:45 AM)	10	1	7	18	0	
8.8 (11:30AM)	8	2	9	19	0	
8.8 (2:30 PM)	6	3	7	16	1	

As indicated in the table above there is adequate parking available on site. The greatest occupancy was 25 spaces leaving 27 spaces available.

WORKSHOP DISCUSSION

Assuming there will be similar issues raised by the adjacent residential property owners that were discussed during the first Petition, staff has included some of the questions and responses below. These residents expressed opposition during the previous annexation application and with various petitions before the County. Some of the residents live in the Village and some live in unincorporated Will County. See adjacent diagram; the yellow shaded area denotes Tinley Park residents. The following were items discussed during previous Petition:

- 1. <u>Public Safety</u>- The residents recited some statistics obtained from a 2015 FOIA related to ALL gas, convenience stores. Exhibit D provide information from Tinley Park police during the period between 1.13.16 through 7.20.19. They are summarized as follows:
 - a. 1-lockout
 - b. 1- driving under the influence
 - c. 5 traffic stop
 - d. 2- business check
 - e. 3- assist other agency



Staff has requested information from Will County Sheriff's Department and will update the Commission at the workshop meeting.

Attached please find police activity reports from Will County, Mokena and Tinley Park. Mokena's report was obtained as a point of comparison for the facility at 8810 W. Street. An email received from the Assistant Village Manager from Mokena stated: "Regarding the Gas N Wash –" We have had no notable police issues. The station is always very clean and well stocked. As you mentioned, no one really lives nearby so we never have noise complaints."

- 2. Property Values- Exhibit E illustrates the property values in the neighborhood and specifically for those homes immediately adjacent to the subject property. The recession impacted all housing valuations between the years 2010 and 2014. In 2015, Village-wide housing values began to increase. This was also the year that Lenny's was built. Looking at the spreadsheet, especially the home highlighted in green, there was comparable increases with other homes in the neighborhood. This increase continues through projections for 2017. There was a question at the Public Hearing about why the projection for next year was not included for the rest of the Village. As explained by Staff at the meeting, this would have taken significant staff time to do and would not result in any further explanation of the trends that the spreadsheet was indicating. The actual percentage changes were fairly minor; it was the trend that was significant. This has been verified by our Village Treasure, Brad Bettenhausen who created the first spread sheet. Please see an email (Exhibit F) from Mr. Bettenhausen regarding any concerns raised at the meeting regarding the validity of his study.
- 3. <u>Service Station adjacency.</u> Precedence of service stations adjacent to single-family housing. Of the six service stations there are no examples of adjacency to single-family homes. There is one example (7601 W. 159th St.) which abuts an R-5 District (apartment building).

4. Packaged Liquor adjacency. Precedence of packaged liquor adjacent to single-family housing – The table below lists several examples of establishments that sell package liquor with single-family homes immediately adjacent. Lenny's truck canopy is approximately 138' to the home to the west; the C-store is approximately 210'. The bufferyard for the Lenny's property exceeds any of the bufferyards/screening measures provided in these other situations that primarily use a six foot fence as the buffer (The subject parcel provides an eight foot masonry wall with landscaping. Exhibit G provides aerial graphics of some of the properties below.

PACKAGED LIQUOR SALES WI			
Name of Business	Address of Business	Zoning/ Use	Distance (Ft)+
			138' to
Lenny's	19420 Harlem	R-2/SF Home	canopy/210'
CVS Pharmacy #3693	16701 S Harlem Ave	R-2/SF Home	73
Famous Xpress	16658 S Oak Park	R-6/SF Home	209
George's Wine & Spirits	7032 W 183rd St	R-3 /SF Home	200
The Corner Store	9410 179th St	R-3 /SF Home	100
Walgreens #09331	8400 W 171st St	R3 /SF Home	200
7-Eleven #33834B	17055 S Oak Park Ave	R4/SF Home	87

5. Video Gaming Adjacency Precedence of video gaming abutting single-family housing-The table below list several examples of video gaming immediately adjacent to single-family homes. Distances between the home and the gaming establish is provided. Screening is provided with a 6' fence. Exhibit H provides aerial graphics of some of the properties below.

VIDEO GAMING WITH ADJACEI					
Name of Business	Address of Business	# of Machines	Abutting Zoning	Adbutting Use	Distance (FT) <u>+</u>
Lenny's	19420 Harlem	5	R-2	SF Home	138' to canopy/210'
Little Joe's Restaurant & Pizza	7976 167th St	3	B1 & R4	SF Home	152
The Station Pub	6657 W South St	5	R4	SF Home	156
Harald Viking Lodge #13	6730 175th St	3	DG & R-6	SF Home	67
Bamboo Garden	16733 S Oak Park	3	R-4	SF Home	141
Nick's BBQ at Tinley Park	16638 S Oak Park Ave	5	DC	SF Home	191

- 6. Package liquor sold at gas stations The only service station that sells packaged liquor is the Circle K station at 8401 159th Street which resulted from an annexation.
- 7. 24-hour video gaming- There are no 24 hour video gaming establishments in the Village. The video gaming licenses typically run tandem with the hours of the liquor license they are associated with.

STANDARDS FOR REZONING APPROVAL

While there are no specific standards listed in the Zoning Ordinance for Map Amendments (rezoning), Staff utilizes the "LaSalle Factor test" articulated in the 1957 landmark zoning case before the Illinois Supreme Court. The Petitioner's response can be found in Exhibit I. The factors are listed below for the Commission's consideration; Staff will provide responses as part of the Public Hearing staff report:

- A. The existing uses and zoning of nearby property; The property currently functions as a service station with a car wash and drive-in restaurant. Properties to the north function as commercial properties and are zoned B-4, B-3 (Tinley Park) and C-2 (Will County); single-family uses are to the west and are zoned R-2 (Tinley Park) and R-4 (Will County). Property to the south operate as commercial property and are zoned C-2 (Will County). The property to the east is undeveloped farmland and is zoned R-4 Cook County. The Village's Comprehensive Plan identifies the subject property as commercial.
- B. The extent to which property values are diminished by the particular zoning; A review of the EAV for the neighboring subdivision (Tinley Trails) by the Village Treasurer, Brad Bettenhausen, reveals:
 - 1. Neighborhood remains very stable. Only one new sales transaction since last analysis. That sale occurred in October 2017.
 - 2. There has been overall growth in the Tinley Trails EAV over the past 4 tax years.
 - 3. The rate of growth in the Tinley Trails EAV exceeded the rate for the entire Will County portion of Tinley Park.
 - 4. The rate of growth in the Tinley Trails EAV was better than, or in line with, the rates for Cook County and Tinley Park overall (factoring in that 2017 was a triennial reassessment year for Cook County properties)
 - 5. The only decrease in EAV noted within Tinley Trails between 2017 and 2018 was clearly the result of a tax appeal.
- C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public; Destruction of property values has not been proven by the opposing party. Existing conditions exist which include the service station, car wash and drive-thru restaurant. Per a traffic study, the impact of proposed uses do not have a significant impact on service levels of adjacent intersections; parking surveys reveal adequate parking. Anticipated revenue from the existing and proposed uses total in excess of \$400,000/year.
- D. The relative gain to the public as compared to the hardship imposed on the individual property owner; Annexation to the Village of Tinley will provide local zoning and public safety control of an existing use. Impacts from the current uses will continue regardless of annexation and rezoning.
- E. The suitability of the property for the zoned purpose; The Comprehensive Plan identifies the property as commercial; the property is located immediately adjacent to a 4 –lane arterial roadway with ADT of 26,300 (IDOT 2017)
- F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property; The property is currently developed as a service station, car wash and drive-thru restaurant.
- *G.* The public need for the proposed use; and the property is successfully operating with an anticipated revenue to the Village of over \$400,000 annually.
- H. The thoroughness with which the municipality has planned and zoned its land use. The Comprehensive Plan identifies the property for commercial uses; the B-3 District provides for the Service station and Car Wash as a Special Use; the drive in and C-store are permitted uses.

SPECIAL USE

The Service Station and the Car Wash require a Special Use Permit as part of the B-3 zoning designation. Both are existing uses. The Service Station is a 24 hour operation; the Car Wash is open from 6:00 a.m. to 10:00 p.m. As part of the Annexation Agreement the Petitioner has agreed to post and enforce "no idling of trucks" along the access way at the west side of the property. The Applicant has also agreed to have the parking monitored as part of the Annexation Agreement.

There are new uses proposed for the subject parcel that are not part of the Special Use review (sale of packaged liquor and video gaming) that are regulated either by the Village Liquor Code or the State of Illinois; both of which will be addressed as part of the annexation process. Even though these are not subject to a Special Use review they will impact the overall operation of the subject property and may impact *public health*, *safety*, *morals*, *comfort*, *or general welfare*. Through the analysis above regarding public safety, traffic, signs, parking, landscaping and precedence for similar adjacency within the community, the Commission is encouraged to take a holistic review for the Special Uses under consideration as well as the new proposed uses.

STANDARDS FOR A SPECIAL USE

The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft findings for the Commission to consider as part of the Public Hearing report.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; The Special Use is for existing uses that were lawfully approved as part of the Will County zoning process. Copies of police activity, traffic studies and parking studies have not revealed significant negative impact that will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area. Comparisons have been provided regarding the existing buffer between the subject property and adjacent homes which exceed County requirements and meet the integrity of the Village Code; a property value analysis indicates that the existing uses have not resulted in decreased property value.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; The Special Uses under review (Service Station and Car Wash) are existing uses. A property value analysis was provided which indicates that the existing uses have not resulted in decreased property value. A bufferyard has been provided that exceeds Will County and Tinley Park requirements. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimate these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; The majority of the property in the area is currently developed; the granting of the Special Uses are consistent with the Comprehensive Plan for commercial uses. The subject property was developed legally under Will County regulations; any future development will be subject to Tinley Park regulation.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided; A traffic study presented no negative impact resulting from the approval of the existing special uses. The property is located adjacent to a major 4-lane commercial corridor with 26,300 ADT (2017 IDOT).

- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; The Special Uses under consideration are for existing uses that have functioned at the site since 2015 (service station) and 2017 (carwash).
- 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 The annexation of the subject parcel will render the existing signs legal non-conforming. The Applicant has agreed to bring some of the existing signs into conformance with Village Code. A negotiated schedule for bringing any building non-conformities into conformance will be included in the annexation agreement.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole. The annexation of the subject parcel is anticipated to bring in over \$400,000 in annual revenue to the Village of Tinley Park.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, the following motion is in the appropriate form:

Motion #1: ..." make a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 19420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting."

Motion #2: ..."make a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Service Station and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

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

	Sign Name	Mr. McEnery's Proposal
A.	C-Store east	Remove 2 wall signs ("No
		Cook County taxes" and
		second "Dunkin
		sign")
	C-Store north	Remove changeable copy
		sign
	Car Wash -south	Remove "Pet Wash" sign
C.	Remove any temporary signs or banners in	
	exchange for keeping the manual changeable	
	copy sign on the convenience store and the car	
	wash monument sign.	

2. Stripe the truck parking spaces.

Motion #3: ..."make a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans."

[with any conditions that the Plan Commission would like to recommend.]

LIST OF REVIEWED PLANS LENNY'S Food & Fuel

	Submitted Sheet Name	Prepared By	Date On Sheet
A2.1	Floor Plan	ARSA	01/23/2015
A2.1	Roof Plan	ARSA	01/23/2015
A3.1	North and South Elevation	ARSA	01/23/2015
A3.1	East, West South Elevations	ARSA	01/23/201
L1.0	Landscape Plan	Upland	10/6/2017
L1.0	Car Wash Sign Landscape Plan	Upland	10/6/2017
L1.0	Car Wash Sign Landscape Plan	Upland	05/30/2017
C1	Cover Sheet	M Gin	4/25/2017
C2	Existing Condition & Demos	M Gin	4/25/2017
C3	Site Utility & Geometric Plan	M Gin	5/13/2017
C4	Grading Plan/Storm Water Pollution/Prevention Plan	M Gin	5/13/017
C5	Details Sheet	M Gin	5/13/2017
SA1.1	Site Plan	ARSA	06/08/2015
SA1.1	Site Plan Monument Sign	ARSA	10/31/2017
	Wall Marquee Sign	VAN	04/24/2014
	Car Wash Building Sign	VAN	07/17/2017
	Car Wash Building Sign	VAN	07/17/2017
	Channel Letters on Canopy	VAN	07/18/2017
	Pay Canopy W/Illum. Sign	VAN	07/18/2017
	Truck Canopy Signage	VAN	12/23/22014
	D/F Illum. Main ID Sign	VAN	05/24/2017
	Traffic Study	KLOA	03/29/2018

ARSA – Alan R. Schneider Architecture

M GIN - M Gingerich Gereaux

UPLAND - Upland Design Ltd

EXHIBIT A

SIGN INVENTORY/ANALYSIS

	le:	F 6:	- 1 0 1	D C .
	Sign name	Existing Size	Tinley Code	Deficiency
			1-signs max per frontage/80 SF plus 15	3-signs over limit; 28 SF over (not
		Approx 123 SF/ 4 wall	SF for interior tenant /changeable sign	counting 39.6 SF of changeable copy
Α.	C-Store east	signs/changeable copy sign (39.6 SF)	prohibited	sign; prohibited changeable copy
				size is ok; changeable copy is
	C-Store north	39.6 SF Changeable copy sign	60 SF	prohibited
B.	Car Wash east	41.13 SF	35 SF	6 SF over
C.	Car Wash north	68 SF	120 SF	allowed
C.	Car Wash south	88 SF (2 wall signs)	120 SF	size ok; 1 additional sign
D.	Gas N Wash Canopy east	49.81 SF	46.5 SF (1 SF per 2 LF)	3.31 SF over
	Gas N Wash Canopy N & S	39.17 sq. ft.	45 sq. ft.	allowed
E.	Car Wash Canopy	20 sq. ft.	20 sq. ft.	allowed
				2.33SF over or considered
F.	Trucks Canopy/Directional	23.5 sq. ft.	21.17 sq. ft.	directional
		97.12 SF.; 10.83' ht; Changeable copy	120 SF; 10' ht; Prohibited changeable	size is ok; .83' (10") too tall;
G.	Car Wash-Monument	(48.89SF)	copy sign	changeable copy sign prohibited
Н.	Gas N Wash-Monument	118.55 SF.; 11.83' ht; EMC: 12SF	120 SF; 10' ht; EMC: 24 SF allowed	Size is ok; 1.83' too tall; EMC OK



Interoffice EXHIBIT A-1

Memo

Date: March 9, 2018

To: David Niemeyer, Village Manager

From: Paula J. Wallrich, AICP

Subject: Lenny' Food N Fuel

BACKGROUND: Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing /filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming. As an unincorporated parcel in Will County, Mr. McEnery's parcel cannot not sell packaged liquor or obtain a video gaming license.

The fueling center and convenience store were constructed in the County in 2015; the car wash was constructed in 2017. Currently both facilities are connected to Frankfort water and sewer.







DISCUSSION: A draft copy of the annexation agreement is attached for the Village Board's review. Highlights of the agreement include:

- 1. As required by Village policy the parcel will be annexed as R-1 (Village's most restrictive zoning district) and then rezoned to B-3 with Special Uses to allow for the continuance of existing uses. The Plan Commission will review the rezoning request and make a recommendation to the Village Board.
- 2. All buildings will be brought into compliance with Village Building, Health, Safety and Fire Codes within 6 months of execution of the Annexation Agreement with the exception of the following:
 - a. Convenience store sprinkler system must be installed within 1 year of execution of the Annexation Agreement.
 - b. Car wash sprinkler system must be installed within 5 years of execution of the Annexation Agreement.
 - c. Fire alarm system must be activated and landscaping brought into compliance with approved Landscape Plan within 3 months of execution of the Annexation Agreement.



- 3. Owner has agreed to install "no idling of trucks" signs along the west access drive.
- 4. Current hours of operation will be allowed to continue (6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store.)
- 5. All existing signs will be allowed to remain and per Village code, upon annexation those signs in non-conformance with Village code become legal non-conforming signs.
- 6. Upon the execution of the Annexation Agreement the Village will adopt an ordinance creating a new liquor license that allows for the sale of packaged liquor for off premise consumption and video gaming. Hours will be regulated in the license.
- 7. The subject parcel will be required to connect to Tinley Park water within 1 year of execution of the annexation agreement.
- 8. Term of the agreement is 20 years (maximum allowed).
- 9. Petitioner will pay the following fees/recaptures:

Fee/Recapture	Calculation	Amount	Timing of payment
Cash in lieu of for water main	12" water main , 333'	\$112,054.50	Upon execution of
extension along Harlem frontage	frontage x		annexation
	\$336.50/foot		agreement
Administrative Fee	Sub Regulations-	\$250	
	Section XIII		
Construction Observation Fee	Sub Regulations	\$1,0000	
	Section XIII		
Water Connection Fee	\$150/inch	TBD	Upon connection ot
Water Construction Fee	Subdivision	\$1,200	Village water or
	Regulation		within 1 year of
Water System Connection Fee	Subdivision	\$200	execution of the
	Regulation		annexation
Storm Sewer	Subdivision	\$50	agreement-
	Regulation		whichever is earliest.
Recapture of 194 th water main	468 feet of frontage x	\$76,869.00	
-	\$164.25 per foot		

PROJECTED REVENUE: The Petitioner has estimated the Village will receive approximately \$408,000 annually from sales, video gaming and property taxes, and licensing fees.

SCHEDULE: Upon the recommendation of the Village Board and the Committee of the Whole meeting on March 13, 2018, Staff will proceed with finalizing the Annexation Agreement. Zoning review at the Plan Commission is tentatively scheduled for a workshop on March 15, 2018 and a public hearing on April 5, 2018. The Village Board will then consider the Plan Commission recommendation, the Annexation Ordinance and the Annexation Agreement for a first reading on April 17, 2018. A Public Hearing for the annexation will be held on May 1, 2018 where all annexation and rezoning issues will be eligible for adoption.



EXHIBIT A-2

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ANNEXATION AGREEMENT

INTRODUCTION

- 1. **This Agreement** is entered into this ______day of _____ 2018, by and between the VILLAGE OF TINLEY PARK, Illinois, a municipal corporation (hereinafter referred to as the "Village"); and Lenny's Food N Fuel Harlem Avenue, LLC, an Illinois Limited Liability Company with Registered Office located at 17112 Pointe Drive Orland Park, Illinois 60467, (hereinafter referred to as "Owner").
- 2. The Property subject to this Agreement and legal title to which the *Owner* is the sole owner of record of a parcel or parcels of real estate and is the subject matter of this Agreement, is legally described on EXHIBIT A attached hereto and hereby made a part hereof and is legally described as follows:

Parcel: 19-09-12-202-014-0000 & 19-09-12-202-016-0000 for levy year 2017

(A Petition to consolidate these PINs and the Territory was filed with the Will County, Illinois Mapping and Platting Office on June 6, 2017.

The said property is hereinafter referred to as the "Subject Property".

- 3. The Subject Property is generally located at 19420 S. Harlem Avenue, Frankfort, The Subject Property contains approximately 4.87 acres and is contiguous with the Village of Tinley Park.
- 4. The Village of Tinley Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

RECITALS:

- The Owner has petitioned the Village for annexation to the Village of the Subject
 Property conditioned on the approval of this Agreement.
- 2. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village with respect to annexation including the filing of a petition by the *Owner* requesting annexation of the above-described Subject Property
- 3. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:
 - (a) Adoption and execution of this Agreement by resolution;
- (b) Enactment of an annexation ordinance annexing the Subject Property as described above to the Village;
- (c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.
- 4. The Subject Property is located within the Frankfort Library District and the Frankfort Fire Protection District; the adjacent roads are under Frankfort Township jurisdiction. Notices will be sent to these jurisdictions as notification that the property will be annexed to the Village and thereby will be incorporated into the Tinley Park Library and Fire Department boundaries and the annexation of the subject property will extend boundaries to the far side of adjacent right-of-ways.
- 5. The parties hereto have determined that it is in the best interests of the *Village* and the *Owner* and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that such implementation of this Agreement will comply with the comprehensive plan of the Village and will provide a very valuable asset to the community.

 The Introduction and Recitals hereto are hereby incorporated by reference as a part of this Agreement.

SECTION 1 ANNEXATION OF THE PROPERTY

The *Owner* has filed a petition for annexation to the *Village* of the Subject Property. The *Village* shall proceed to consider the question of annexing the Subject Property to the *Village* and do all things necessary or appropriate to cause the Subject Property to be validly annexed to the *Village*. The Subject Property shall be annexed in whole. All ordinances, plats, affidavits and other documents necessary to accomplish annexation shall be recorded by the *Owner* at the *Owner's* expense including the Plat of Annexation attached hereto as Exhibit B. The new Boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include all of every highway within the area so annexed.

The *Owner* shall pay monies in cash form, to the *Village* of all expenses enumerated within this Agreement as hereinafter stated.

SECTION 2 BUILDING CODE COMPLIANCE

On March 2, 2018 the Village completed a comprehensive inspection of the Subject Property. The Inspection Report is attached hereto as Exhibit C. Within six (6) months of the execution of this agreement all issues identified on the Inspection Report must be brought into Compliance with the respective Village Code. Owner must also complete the following upgrades/repairs within the noted timeframe: (1) Install a fire sprinkler system for the convenience store (including exterior sprinklers to address fire suppression issues related to the canopy), within one (1) year of the execution of this Agreement; (2) install a Fire Sprinkler system for the car wash within five (5) years of the execution of the Agreement, (3) all Fire Alarm systems must be

activated and monitored per Village Code and (4) the landscape must be brought into compliance with the approved Landscape Plan attached hereto as Exhibit D within three (3) months of the execution of the annexation agreement. The Owner has agreed to post and enforce "no idling of trucks" along the access way at the west side of the property. Notwithstanding the foregoing, any structures constructed upon the Subject Property subsequent to the execution of this Agreement shall be constructed in full compliance with all Village Ordinances, Codes and Regulations.

SECTION 3 ZONING AND CONTINUATION OF EXISTING USES

Simultaneous with the Village's enactment of an ordinance approving the execution of this Agreement the Village will rezone the property to B-3 and grant a Special Use to allow for a continuation of existing uses on the Subject Property including (1) a motor fueling facility for autos and trucks, (2) convenience store with drive-up food service window, (3) a carwash, and (4) outdoor dispensing and filling of propane tanks. Hours of operation have been established and shall remain as 6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store. All existing facilities, including buildings, signage, food service, and propane dispensing and display areas have been permitted and approved by the County of Will, Illinois. In reviewing the Petition and Agreement, the Village has given due consideration to the continuation of the present existing uses with the exception of certain existing signage which the Owner will bring into compliance with Village of Tinley Park Zoning Ordinance within six (6) months of the execution of the Agreement in accordance with Exhibit E Owner must also stripe truck parking spaces at the west end of the property. Notwithstanding any provision of the Village's Zoning Ordinance or Subdivision Control Ordinance, or any other Village Ordinances now in effect or which may in the future be in effect which may be in conflict with the existing uses of the Subject Property, such

existing uses, including signage, shall be deemed legally permitted non-conforming uses under all Village Codes and Ordinances. A copy of the existing sign plan is attached hereto as Exhibit F.

SECTION 4 UTILITY CONNECTIONS, RECAPTURES AND CONTRIBUTIONS

The existing convenience store and carwash are currently being serviced with sanitary sewer and water from the Village of Frankfort, Illinois. There shall be a payment of monies in lieu of constructing a water main along the frontage of the subject property in the amount of \$112,054.50 for construction of a 12 inch water main along 333 feet of Harlem Avenue frontage. Such payment shall be made on or before the seventy-fifth (75th) day following execution of the annexation agreement unless owner has filed a petition to disconnect the Subject Property as set forth in Section 9 in which case said Payment shall not be due or payable. Provided owner has not filed a petition to disconnect, there shall also be a connection to the Tinley Park water facilities and payment of all fees related to connection as more fully outlined in Exhibit G. The *Owner* shall connect within one (1) year of the execution of the annexation agreement. There is an existing water main along 194th that has a recapture of \$38,435.50; such recapture fee shall be paid upon connection to the Village of Tinley Park water system.

SECTION 5 STREET LIGHTS

The *Village* reserves the right to assess the property if street lights are installed along Harlem Avenue in the future. Costs per foot will be equitable distributed and based on Harlem Avenue frontage. Such improvements shall be in accordance with Village Engineering Design Standards and Village of Tinley Park Subdivision Ordinance.

SECTION 6 EASEMENTS

The *Owner* agrees to grant to the *Village*, and/or obtain grants to the *Village* of, all necessary easements for the extension of water other utilities, including cable television, or for other improvements which may serve the Subject Property. All such easements to be granted shall name the *Village* and/or other appropriate entities designated by the *Village* as grantee thereunder. It shall be the responsibility of the *Owner* to obtain all off-site easements necessary to serve the Subject Property; provided, however, the *Village* agrees to assist, to the extent possible, the *Owner* in obtaining any such required (if any) off-site easements.

SECTION 7 UTILITIES

All future electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at the *Owner's* option.

SECTION 8 IMPACT REQUIREMENTS

The *Owner* agrees that any and all recaptures, contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the *Village and* are uniquely attributable to, reasonably related to and made necessary by the Annexation of the Subject Property into the Village.

SECTION 9 DISCONNECTION

The *Owner* agrees and all subsequent owners and any subsequent developers, agree to take no action to disconnect, and to seek no petition for disconnection, of the Subject Property, or any portion thereof, from the Village other than as set forth herein. Owner may file a Petition to Disconnect the Property filed within sixty (60) days of execution of this Agreement. If Owner does timely file such petition, in accordance with 65 ILCS §5/7-3-4, then, within forty-five (45)

days thereafter, the Village shall adopt an ordinance disconnecting the Subject Property from the Village, whereupon this Agreement shall be null and void and of no effect.

SECTION 10 TERM

This Agreement shall be binding upon the Parties and their respective successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further terms as may hereinafter be authorized by statute and by Village ordinance. If any of the terms of this Agreement, or the annexation or zoning of the Subject Property, is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such litigation is pending shall not be included in calculating said twenty (20) year period. The expiration of Term of this Agreement shall not affect the continuing validity of the zoning of the Subject Property or any ordinance enacted by the *Village* pursuant to this Agreement.

SECTION 11 MISCELLANEOUS

- A. <u>Amendment.</u> This Agreement, and the exhibits attached hereto, may be amended only by mutual consent of the Parties or their successors in interest, by adoption of an ordinance by the *Village* approving said amendment as approved by said Parties or their successors in interest.
- B. <u>Severability</u>. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements and portions of this Agreement, and to that end, all provisions, covenants, agreements and portions of the Agreement are declared to be severable. If for any reason the annexation or zoning of the Subject Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of such public hearings and the adoption of such ordinances and

resolutions) as may be necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as disclosed by this Agreement, provided that the foregoing shall be undertaken as the expense of the *Owner*.

- C. <u>Entire Agreement</u>. This Agreement sets forth all agreements, undertakings and covenants between and among the Parties. This Agreement supersedes all prior agreements, negotiations and understandings, written and oral, and is a full integration of the entire agreement of the Parties.
- D. <u>Survival.</u> The provisions contained herein shall survive the annexation of the Subject Property and shall not be merged or expunged by the annexation of the Subject Property to the Village. The provisions of this Agreement related to zoning of the Subject Property, easements, and any fees to be paid by the *Owner*, including without limitation impact fees of any nature, shall survive the termination of this Agreement. All fees and charges to be paid by the *Owner* under this Agreement shall be contractual and shall survive any judicial determination of the invalidity or inapplicability of any ordinance providing for payment of same.
- E. <u>Successors and Assigns</u>. This Agreement shall inure to the benefit of, and be binding upon, the *Owner*, and their respective heirs, legal representatives, successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities, and shall constitute a covenant running with the land. This Agreement may be assigned without the Village's approval, and upon said assignment and acceptance by an assignee, the assignor shall have no further obligations hereunder. If a portion of the Subject Property is sold, the seller shall be deemed to have assigned to the purchaser any and all rights and obligations seller may have under this Agreement which affect the portion of the Subject Property sold or

conveyed and thereafter the seller shall have no further obligations under this Agreement as it relates to the portion of the Subject Property conveyed.

F. <u>Notices</u>. Any notice required or permitted by the provisions of this Agreement shall be in writing and sent by certified mail, return receipt requested, or personally delivered, to the Parties at the following addresses, or at such other addresses as the Parties may, by notice, designate:

If to Village:

With a copy to:

Village of Tinley Park David Niemeyer 16250 S. Oak Park Avenue Tinley Park, Illinois 60477 Patrick G. Connelly Peterson Johnson & Murray, Chicago-LLC 200 West Adams Street Suite 2125

If to the Owner:

Leonard McEnery, Manager Lenny's Food N Fuel Harlem Avenue, LLC 8200 W. 185th Street, Unit K Tinley Park, 60487

With a copy to:

Lyman C. Tieman Attorney at Law 12417 Tahoe Lane Mokena, IL 60448

Notices shall be deemed given on the fifth (5th) business day following deposit in the U.S. Mail if given by certified mail as aforesaid, and upon receipt, if personally delivered.

- G. <u>Time of Essence.</u> Time is of the essence of this Agreement and of each and every provision hereof.
- H. <u>Village Approval</u>. Wherever any approval or consent of the Village, or of any of its departments, officials or employees, is called for under this Agreement, the same shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first above written and, by so executing, each of the Parties warrants that it possesses full right and authority to enter into this Agreement.

Jacob Vandenberg, Village President

Leonard McEnery, Manager

EXHIBIT A LEGAL DESCRIPTION OF TERRITORY



EXHIBIT B PLAT OF ANNEXATION



EXHIBIT C INSPECTION REPORT



EXHIBIT D LANDSCAPE PLAN



EXHIBIT E SIGNS TO BE BROUGHT INTO CODE COMPLIANCE

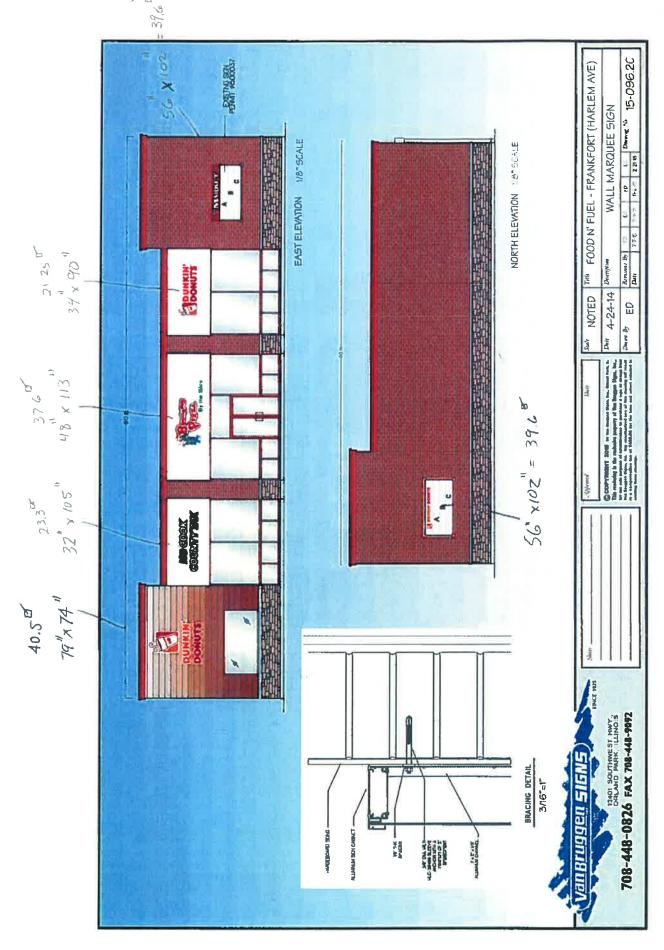
	Sign Name	Code Requirement
A.	C-Store east	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
В.	C-Store north	Remove changeable copy sign
C.	Car Wash - south	Remove "Pet Wash" sign
D.	Temporary Sign	Remove all temporary signs.

EXHIBIT F EXISTING SIGN PLAN

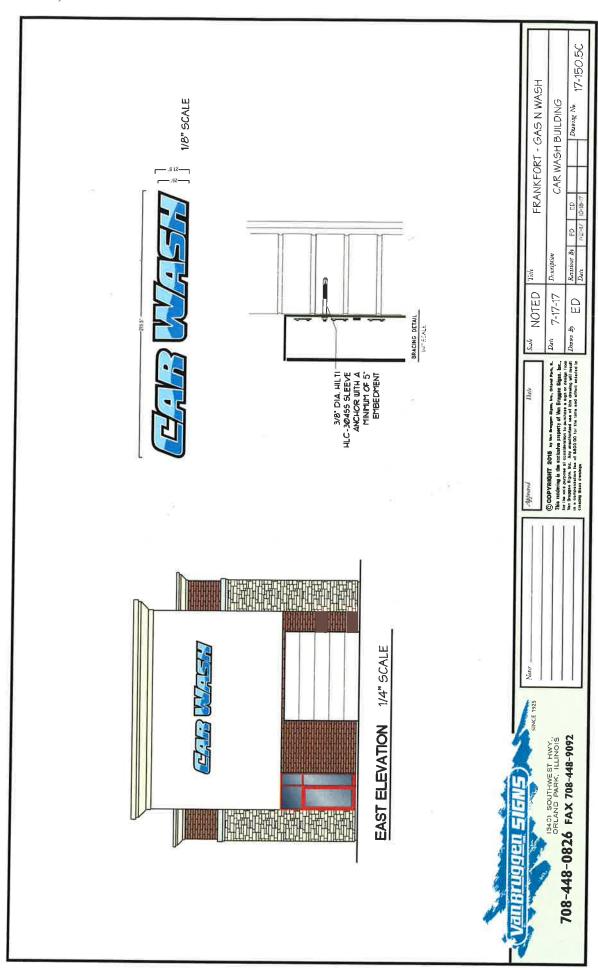


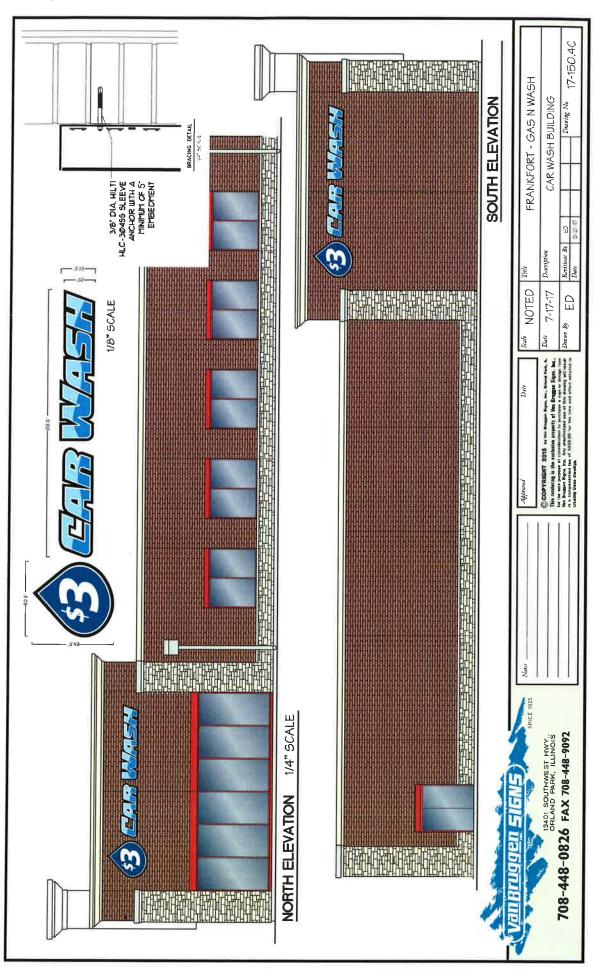
EXHIBIT G FEES

Fee/recapture		
Cash in lieu of for water main extension	12" water main, 333'	\$112,054.50
along Harlem frontage	frontage x \$336.50/foot	
Water Connection Fee	\$150/inch	TBD
Water Construction Fee	Ordinance?	\$1,200
Water System Connection Fee	Ordinance?	\$200
Storm Sewer	Ordinance?	\$50
Recapture of 194 th water main	468 feet of frontage x	\$38,435.50
	\$164.25 per foot	
Administrative Fee	Sub Regulations-	\$250
	Section XIII	
Construction Observation Fee	Sub Regulations	\$1,000
	Section XIII	

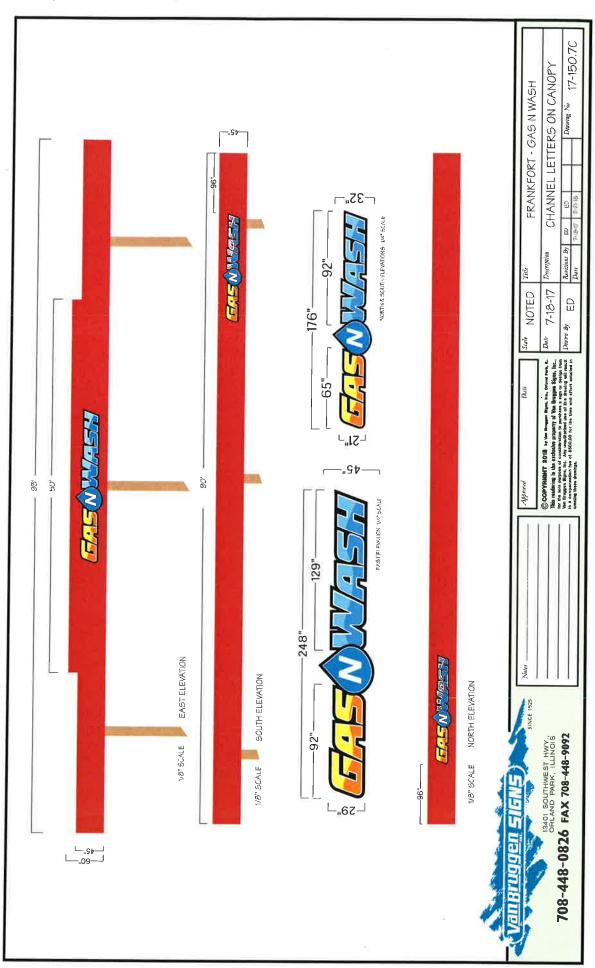




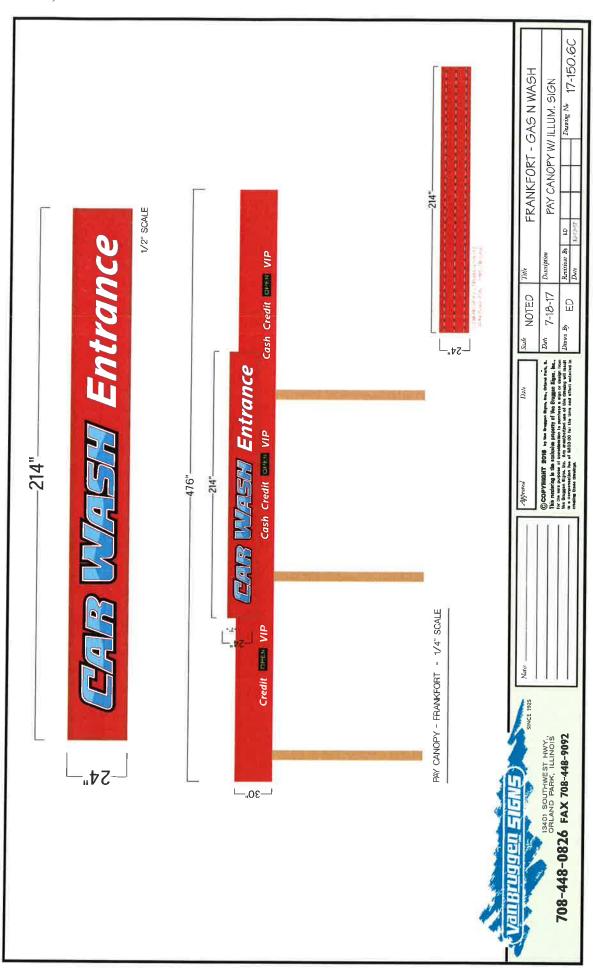




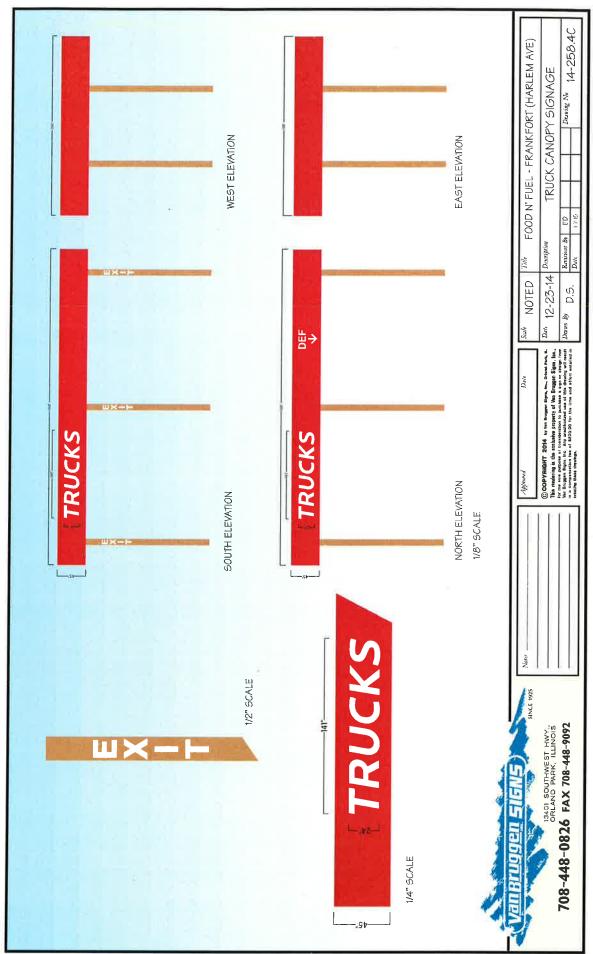








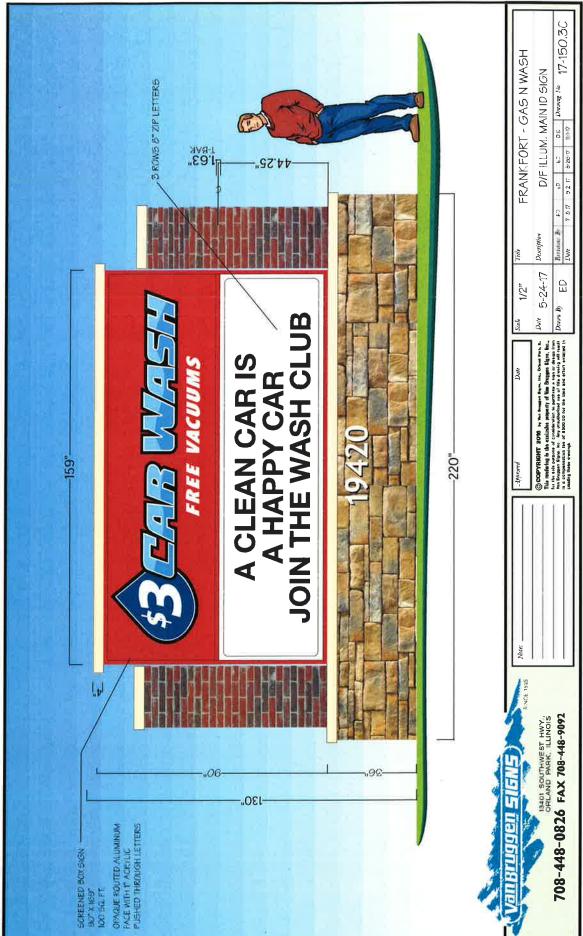




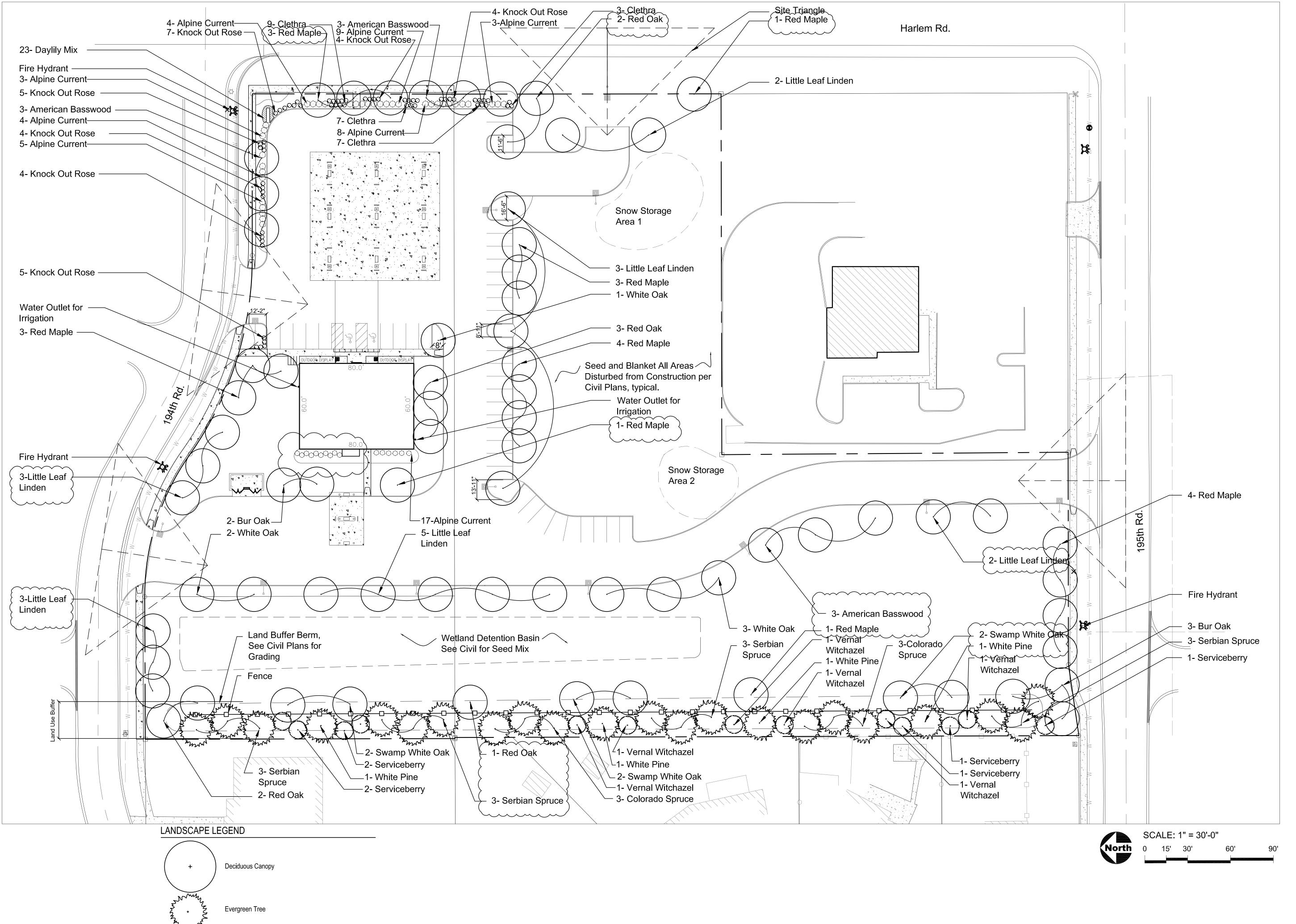








Page | 169 VILLAGE OF TINLEY... AGENDA - 10/1/2019,... **EXHIBIT B**



Deciduous Understory

Shrub

PROJECT Food N Fuel

194th & Harlem Frankfort Township Will County, IL

PROJECT TEAM



uplandDesign Itd Park Planning and Landscape Architecture 24042 Lockport St, Plainfield, Illinois 60544

815-254-0091 www.uplanddesign.com

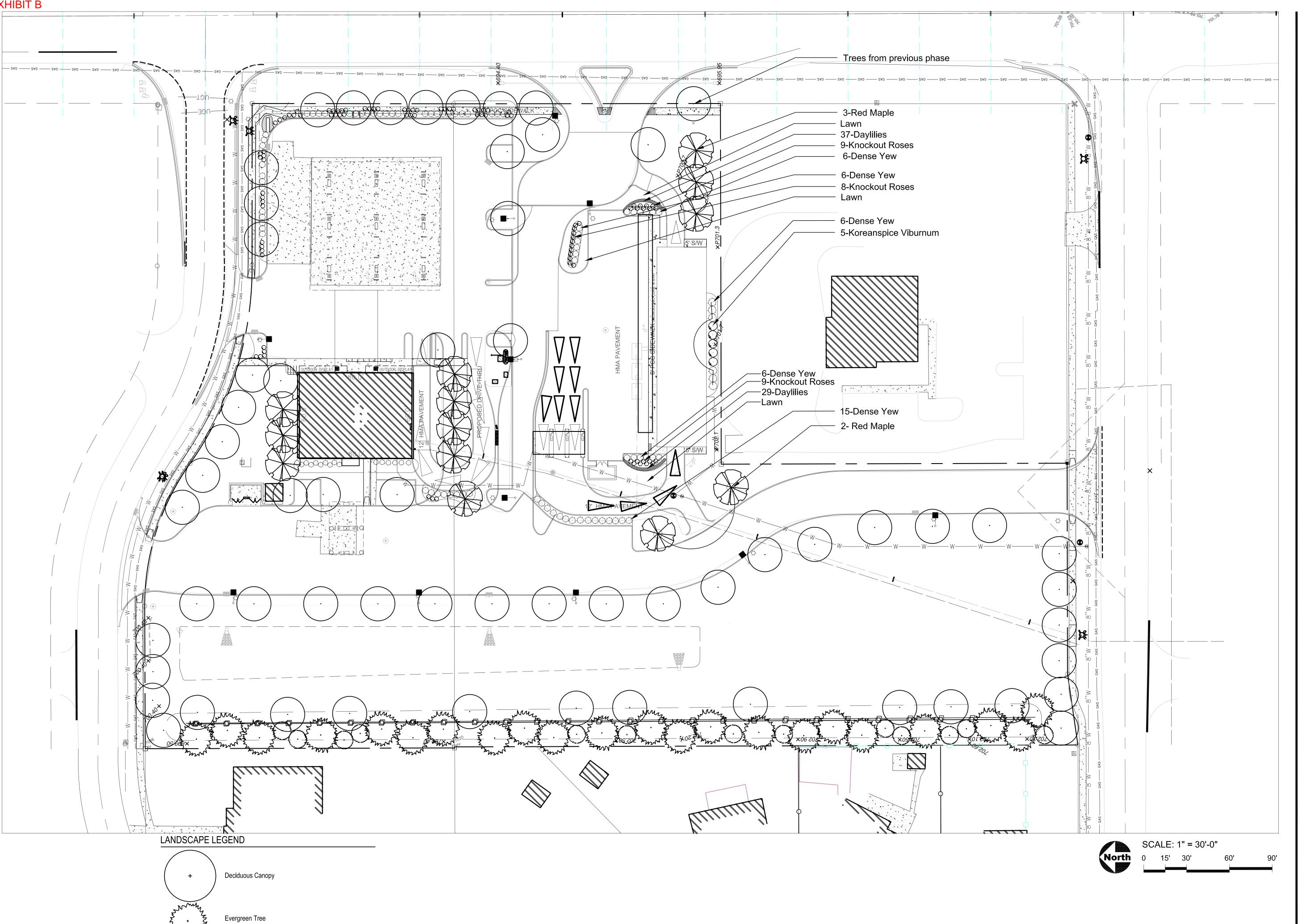
M. Gingerich, Gereaux & Associates 25620 S. Gougar Rd. Manhattan, Illinois 60442 Phone: 815.478.9680

SHEET TITLE Landscape Plan

SHEET NUMBER

Z:\422-GasNSave PLOT: UPLAND 2014

L1.0 DRAW / REVISION 4DEC2014 MK/LD Issue for Permit 22DEC2014 MK/LD Permit Revisions MK/LD Permit Revisions 9JAN2015 28JAN2015 MK/LD Permit Revisions 26MAR2015 MK/LD Permit Revisions



Deciduous Understory

Food N Fuel

194th & Harlem Frankfort Township Will County, IL

PROJECT TEAM



uplandDesign Itd

Park Planning and Landscape Architecture 24042 Lockport St, Plainfield, Illinois 60544 815-254-0091 www.uplanddesign.com

M. Gingerich, Gereaux & Associates 25620 S. Gougar Rd. Manhattan, Illinois 60442 Phone: 815.478.9680

SHEET TITLE

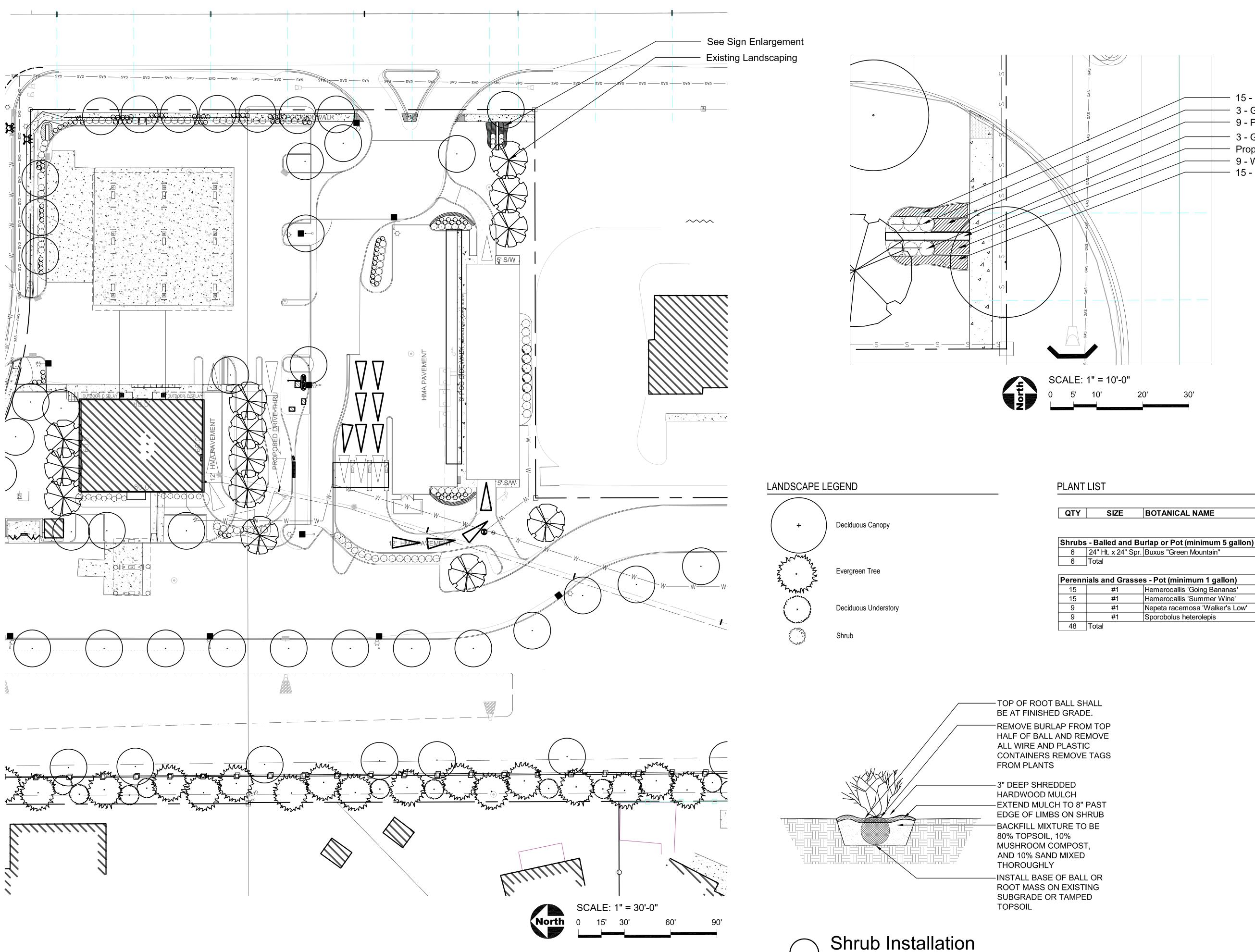
Car Wash Landscape Plan

DRAW / REVISION

MK/LD	Revision	10APRIL2017
MK/LD	Permit Review	20APRIL2017
MK/LD	Permit Review	10MAY2017
MK/LD	Permit Review	30MAY2017

L1.0

Project Number: 422/567 © Copyright 2017 Upland Design Ltd.
W:\567-Food N Fuel Harlem PLOT: UPLAND 2014



Food N Fuel

15 - Summer Wine Daylily

9 - Prairie Dropseed

Proposed Sign

3 - Green Mountain Boxwood

3 - Green Mountain Boxwood

COMMON NAME

Green Mountain Boxwood

Going Bananas Daylily

Summer Wine Daylily

Walker's Low Catmin

Prarie Dropseed

Hemerocallis 'Going Bananas'

Hemerocallis 'Summer Wine' Nepeta racemosa 'Walker's Low'

Sporobolus heterolepis

d-plant-shrub_12

9 - Walker's Low' Catmint 15 - Going Bananas Daylily

> 194th & Harlem Frankfort Township Will County, IL

PROJECT TEAM



uplandDesign Itd

Park Planning and Landscape Architecture 24042 Lockport St, Plainfield, Illinois 60544 815-254-0091 www.uplanddesign.com

M. Gingerich, Gereaux & Associates 25620 S. Gougar Rd. Manhattan, Illinois 60442 Phone: 815.478.9680

SHEET TITLE

Car Wash Sign Landscape Plan

SHEET NUMBER

DRAW / REVISION

L1.0

MK/LD	Revision	10APRIL2017
MK/LD	Permit Review	20APRIL2017
MK/LD	Permit Review	10MAY2017
MK/LD	Permit Review	30MAY2017
MK/LD	Revision	6OCT2017

Project Number: 422/567 © Copyright 2017 Upland Design Ltd. W:\567-Food N Fuel Harlem PLOT: UPLAND 2014

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018 p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Len McEnery

Food N Fuel

FROM: Michael A. Werthmann, PE, PTOE

Principal

DATE: March 29, 2018

SUBJECT: Traffic Evaluation

Proposed Food N Fuel Annexation

VILLAGE OF TINLEY...

Tinley Park, Illinois

This memorandum summarizes the results and findings of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) regarding the proposed annexation of the existing Food N Fuel fuel center to the Village of Tinley Park. The existing fuel center is located in the southwest quadrant of the intersection of Harlem Avenue with 194th Street in unincorporated Will County, Illinois and currently contains the following:

- Eighteen passenger vehicle fueling positions
- Two commercial fueling positions
- An approximately 4,800 square-foot convenience store
- A Dunkin Donuts store with drive-through lane located in the convenience store
- A car wash

Access to the gas station is provided via a restricted right-turn in/right-turn out access drive on Harlem Avenue, two full movement access drives on 194th Street, and one full movement access drive on 195th Street. As part of the annexation to the Village of Tinley Park, the owner of the fuel center is requesting (1) the addition of five gaming positions within the convenience store and (2) a license to sell liquor at the convenience store. No modifications are proposed to the access and circulation systems serving the fuel center.

The purpose of this evaluation was to determine the existing traffic generated by the fuel center during the critical morning and evening peak hours and estimate the additional traffic that will be generated by the addition of the gaming positions and the liquor license. It should be noted that KLOA, Inc. performed the traffic study, dated June 16, 2016, for the addition of the Dunkin Donuts drive-through facility and the car wash to the existing fuel center.

Existing Traffic Generation

In order to determine the volume and type of traffic that is currently generated by the fuel center, KLOA, Inc. performed traffic counts at the four access drives serving the existing fuel center. The traffic counts were performed on Thursday, March 22, 2018 during the weekday morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to 7:00 P.M.) peak periods. The results of the traffic counts show that the weekday morning peak hour of traffic occurred from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurred from 3:30 P.M. to 4:30 P.M. **Figure 1** and **Table 1** present the results of the weekday morning and evening peak hour traffic volumes.

Table 1 EXISTING PEAK HOUR FOOD N FUEL TRAFFIC VOLUMES

	Weekday Morning Peak Hour			Weekday Evening Peak Hour			
	In	In Out Total			Out	Total	
Passenger Vehicles	197	192	389	152	167	319	
Single-Unit Trucks	0	0	0	2	1	3	
Articulated Trucks	<u>_6</u>	5	<u>11</u>	_1	_1	_2	
Total	203	197	400	155	169	324	

Table 2
DIRECTIONAL DISTRIBUTION

Direction of Travel to and from the Fuel Center		y Morning k Hour	Weekday Evening Peak Hour		
to and from the ruei Center	Volume	Percentage	Volume	Percentage	
To/from the north and south on Harlem Avenue	351	88%	281	87%	
To/from the west on 194 th Street	25	6%	18	5%	
To/from the west on 195 th Street	_24	<u>6%</u>	<u>25</u>	<u>8%</u>	
Total	400	100%	324	100%	

Additional Trip Generation Estimates

According to the fuel center operator, the purpose for the liquor license and the gaming positions is to provide additional amenities for its customers. Therefore, the proposed additional amenities are expected to generate a limited volume of new trips as a majority of the patrons will be existing customers already using the fuel center and car wash or stopping at the convenience store and Dunkin Donuts store.

The number of new trips to be generated by the additional amenities was estimated as follows.

- Liquor License. The fuel center operator projects that the addition of the liquor license will increase the total fuel center's revenue by approximately 20 to 25 percent. However, the traffic generated by the fuel center is not expected to increase by a similar percentage as the majority of the new revenue will be generated by the existing fuel center's customers. Nevertheless, in order to provide a very conservative (worst-case) analysis, it was assumed that the liquor license would increase the existing traffic by ten percent.
- Gaming Positions. The volume of traffic to be generated by the five gaming positions was based on daily usage data at a similar facility and the projected operation as provided by the fuel center's operator. However, once again, the gaming positions are not expected to generate all new traffic as a large percentage of the gaming patrons will be generated by the existing fuel center's customers.

Table 3 summarizes the peak hour traffic volumes currently generated by the fuel center and that estimated to be generated by the gaming positions and the liquor license.

Table 3
PROJECTED NEW PEAK HOUR TRAFFIC VOLUMES

	Weekday Morning Peak Hour				Weekday Evening Peak Hour			
	In	Out	Total	In	Out	Total		
Existing Volumes	197	192	389	152	167	319		
New Volumes								
Liquor License	20	20	40	16	16	32		
• Gaming Positions	5	5	<u>10</u>	_5	_5	<u>10</u>		
• Total	<u>25</u>	<u>25</u>	_50	<u>21</u>	<u>21</u>	<u>42</u>		
Total Volumes	222	217	439	173	188	361		

Findings

The following summarizes the findings of the traffic evaluation:

- Approximately 97 to 98 percent of the existing traffic generated by the fuel center during the peak hours were passenger vehicles. The fuel center only generated between zero to three single unit truck trips and between two to eleven articulated truck trips during the peak hours.
- Sales data from the fuel center for the week of March 12 through 16 showed that an average of 53 transactions per day occurred at the commercial fuel positions. As such, the commercial fuel positions generated 53 round-trip truck trips per day.
- Approximately 88 percent of the traffic generated by the fuel center during the peak hours is traveling to and from the fuel center via Harlem Avenue. Only between 18 to 25 of the fuel center-generated trips are traveling to and from the fuel center via the west on 194th Street and 24 to 25 of the fuel center-generated trips are traveling to and from the fuel center via the west on 195th Street.
- The proposed gaming positions and the addition of the liquor license are projected to generate a limited volume of new trips to and from the fuel center. It is estimated that the additional amenities will result in an increase of 21 to 25 round trips during the weekday morning and evening peak hours, which averages to approximately one inbound trip every 2.5 to 3.0 minutes and one outbound trip every 2.5 to 3.0 minutes.
- Based on the results of the fuel center's existing directional distribution, the majority of the new trips are expected to travel to and from the fuel center via Harlem Avenue. Only a limited number of new trips are expected to be traveling to and from the fuel center via 194th Street and 195th Street.
- The proposed additional amenities are projected to have a limited impact on the existing roadway system, particularly on the residential roads west of the fuel center.



Sort by: Call Time # Records 13 Exit

Call Time	Inci ID	RPT#	Street	Nature	Addtst	Business	Service	Agency	Caller
07/20/2019 21:26:16	201931132	1	AVE	ASSIST OTHER AGENCY			LAW	TPPD	
11/24/2018 11:48:04	201851012		19420 HARLEM AVE	BUSINESS CHECK	(S)TINLEY TRAILS (N)		LAW	TPPD	
10/16/2018 18:08:18	201844956		19420 HARLEM AVE	ASSIST OTHER AGENCY	(S)TINLEY TRAILS (N)		LAW	TPPD	WILL CTY
08/27/2017 03:14:26	201738843			ASSIST OTHER AGENCY	DIST: 54.38 FT (S) TINLEY TRAILS (N)		LAW	TPPD	T-MOBILE USA
08/25/2017 21:34:26	201738647		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
03/25/2017 22:07:41	201712308		AVE	DRIVING UNDER INFLUENCE			LAW	TPPD	
02/17/2017 20:36:25	201706578		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
02/10/2017 11:42:03	201705583		19420 HARLEM AVE	TRAFFIC STOP			LAW	TPPD	
12/30/2016 16:28:24	201653713		19420 HARLEM AVE	VEHICLE / OTHER LOCKOUT			LAW	TPPD	ZYLKA,MATT
08/15/2016 11:43:00	201633442		IAV#	TRAFFIC STOP	(S)TINLEY TRAILS (N)		LAW	TPPD	
05/17/2016 18:21:54	201619373		19420 HARLEM AVE	FOLLOW UP			LAW	TPPD	
04/25/2016 11:23:05	201616385		[AVE	TRAFFIC STOP			LAW	TPPD	
01/13/2016 19:27:56	201601770		19420 HARLEM AVE	BUSINESS CHECK			LAW	TPPD	

TINLEY PAIRKAROLOGET DEPARTMENT

Speedway Incident Report by Date 7201 183rd Street

Case #	Agency	Offense	Date Rept	Streetn	Street	Zip
1801236	TPPD	ACCIDENT - PROPERTY DAMAGE	03/31/2018	7201	183RD ST	60477
1801259	TPPD	ACCIDENT - PROPERTY DAMAGE	04/02/2018	7201	183RD ST	60477
1801321	TPPD	THEFT - RETAIL	04/06/2018	7201	183RD ST	60477
1801328	TPPD	ACCIDENT - PROPERTY DAMAGE	04/06/2018	7201	183RD ST	60477
1801394	TPPD	FRAUD - CREDIT CARD	04/11/2018	7201	183RD ST	60477
1801397	TPPD	UNLAWFUL POSSESSION OF A WEAPON	04/11/2018	7201	183RD ST	60477
1801472	TPPD	WARRANT - IN STATE	04/17/2018	7201	183RD ST	60477
1801494	TPPD	ACCIDENT - HIT AND RUN	04/19/2018	7201	183RD ST	60477
1801619	TPPD	ACCIDENT - PROPERTY DAMAGE	04/27/2018	7201	183RD ST	60477
1801679	TPPD	CONTROLLED SUBSTANCE - POSSESSION	05/01/2018	7201	183RD ST	60477
1801999	TPPD	DRIVING WHILE LICENSE SUSPENDED/REVOKED	05/21/2018	7201	183RD ST	60477
1802078	TPPD	SUSPICIOUS CIRCUMSTANCES	05/26/2018	7201	183RD ST	60477
1802085	TPPD	ACCIDENT - PROPERTY DAMAGE	05/27/2018	7201	183RD ST	60477
1802109	TPPD	ACCIDENT - PROPERTY DAMAGE	05/29/2018	7201	183RD ST	60477
1802212	TPPD	ACCIDENT - HIT AND RUN	06/06/2018	7201	183RD ST	60477
1802286	TPPD	MOTOR VEHICLE THEFT (AUTO)	06/11/2018	7201	183RD ST	60477
1802336	TPPD	MISSING PERSON - ADULT	06/14/2018	7201	183RD ST	60477
802436	TPPD	BATTERY	06/20/2018	7201	183RD ST	60477
1802437	TPPD	ASSAULT AGGRAVATED	06/20/2018	7201	183RD ST	60477
802590	TPPD	CRIMINAL TRESPASS TO VEHICLE	07/02/2018	7201	183RD ST	60477
802735	TPPD	ACCIDENT - PROPERTY DAMAGE	07/12/2018	7201	183RD ST	60477
802802	TPPD	ACCIDENT - PERSONAL INJURY	07/16/2018	7201	183RD ST	60477
802847	TPPD	ORDINANCE - DRUG PARAPHERNALIA POSS/SALE/E	07/10/2018	7201	183RD ST	60477
802897	TPPD	ACCIDENT - HIT AND RUN	07/22/2018	7201	183RD ST	60477
802899	TPPD	ROBBERY ARMED	07/23/2018	7201	183RD ST	60477
802936	TPPD	CONTROLLED SUBSTANCE - POSSESSION	07/25/2018	7201	183RD ST	60477
803079	TPPD	THEFT - RETAIL	08/03/2018	7201	183RD ST	60477
803088	TPPD	DRIVING WHILE LICENSE SUSPENDED/REVOKED	08/04/2018	7201	183RD ST	60477
803091	TPPD	THEFT - RETAIL	08/04/2018	7201	183RD ST	60477
803092	TPPD	THEFT - RETAIL	08/04/2018	7201	183RD ST	60477
803095	TPPD	ACCIDENT - PROPERTY DAMAGE	08/04/2018	7201	183RD ST	60477
803137	TPPD	THEFT - RETAIL	08/07/2018	7201	183RD ST	60477
803187	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM E	08/09/2018	7201	183RD ST	60477
803218	TPPD	SUSPICIOUS CIRCUMSTANCES	08/11/2018	7201	183RD ST	60477
803285	TPPD	LOST PROPERTY	08/15/2018	7201	183RD ST	60477
803431	TPPD	THEFT OVER \$500	08/25/2018	7201	183RD ST	60477
803517	TPPD	THEFT - RETAIL	08/30/2018	7201	183RD ST	60477
803555	TPPD	ACCIDENT - PROPERTY DAMAGE	09/02/2018	7201	183RD ST	60477
803584	TPPD	ACCIDENT - PROPERTY DAMAGE	09/05/2018	7201	183RD ST	60477
803621	TPPD	CONTROLLED SUBSTANCE - POSSESSION	09/07/2018	7201	183RD ST	60477
803662	TPPD	THEFT - RETAIL	09/10/2018		183RD ST	60477

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AGENDA	-A4€/d/2	Olense VILLAGE OF	TINBEY	Streetn	Street	Zip
1803917	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM I	09/27/2018	7201	183RD ST	60477
1803984	TPPD	HARASSMENT BY TELEPHONE	10/03/2018	7201	183RD ST	60477
1804080	TPPD	THEFT \$500 AND UNDER	10/09/2018	7201	183RD ST	60477
1804218	TPPD	DELIVERY OF CONTROLLED SUBSTANCE	10/19/2018	7201	183RD ST	60477
1804240	TPPD	ACCIDENT - PROPERTY DAMAGE	10/21/2018	7201	183RD ST	60477
1804264	TPPD	FRAUD - CREDIT CARD	10/22/2018	7201	183RD ST	60477
1804304	TPPD	BATTERY	10/25/2018	7201	183RD ST	60477
1804351	TPPD	ACCIDENT - PROPERTY DAMAGE	10/29/2018	7201	183RD ST	60477
1804562	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM E	11/14/2018	7201	183RD ST	60477
1804675	TPPD	ACCIDENT - PROPERTY DAMAGE	11/23/2018	7201	183RD ST	60477
1804810	TPPD	THEFT \$500 AND UNDER	12/03/2018	7201	183RD ST	60477
1804835	TPPD	BURGLARY FROM MOTOR VEHICLE	12/05/2018	7201	183RD ST	60477
1804891	TPPD	TRAFFIC IVC VIOLATIONS	12/09/2018	7201	183RD ST	60477
1804935	TPPD	THEFT - RETAIL	12/13/2018	7201	183RD ST	60477
1805012	TPPD	THEFT \$500 AND UNDER	12/19/2018	7201	183RD ST	60477
1805043	TPPD	ORDINANCE - SALE OF TOBACCO TO MINORS	12/21/2018	7201	183RD ST	60477
1805068	TPPD	THEFT \$500 AND UNDER	12/23/2018	7201	183RD ST	60477
1900033	TPPD	POSSESSION CANNABIS OVER 10 GM TO 100 GM	01/03/2019	7201	183RD ST	60477
1900131	TPPD	ACCIDENT - PROPERTY DAMAGE	01/11/2019	7201	183RD ST	60477
1900149	TPPD	ACCIDENT - PROPERTY DAMAGE	01/12/2019	7201	183RD ST	60477
1900466	TPPD	CONTROLLED SUBSTANCE - POSSESSION	02/08/2019	7201	183RD ST	60477
1900471	TPPD	FRAUD - CREDIT CARD	02/08/2019	7201	183RD ST	60477
1900596	TPPD	ACCIDENT - HIT AND RUN	02/18/2019	7201	183RD ST	60477
1900721	TPPD	MOTOR VEHICLE THEFT (AUTO)	03/01/2019	7201	183RD ST	60477
1900778	TPPD	MOTOR VEHICLE THEFT (AUTO)	03/05/2019	7201	183RD ST	60477
1900818	TPPD	ACCIDENT - PROPERTY DAMAGE	03/08/2019	7201	183RD ST	60477
1900867	TPPD	DISORDERLY CONDUCT	03/11/2019	7201	183RD ST	60477
	TPPD	ORDINANCE - CANNABIS POSSESSION OF > 10GM E	03/27/2019	7201	183RD ST	60477
		ACCIDENT - PROPERTY DAMAGE	03/30/2019	7201	183RD ST	60477
	TPPD ,	ACCIDENT - PROPERTY DAMAGE	04/06/2019	7201	183RD ST	60477
		ACCIDENT - PROPERTY DAMAGE				60477
		ACCIDENT - PROPERTY DAMAGE				60477
		THEFT - RETAIL				60477
		THEFT - RETAIL				60477
		ACCIDENT - PROPERTY DAMAGE				60477
		ACCIDENT - HIT AND RUN				60477
		ACCIDENT - PROPERTY DAMAGE				60477
		ACCIDENT - PROPERTY DAMAGE				60477
		ACCIDENT - PROPERTY DAMAGE				60477
		MOTOR VEHICLE THEFT (AUTO)				60477
		ACCIDENT - PROPERTY DAMAGE				60477
		ACCIDENT - PROPERTY DAMAGE				60477
						60477
						60477
1902662	TPPD [DRIVING WHILE LICENSE SUSPENDED/REVOKED	07/20/2019	7201	183RD ST	60477

AGENDA Adold/20119pse VILLAGE OF TINBEY... Street Street Zip Page | 180

1902717 TPPD ACCIDENT - HIT AND RUN

07/23/2019 7201 183RD ST

60477

Village of Tinley Park, Illinois Equalized Assessed Value (EAV) analysis Tinley Trails subdivision Frankfort Township, Will County, Illinois

Frankfort Township, Will C	County Illinois												Г	2015-16	2015-16	Assessed		Projected	2016-17	2016-17	Assessor		
riankioit iowiisiiip, wiii c	Lounty, minois													Dollar	Percent		Exempt	EAV		Percent	Market	Last Sa	ale
PIN	Address	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change	Change	2017	2016	2017		Change	2017		Amount
1	Addi C33	2005	2000	2007	2000	2003	2010	2011	2012	2015	2014	2013	2010	change	change	2017	2010	2017	change	change	2017	Dute	7 aniounic
09-12-201-002-0000 1932	320 Kickapoo St	1,290	235,020	162,054	148,328	130,154	124,038	119,486	113,212	107,252	105,802	106,584	110,693	4,109	3.9%	120,835	6,000	114,835	4,142	3.7%	362,505	Jul-09	399,500
09-12-201-003-0000 1932	326 Kickapoo St	105,897	115,235	124,253	126,985	130,620	127,409	122,740	116,303	110,188	108,701	109,504	113,720	4,216	3.9%	123,970	6,000	117,970	4,250	3.7%	371,910	Jul-98	60,000
09-12-201-004-0000 1933	32 Kickapoo St	87,963	95,790	92,290	91,290	90,790	90,790	90,790	90,790	86,240	89,995	90,667	94,195	3,528	3.9%	103,752	6,000	97,752	3,557	3.8%	311,256	Nov-13	288,000
09-12-201-005-0000 1933	38 Kickapoo St	108,051	117,570	126,763	129,557	121,295	118,303	113,953	107,955	102,258	100,872	101,620	105,548	3,928	3.9%	115,508	6,000	109,508	3,960	3.8%	346,524	Apr-04	342,000
09-12-201-006-0000 733	324 Blackhawk Dr	1,290	314,880	181,483	185,645	175,913	171,638	165,421	156,850	124,083	122,418	123,317	128,037	4,720	3.8%	138,795	6,000	132,795	4,758	3.7%	416,385	Feb-05	480,000
09-12-201-007-0000 73:	318 Blackhawk Dr	1,290	309,410	170,791	174,273	179,943	175,479	133,134	125,977	123,178	121,525	122,417	127,104	4,687	3.8%	121,545	6,000	115,545	-11,559	-9.1%	364,635	May-12	352,000
09-12-201-008-0000 73:	312 Blackhawk Dr	162,265	176,348	189,949	194,323	200,635	195,779	188,717	178,981	169,732	123,123	124,026	128,772	4,746	3.8%	139,556	6,000	133,556	4,784	3.7%	418,668	Aug-04	479,000
09-12-201-009-0000 730	06 Blackhawk Dr	97,366	105,985	114,309	137,827	141,879	138,403	133,349	126,381	119,762	118,153	119,022	94,000	-25,022	-21.0%	109,442	6,000	103,442	9,442	10.0%	328,326	Feb-15	300,000
09-12-201-010-0000 730	800 Blackhawk Dr	111,285	121,076	130,532	133,420	137,296	133,928	129,030	122,278	121,864	114,304	115,146	119,568	4,422	3.8%	130,028	6,000	124,028	4,460	3.7%	390,084	May-13	310,000
09-12-201-011-0000 724	48 Blackhawk Dr	127,394	129,620	139,979	142,691	147,098	143,406	138,037	130,635	122,603	117,503	118,402	123,125	4,723	4.0%	138,886	6,000	132,886	9,761	7.9%	416,658	Dec-16	409,900
09-12-201-012-0000 1933	319 Shabbona Dr	97,251	105,860	114,174	116,653	119,858	116,900	112,598	106,668	101,035	99,665	100,404	104,288	3,884	3.9%	114,203	6,000	108,203	3,915	3.8%	342,609	Apr-99	265,000
09-12-201-013-0000 1933	325 Shabbona Dr	107,781	117,277	126,447	129,233	132,920	129,655	124,907	118,362	112,144	110,632	111,449	115,736	4,287	3.8%	126,057	6,000	120,057	4,321	3.7%	378,171	Apr-07	527,000
09-12-201-014-0000 1933	31 Shabbona Dr	117,628	127,953	137,925	140,998	144,821	141,277	136,123	129,016	122,265	120,624	121,511	126,165	4,654	3.8%	136,856	6,000	130,856	4,691	3.7%	410,568	Apr-02	85,000
09-12-201-015-0000 1933	337 Shabbona Dr	94,376	102,743	110,824	113,220	116,288	109,414	105,234	99,472	92,999	91,668	92,386	96,160	3,774	4.1%	110,964	11,000	99,964	3,804	4.0%	332,892	Feb-04	377,000
09-12-201-016-0000 723	230 194th St	94,115	102,461	110,521	112,909	116,199	113,327	109,151	103,394	97,925	96,595	97,313	101,084	3,771	3.9%	110,886	6,000	104,886	3,802	3.8%	332,658	Sep-97	250,000
09-12-202-017-0000 730	307 194th St	92,156	100,337	108,238	110,569	113,548	110,370	99,491	93,433	87,679	101,945	102,701	106,669	3,968	3.9%	116,669	6,000	110,669	4,000	3.7%	350,007	Nov-97	60,000
09-12-202-018-0000 730	301 194th St	87,672	95,475	103,011	105,211	108,734	105,535	100,883	115,846	109,754	108,272	109,072	113,272	4,200	3.9%	111,555	6,000	105,555	-7,717	-6.8%	334,665	Oct-98	65,000
09-12-202-019-0000 724	249 194th St	71,839	78,308	84,556	86,295	88,416	86,197	82,970	78,522	80,296	79,268	92,484	95,860	3,376	3.7%	99,263	0	99,263	3,403	3.5%	297,789	Oct-98	270,000
09-12-202-020-0000 724	.43 194th St	92,182	100,118	108,265	110,184	113,525	110,622	106,400	100,580	94,052	92,708	91,065	94,791	3,726	4.1%	109,547	11,000	98,547	3,756	4.0%	328,641	Mar-99	260,000
09-12-202-021-0000 723	237 194th St	96,891	105,471	113,757	116,226	119,649	116,696	112,402	106,482	100,858	99,491	100,229	104,107	3,878	3.9%	114,016	6,000	108,016	3,909	3.8%	342,048	Jun-03	339,900
09-12-202-022-0000 723	231 194th St	96,181	104,453	112,925	114,961	118,494	115474	111,083	105,029	98,278	96,880	82,732	86,153	3,421	4.1%	100,602	11,000	89,602	3,449	4.0%	301,806	Nov-00	270,500
09-12-203-003-0000 732	324 194th St	108,283	117,822	127,033	129,834	133,680	130,397	125,623	118,375	111,490	109,816	124,050	128,797	4,747	3.8%	139,583	6,000	133,583	4,786	3.7%	418,749	Apr-98	55,000
09-12-203-004-0000 733	319 194th St	95,705	104,184	112,373	114,808	118,080	115,165	110,925	105,079	92,525	91,175	91,904	95,733	3,829	4.2%	112,593	13,000	99,593	3,860	4.0%	337,779	Sep-00	255,500
09-12-206-001-0000 1933	325 Kickapoo St	101,662	110,643	119,317	121,925	125,373	122,286	117,796	111,606	105,726	104,296	105,068	109,122	4,054	3.9%	119,209	6,000	113,209	4,087	3.7%	357,627	Jul-04	350,000
09-12-206-002-0000 73:	313 Blackhawk Dr	85,931	93,587	100,981	103,130	105,814	103,187	99,366	94,098	89,094	87,877	88,535	91,986	3,451	3.9%	101,464	6,000	95,464	3,478	3.8%	304,392	Oct-98	235,500
09-12-206-003-0000 730	807 Blackhawk Dr	96,340	101,111	95,840	94,840	94,340	94,340	94,340	94,340	93,340	96,860	93,340	93,340	0	0.0%	116,577	19,240	97,337	3,997	4.3%	349,731	Oct-97	60,000
09-12-206-004-0000 1933	332 Shabbona Dr	111,211	120,996	148,302	151,635	156,258	158,445	152,899	112,655	107,022	99,652	100,392	104,275	3,883	3.9%	114,190	6,000	108,190	3,915	3.8%	342,570	May-12	215,000
	337 Kickapoo St	100,311	109,178	117,741	120,310	123,680	120,632	116,200	110,090	104,286	102,875	103,679	107,898	4,219	4.1%	124,085	6,000	118,085	10,187	9.4%	372,255	May-04	390,000
09-12-206-006-0000 73:	312 194th St	107,413	116,878	126,019	128,795	132,505	129,250	120,516	113,990	106,791	105,283	106,097	110,371	4,274	4.0%	125,680	11,000	114,680	4,309	3.9%	377,040	Mar-99	275,000
09-12-206-007-0000 730	306 194th St	105,842	115,174	124,187	126,917	126,552	123,343	118,676	112,242	88,002	86,735	87,419	91,011	3,592	4.1%	105,633	11,000	94,633	3,622	4.0%	316,899	Oct-98	278,805
09-12-206-008-0000 1933	338 Shabbona Dr	98,272	106,720	144,527	147,352	155,996	152,189	146,652	139,020	131,769	130,005	130,957	135,956	4,999	3.8%	146,995	6,000	140,995	5,039	3.7%	440,985	Feb-08	387,000
		0.000.405	0.0==.00=	0.0=0.00=				0 =00 00 =	0.505.66			0.000.405	0.0======										
Total Tinley	ry Trails subdivision	2,863,133	3,957,683	3,879,366	3,960,344	4,020,353	3,923,874	3,738,892	3,537,661	3,314,490	3,234,718	3,263,492	3,357,536										
	Dollar change		1,094,550	-78,317	80,978	60,009	-96,479	-184,982	-201,231	-223,171	-79,772	28,774	94,044										
Percentage		38.2%	-2.0%	2.1%	1.5%	-2.4%	-4.7%	-5.4%	-6.3%	-2.4%	0.9%	2.9%											

otal Tinley Trails subdivision	2,863,133	3,957,683	3,879,366	3,960,344	4,020,353	3,923,874	3,738,892	3,537,661	3,314,490	3,234,718	3,263,492	3,357,536
Dollar change		1,094,550	-78,317	80,978	60,009	-96,479	-184,982	-201,231	-223,171	-79,772	28,774	94,044
Percentage		38.2%	-2.0%	2.1%	1.5%	-2.4%	-4.7%	-5.4%	-6.3%	-2.4%	0.9%	2.9%
Total Will County EAV	278,004,875	319,303,312	345,055,393	381,375,706	366,012,157	369,317,530	356,107,180	347,091,985	331,734,777	328,253,966	330,446,430	336,476,660
Dollar change	37,033,557	41,298,437	25,752,081	36,320,313	-15,363,549	3,305,373	-13,210,350	-9,015,195	-15,357,208	-3,480,811	2,192,464	6,030,230
Percentage	15.4%	14.9%	8.1%	10.5%	-4.0%	0.9%	-3.6%	-2.5%	-4.4%	-1.0%	0.7%	1.8%
Total Cook County EAV	1,134,420,535	1,172,323,081	1,251,412,975	1,380,331,896	1,430,084,786	1,442,783,211	1,251,755,583	1,145,025,203	1,066,577,781	1,016,027,998	989,772,042	1,032,425,212
Dollar change	155,310,852	37,902,546	79,089,894	128,918,921	49,752,890	12,698,425	-191,027,628	-106,730,380	-78,447,422	-50,549,783	-26,255,956	42,653,170
Percentage	15.9%	3.3%	6.7%	10.3%	3.6%	0.9%	-13.2%	-8.5%	-6.9%	-4.7%	-2.6%	4.3%
Total Village overall EAV	1,412,425,410	1,491,626,393	1,596,468,368	1,761,707,602	1,796,096,943	1,812,100,741	1,607,862,763	1,492,117,188	1,398,312,558	1,344,281,964	1,320,218,472	1,368,901,872
Dollar change	192,344,409	79,200,983	104,841,975	165,239,234	34,389,341	16,003,798	-204,237,978	-115,745,575	-93,804,630	-54,030,594	-24,063,492	48,683,400
Percentage	15.8%	5.6%	7.0%	10.4%	2.0%	0.9%	-11.3%	-7.2%	-6.3%	-3.9%	-1.8%	3.7%

Yellow highlight Residential property abutting commercial retail property.

Green highlight Residential property abutting commercial office property.

2005/2006 values highlighted in bold - 2005 reflects vacant lot value; 2006 includes one-time pro-rated valuation for portion of prior year that completed dwelling existed.

Tax years 2009 through 2014 generally will reflect market valuation adjustments attributable to the Recession.

Equalized Assessed Value (EAV) includes all owner-occuppied homeowner exemptions granted.



From: Brad L. Bettenhausen

Sent: Friday, April 13, 2018 10:46 AM

To: Paula Wallrich **Subject:** RE: lenny's

The spreadsheet was created to determine if there was validity in statements made by residents that property values in the Tinley Trails subdivision were going down. While It appears possible that a couple of owners are likely "under water" in relation to what they paid for the house, versus what the property could be currently sold, these are isolated cases with initial purchases that had occurred near the top of the market BEFORE the recent Recession and are not indicative of the subdivision as a whole.

Further, the analysis also looked specifically at the two Tinley Trails homes that are immediately adjacent to commercial properties. Neither of those two properties have reflected a decline in value despite their proximity to the commercial developments.

The Will County Assessor property values track reasonably close to the market trends. Accordingly, the Equalized Assessed Value (1/3 of the fair value less homeowner exemptions) used for property tax purposes would be a reasonable indicator of market trends.

Since tax year 2017 bills have not yet been produced, the EAV for any property in either Will or Cook County is not available. However, the Will County Assessed Value (1/3 of fair value) is available. The Homeowner Exemptions for the focus properties for 2016 are also available. It was assumed that the Homeowner Exemptions would remain the same in 2017 as they were in 2016. With these two pieces of information, a projected 2017 EAV could be determined, so that the result would be an "Apples to Apples" comparison to the prior tax data included in the analysis AND EXTEND THE TREND LINE ONE YEAR FURTHER.

To make the similar 2017 projected EAV calculations for the entirety of Tinley Park would entail looking up individual information for nearly 23,000 individual tax parcels. This would be a lengthy and time consuming effort and would not add to, or diminish the trends reflected within the spreadsheet.

SUBSEQUENT to the preparation of this spreadsheet analysis, the Village has received the tax year 2017 EAV figure for Will County portion of Tinley Park in total. That value is over \$343.8 million and reflects and increase of 2.2% over the preceding year and supports that the trend seen within the Timber Trails subdivision is not unique.

Further, 2017 represents a tri-annual reassessment year for the Cook County portion of the community. The primary movement of Cook County valuations occurs on this three year cycle, and as such, increases will effectively represent a cumulative 3 year movement. Based on preliminary information available from the Cook County Assessor, we are expecting to see DOUBLE DIGIT increases in the taxable property values for the Cook County portion of Tinley Park. This also does not present information contrary to the trends reflected on the spreadsheet analysis of the Tinley Trails subdivision.

Based on the analysis presented, it appears that property values within the Tinley Trails subdivision (as well as the rest of Tinley Park) are not in retrograde. The calculation of the 2017 projected EAV for the remainder of Will County, or for Tinley Park as a whole would not change the established Trendline reflected on the spreadsheet.

Brad L. Bettenhausen Treasurer, Village of Tinley Park phone 708-444-5000 -5099 fax bbettenhausen@tinleypark.org

EXHIBIT G

16701 Harlem –CVS



17055 Oak Park Ave (7-11)



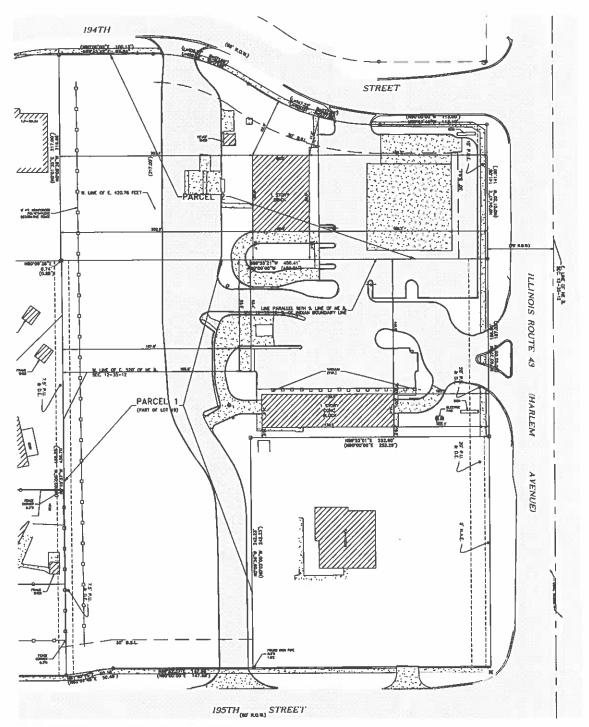
EXHIBIT H

16733 S .Oak Park Ave



6730 175th – Viking Lodge





LAND DESCRIPTION

PARCEL 1:

10T 19 EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET IN INDIAN TRAIS SUBDIVISION.
A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONING, AND NORTH-EAST FRACTIONING, 1/4 OF
SECTION 12: IDMNSSP 25 MORTH, RANGE 12 DAST OF THE THISD PRINCIPL, REFERENCY, ACCORDING
TO THE PLAT THEREOF RECORDED MARCH 28, 1996, AS DOCUMENT MANSEER PSIS -105567, AND
CERTIFICATE OF COMMERCION RECORDED MARCH 28, 1996, AS DOCUMENT MANSEER PSIS -26746, 28

WILL COUNTY, SUMMERS.

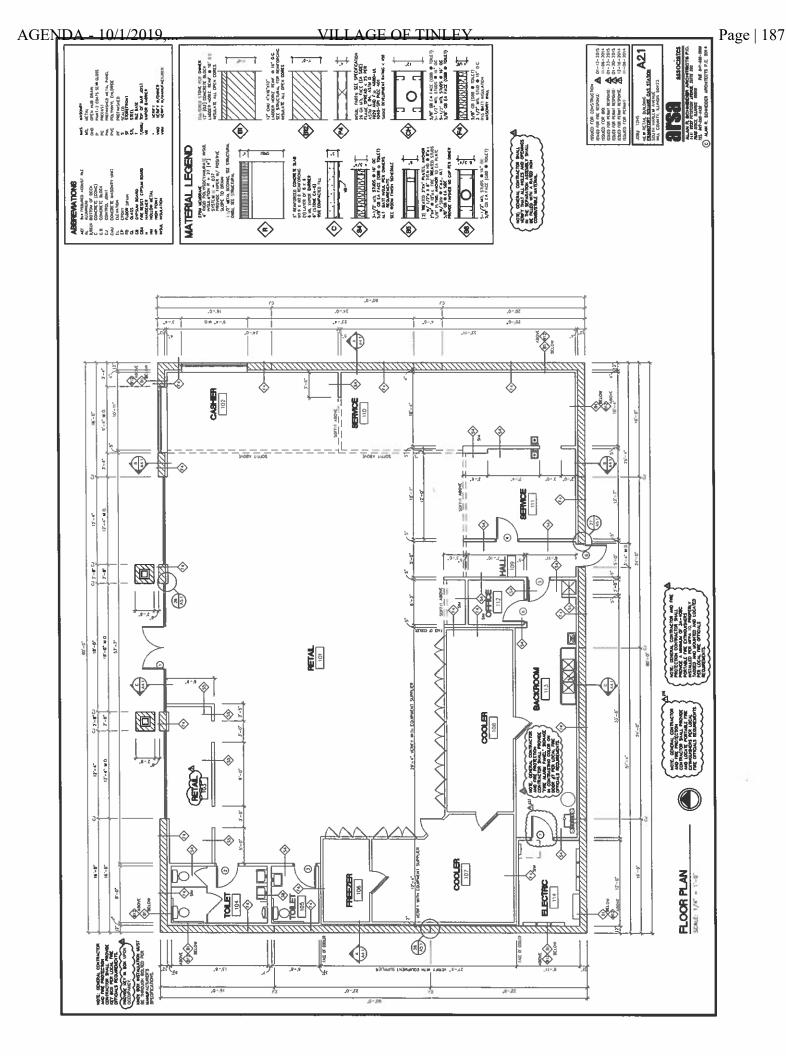
PARCE, 2:
THE MORN SOO TEET OF THE EAST \$20.89 FEET OF THE SOUTH \$69.26 FEET OF THE MORTHEAST
PRECIDING, 1/4 SOUTH OF MOUN BOUNDARY UNE, OF SECTION 12, TOWNSHIP 35 MORTH, RAVICE
12, USST OF THE THROP PROMOPH, MERDAWN, (EVCEPT THE MORTH 18.3 FEET THEREOF AND EXCEPT
THAT PART THEREOF FANDS TOWN AND MARGIN MOVING MO DECEPT THOSE PARTS THEREOF THAN TO FOR 101 1 AN EDITIONATE CONNECT PARK, BEING A SUBDIVISION OF FART OF SAN DIGHTHEAST FANDOWN, 1/4, ACCORDING TO THE PART FANDEOF RECORDED MARCH 2, 1987, AS DOCUMENT MAKEER R87-10649, N. WILL COUNTY, LURIORS



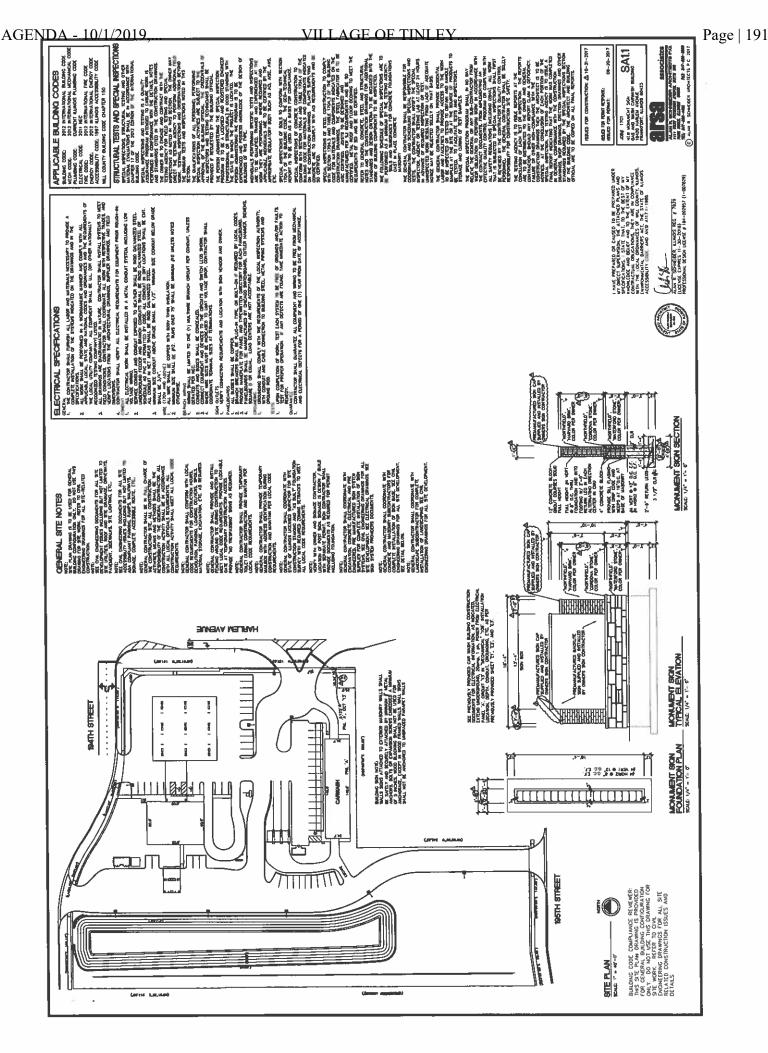


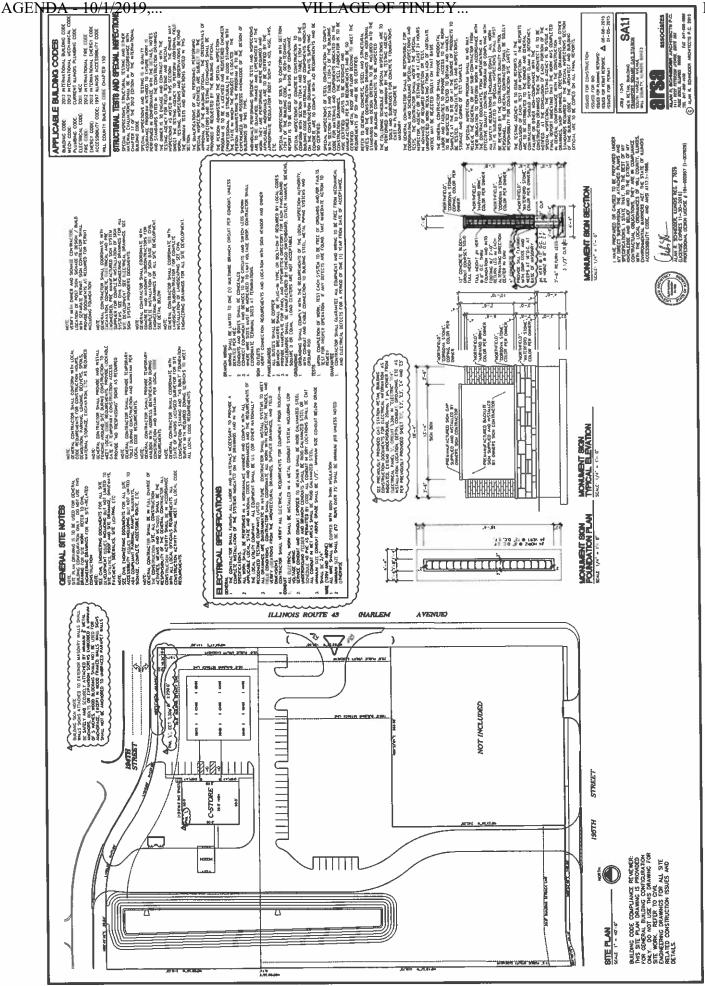


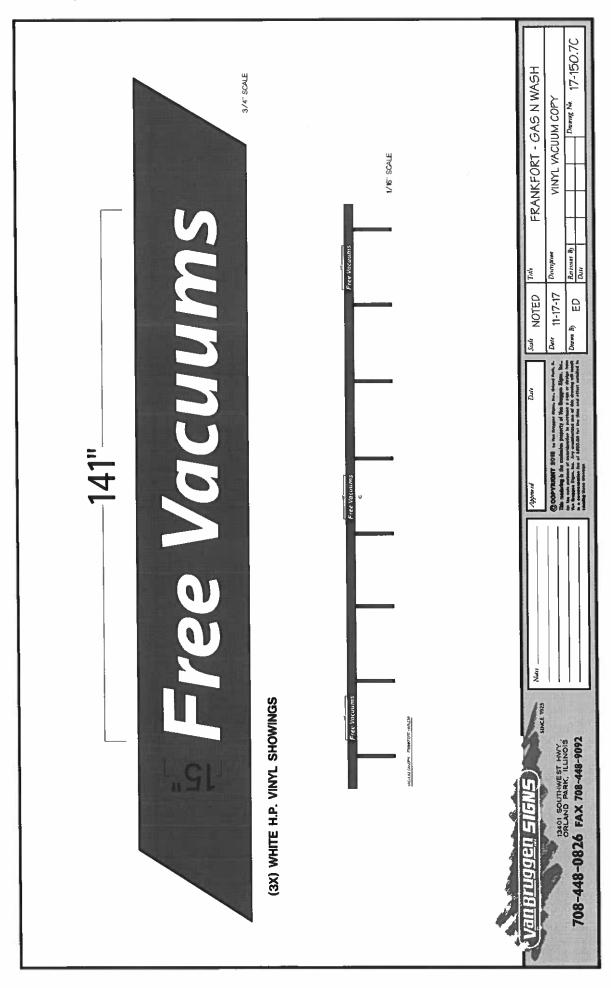


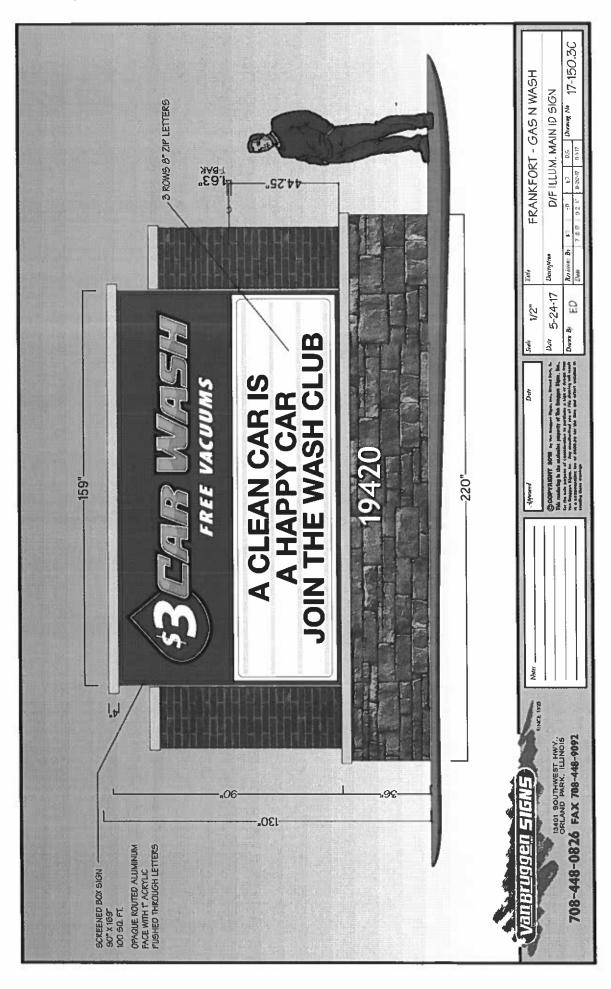


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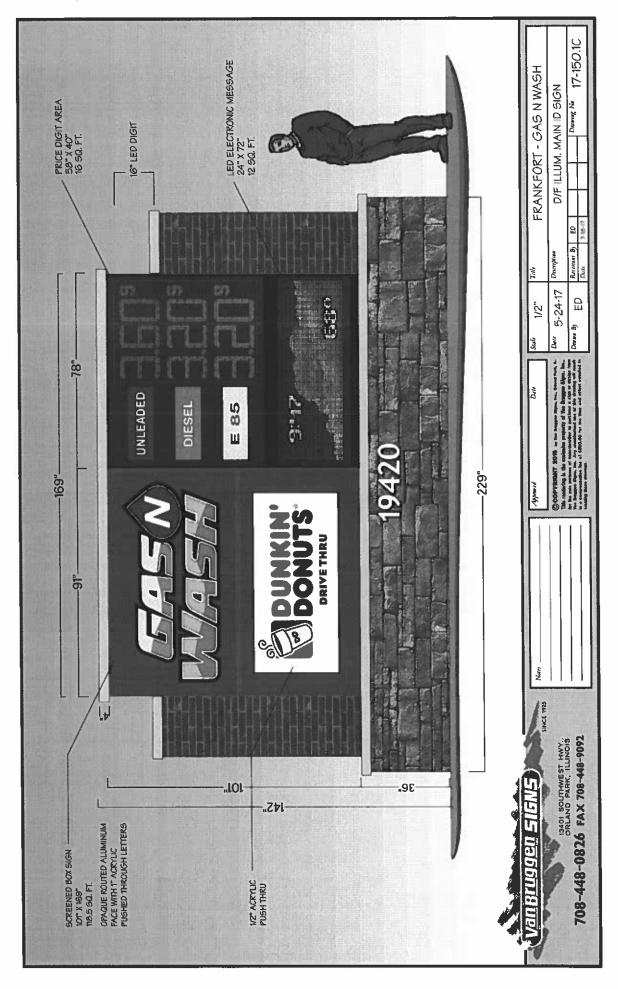


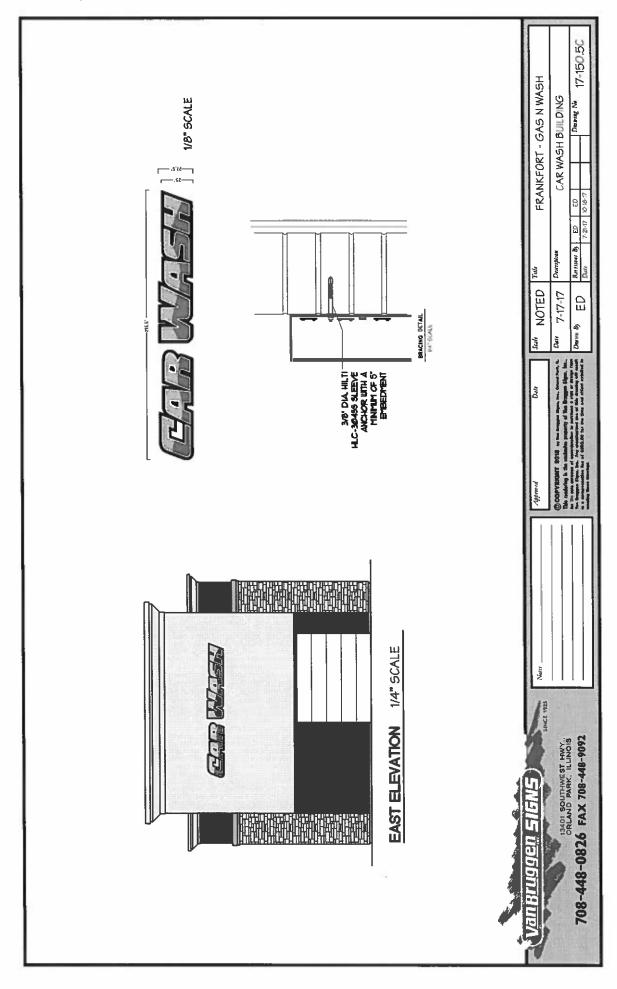


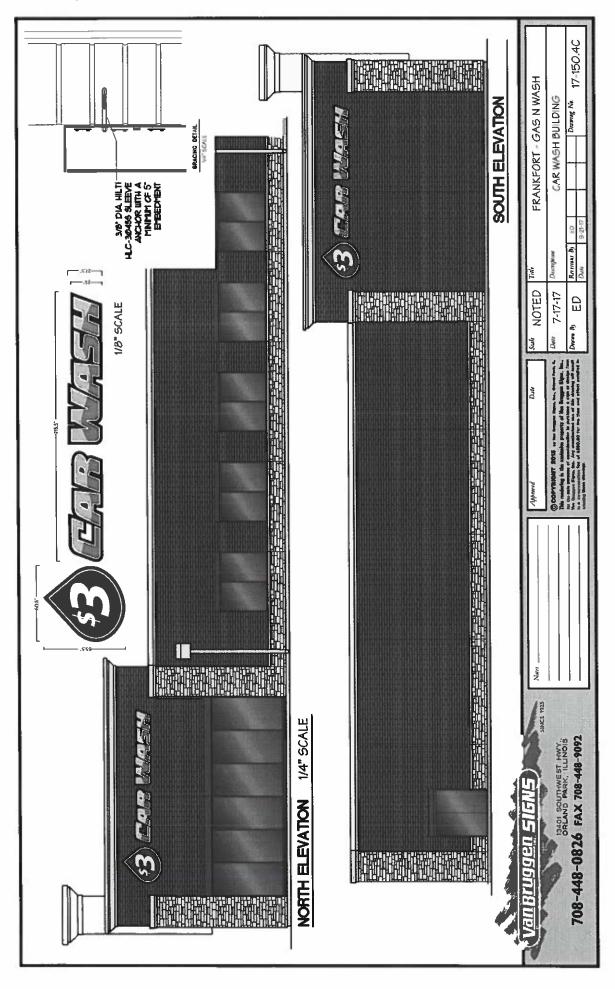


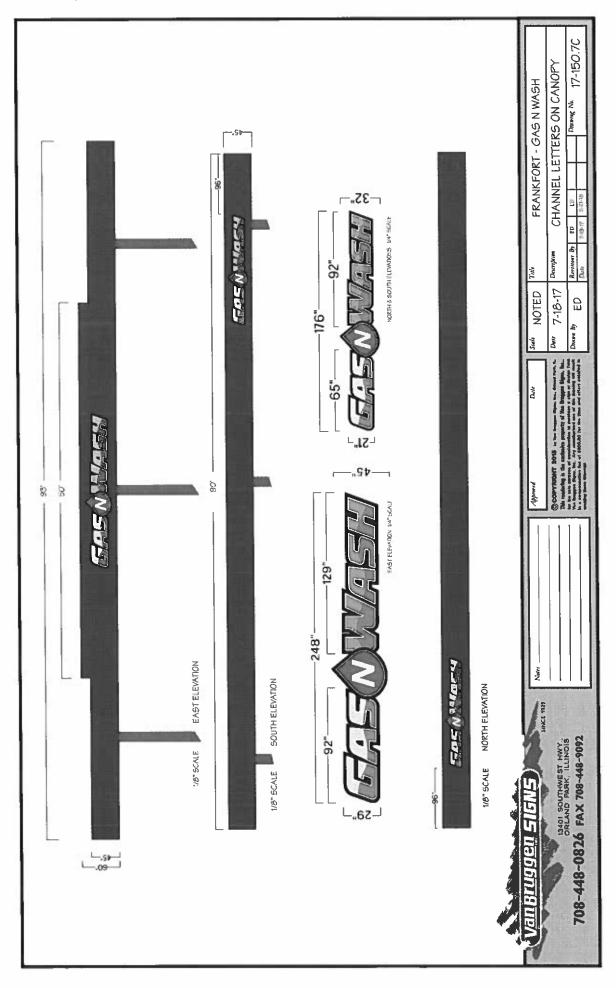


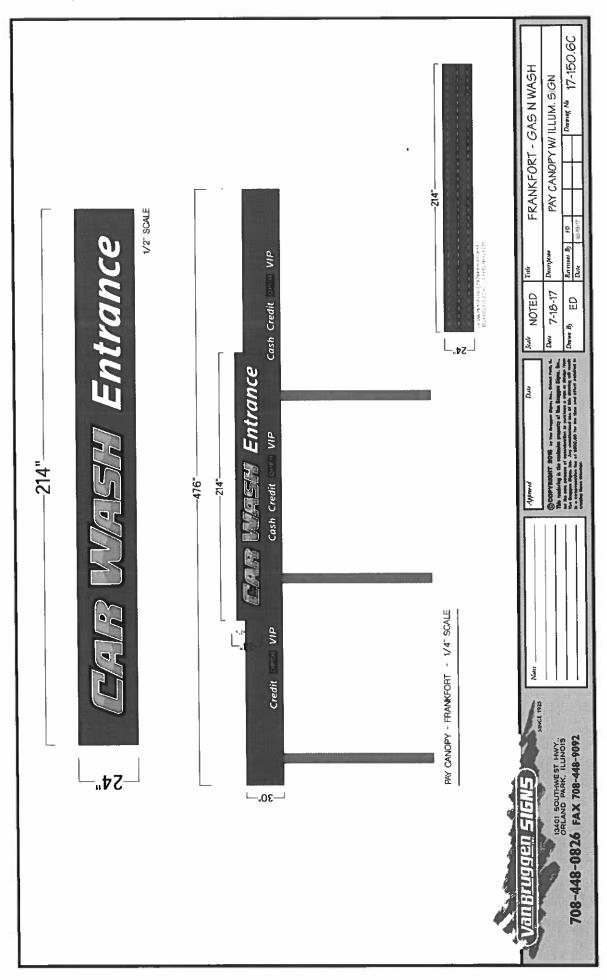


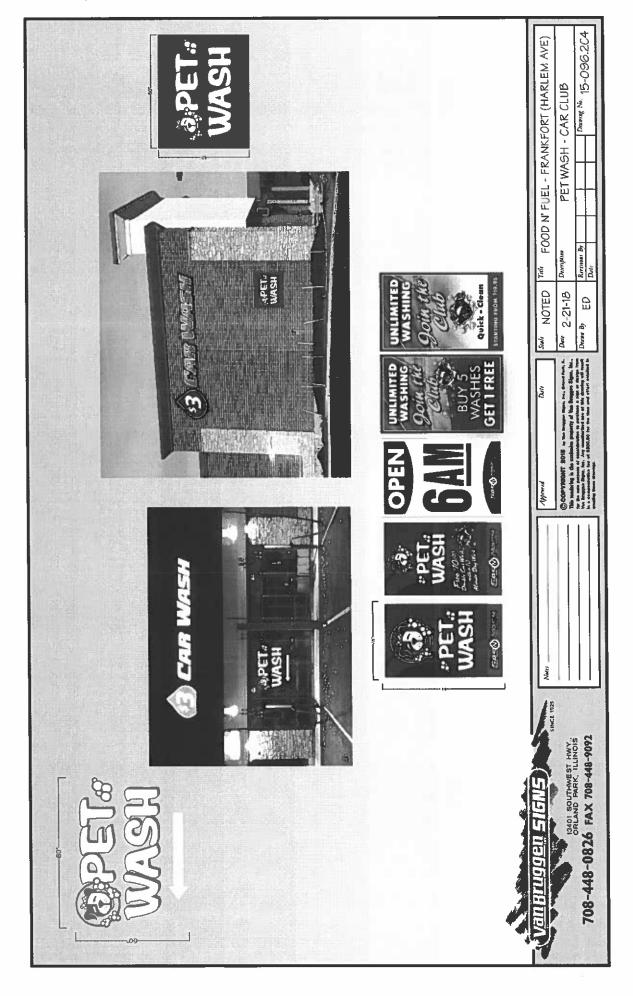


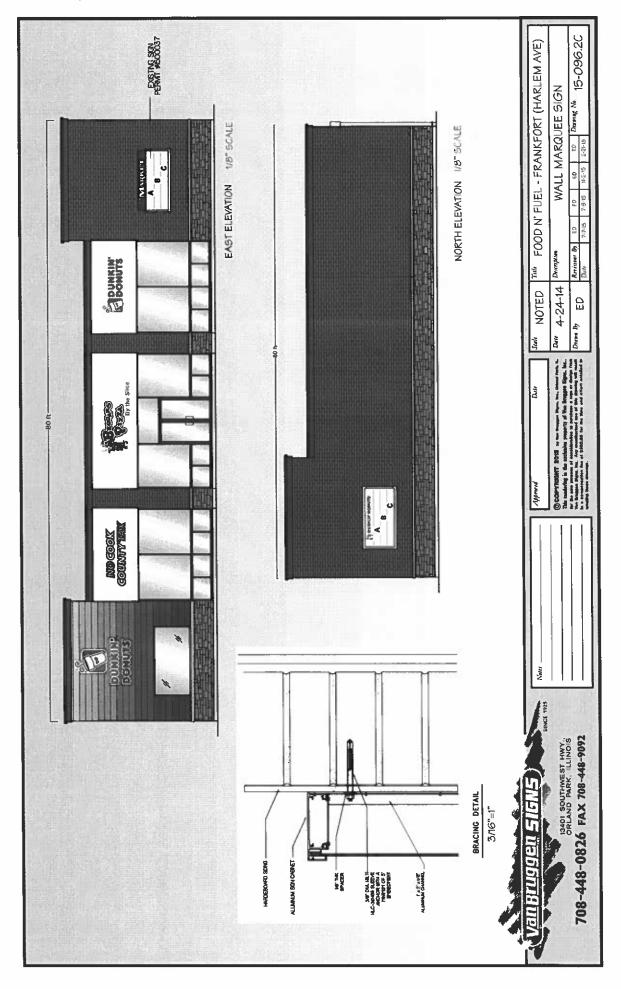


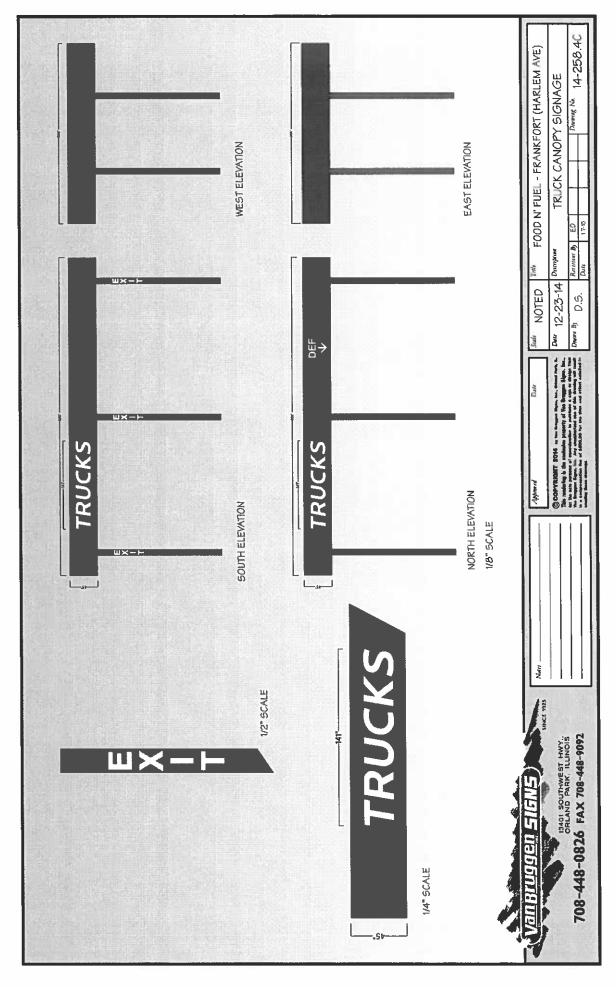


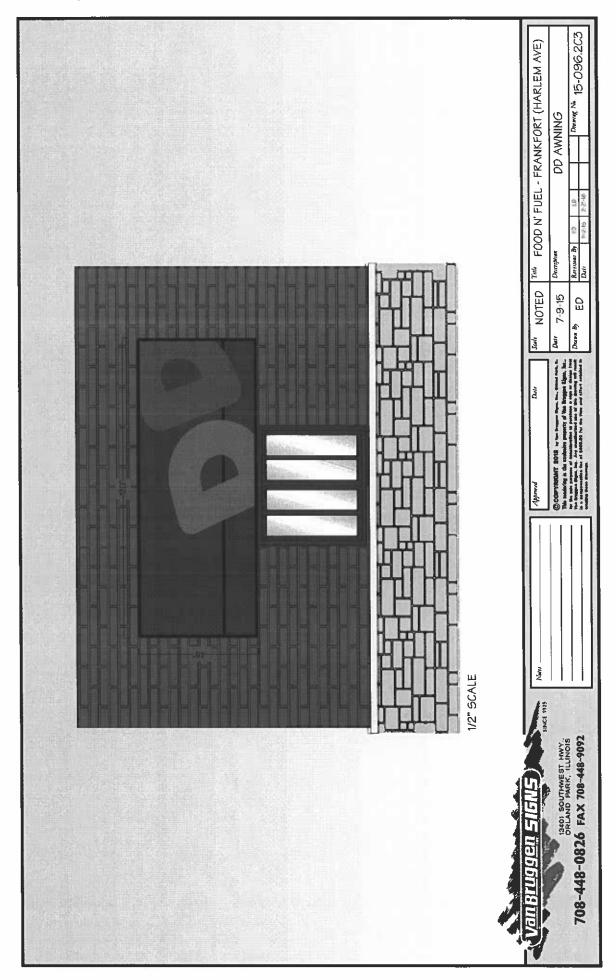












THE VILLAGE OF TINLEY PARK

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)

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

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 1 st day of October, 2019.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 1st day of October, 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 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 October 1, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



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.

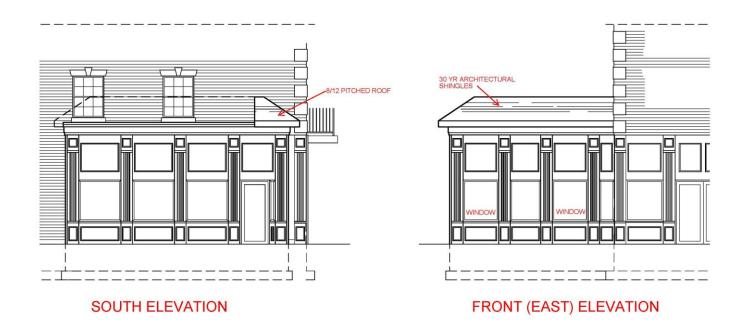
PUBLIC HEARING #1 WORKSHOP (AUGUST 1, 2019) SUMMARY

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.



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 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 an existing 3-story, right) is approximately 15,000 sq. ft. building that includes eight residential and four commercial condominiums. 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. 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

Key

Legacy Code Boundary

Downtown Core (DC)

District

Corridor Type A

Corridor Type A

Corridor Type D

Proposed Legacy Plan Alley

Street Level Commercial

Required

Allowable Building Height

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.

General					
Minimum Lot Width	50'				
Maximum Lot Width	n/a				
Minimum Building Height	3 stories				
Building Setbacks					
Front Yard (primary street)	5' max. 🛕				
Front Yard (secondary street)	7.5' max. A				
Side Yard (interior)	5' max. B				
Side Yard (along access drive)	5' min. (
Rear Yard (existing alley)	5' min. D				
Rear Yard (no alley required)	5' min. D				
Rear Yard (future alley)	30' min. 🕒				

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.

- 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

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.

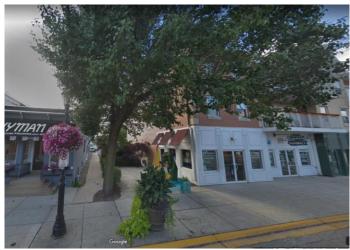
LANDSCAPE

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 "tackedon" 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

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

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

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

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

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)

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

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

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

Thomas Courtney, Petitioner Attorney Guests:

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. Clarks 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 blocks 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. Clarks 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 down 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 1st 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 <u>ALL</u> 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 created 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 belong 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 issued 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) - COMMISIONER 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.



----- CLASS II

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2018-015

AS NOTED RAWING NO:

ENRIQUE CASTEL, LICENSED ARCHITECT - NO. 001-020515

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- 2 NOTIFICATION SHALL VERIFF ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL VERIFF ALL DIMENSIONS AND SHALL V
- NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.
- ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALI 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 T2	COVER SHEET SPECIFICATIONS
AD1 AD2	DEMOLITION FLOOR & CEILING PLANS DEMOLITION ELEVATIONS
A1 A2 A3 A4	FLOOR & FURNITURE PLANS ROOF & REFLECTED CEILING PLANS EXTERIOR ELEVATIONS DETAILS, ROOM FINISH AND DOOR SCHEDU
S0 S1	SPECIFICATIONS FOUNDATION & FRAMING PLAN
M1 P1 FP1 E1 E2	HVAC PLAN PLUMBING PLAN — STORM FIRE PROTECTION PLAN POWER & LIGHTING PLANS SCHEDULES AND NOTES

ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE ILLINOIS ACCESSIBILITY CODE 2018

ZONING

BUILDING

PROJECT DATA

WALLS & CEILINGS

INTERIOR FLOORS

NOTE TO BIDDERS:

DECORATIONS AND TRIM

VERTICAL EXITS & EXIT PASSAGEWAYS

ROOMS AND ENCLOSED SPACES

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY

TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON

OF VILLAGE OF TINLEY PARK AND THE STATE OF ILLINOIS ENRIQUE

EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

LICENSE EXPIRES 11-30-2020

CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND

THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS

COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER AN SUPERVISION

AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND DINANCES

OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORSEEN HAD AN

EXIT ACCESS CORRIDORS & OTHER EXITWAYS

CODE ANALYSIS

VILLAGE OF TINLEY PARK ZONING ORDINANCE

ICC INTERNATIONAL MECHANICAL CODE 2012

ICC INTERNATIONAL FUEL GAS CODE 2012

ILLINOIS PLUMBING CODE 2014 EDITION

ICC INTERNATIONAL BUILDING CODE 2012 W/AMENDMENTS

ICC INTERNATIONAL FIRE CODE 2012 W/AMENDMENTS

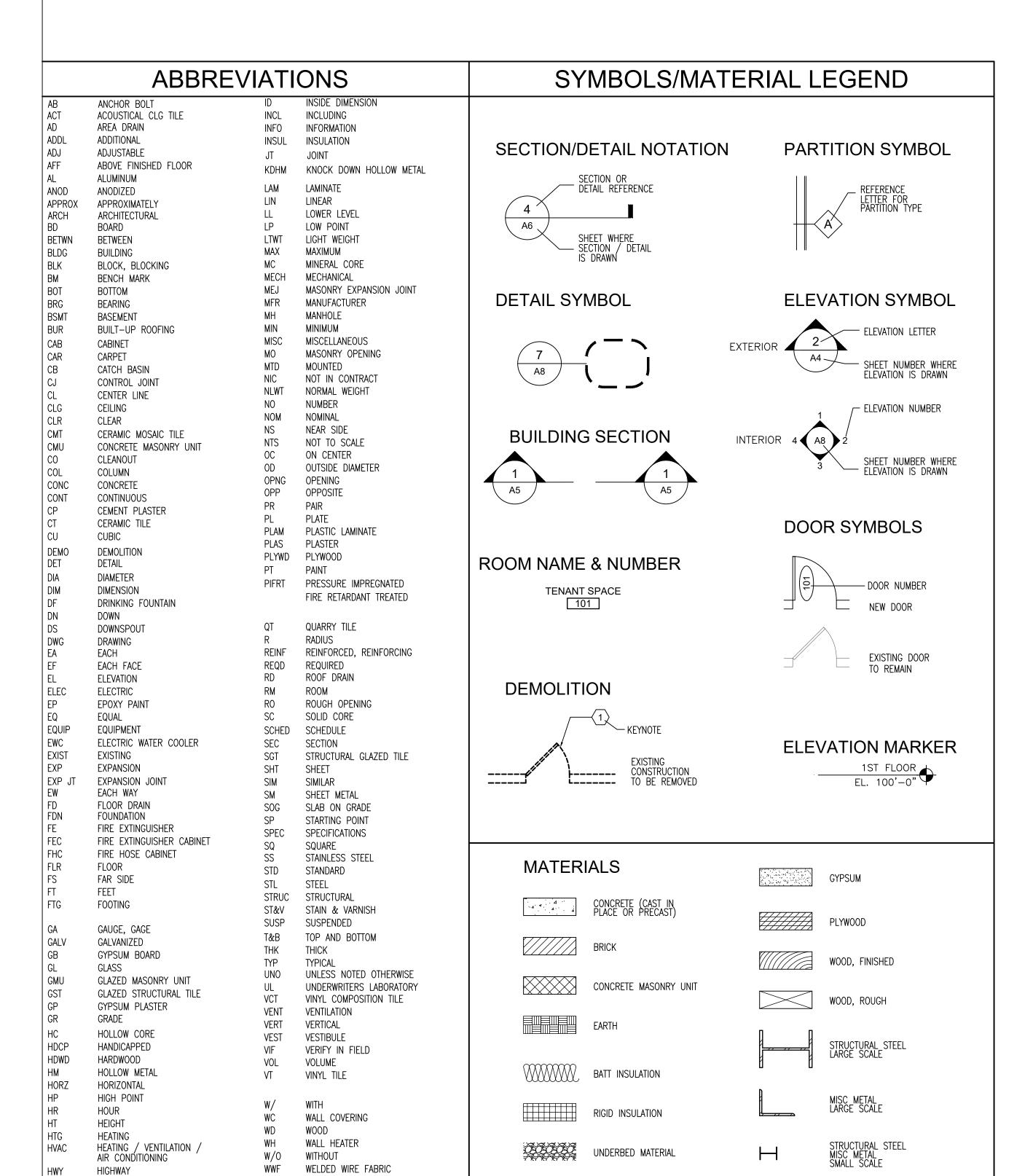
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2018

NFPA NATIONAL ELECTRICAL CODE 2011 W/AMENDMENTS

BUILDING CODES

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INCREA	ASE for SPRINKLER -		18,0	00 Sq.Ft
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Electric Blue Entertainment Y ATM (7-Eleven) - PROJECT LOCATION E & B Liquors Tinley Park Ed & Joe's Pizza Ave Metra St Teehan's Tavern 173rd Pl Steakhouse J W Hollstein's Saloon



VROEGH FAMILY

ADDITION & ALTERATIONS

17322 OAK PARK AVE.

TINLEY PARK, IL 60477

EYECARE

1 SITE PLAN

NORTH

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- 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. 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.

- 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
- 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
- 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.

- 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 benchmarks 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.

- 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
- 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,

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
- 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
- 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

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
- 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
- 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.

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.

functional performance of in-place 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

- 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
- 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

- 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,

A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

- 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. 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.

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 4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform
- 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

- 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.

- 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
- 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.

- 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. . Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
- . 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.

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.

- 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
- . Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.

1. Maintain fire-protection facilities in service during selective demolition operations.

G. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

or conduit after bypassing.

- 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

- 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:
- 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 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

1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to

supporting walls, floors, or framing.

5. Dispose of demolished items and materials promptly.

- B. Removed and Salvaged Items: . 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:
- . 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.
- B. Burning: Do not burn demolished materials. C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

1. Comply with requirements specified in Division 1 Section "Construction Waste Management."

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

A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the

Final cleaning.

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following.
- 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.
- name and model number where applicable.
- 11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- corrected.

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.

A. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.

- 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,

B. Provide additional copies of each warranty to include in operation and maintenance manuals.

A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned.

Project site and dispose of lawfully.

Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

- instructions.
- areas, of rubbish, waste material, litter, and other foreign substances.
- 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.
- vaults, manholes, attics, and similar spaces. g. Clean transparent materials, including glass in doors and windows. Remove glazing compounds and other noticeable,
- 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.
- k. Replace parts subject to unusual operating conditions. I. 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
- n. Člean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned—out bulbs, and those

1. Inspection procedures.

- 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. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
- 5. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's
- 6. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security
- 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. 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

LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- 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.
- 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

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

- 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
- 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.
- e. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment
- vision—obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish glass, taking care not to scratch surfaces.
- 1) Do not paint over "UL" and similar labels, including mechanical and electrical nameplates. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances
- 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

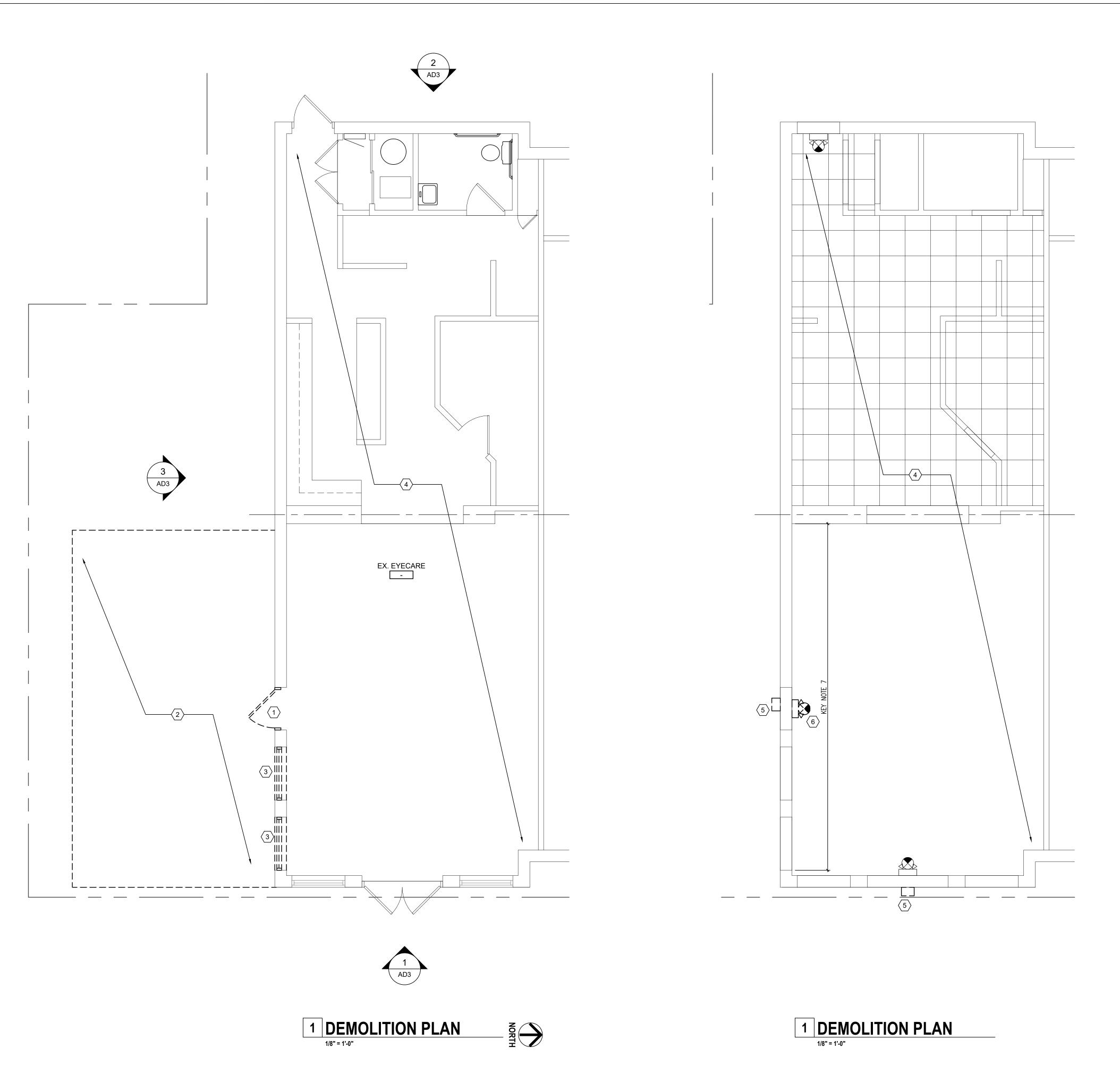
property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from

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2018-015

AS NOTED

AWING NO:



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

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- 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 TO BE REMOVED, ALL WIRING AND CONDUIT TO BE REMOVED TO PANEL. REMOVE EXISTING BREAKER.

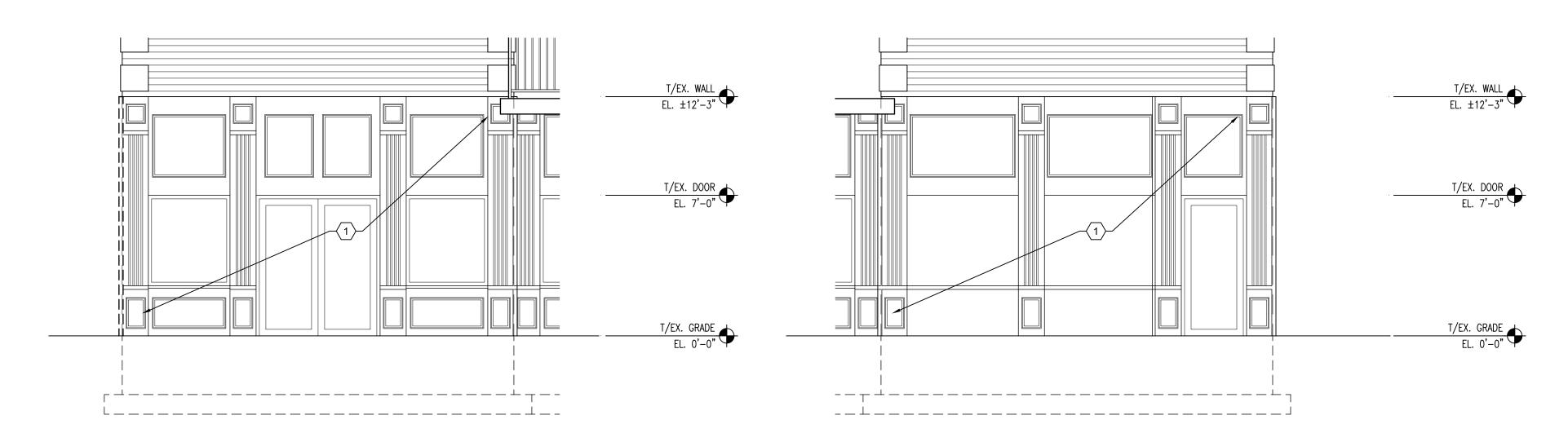
DEMOLITION KEY NOTES:

- REMOVE AND DISPOSE EXISTING DOOR & FRAME PATCH OPENING AS NEEDED
- $\left\langle 2 \right
 angle$ REMOVE AND DISPOSE EXIST. CONC. SLAB
- (3) REMOVE AND RELOCATE EXISTING STOREFRONT WINDOW ASSEMBLY
- $\overline{\langle 4 \rangle}$ EXISTING TO REMAIN NO CHANGES, U.N.O.
- 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
- MODIFY ELECTRICAL CONDUITS ABOVE WALL TO ALLOW FOR NEW DUCTWORK & SPRINKLER WORK

			Revisions / Submissions	
			No.	
06.26.19	02.21.18	02.07.18	Date	
REVISED PER VILLAGE/OWNER REVIEWS	ISSUED FOR PERMIT / BIDDING	ISSUED FOR OWNER REVIEW	Revisions / Submissions	
1			No.	
DRA		NC		
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2018-015 AS NOTED

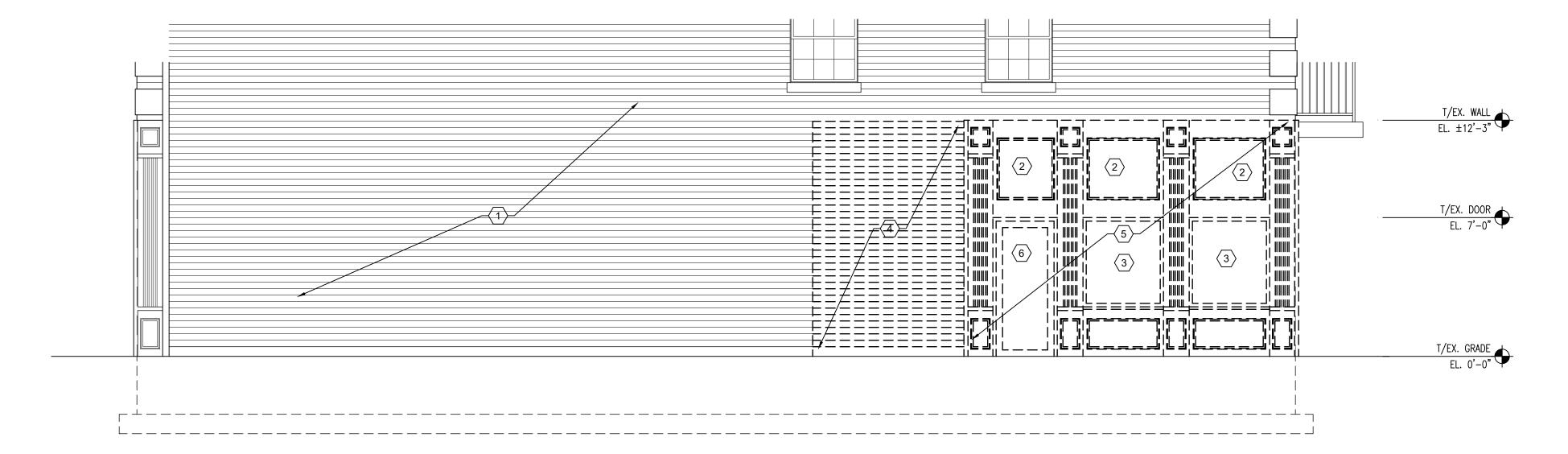
AGENDA - 10/1/2019,... VILLAGE OF TINLEY...



1 DEMOLITION - EAST (FRONT) ELEVATION

2 DEMOLITION - WEST (REAR) ELEVATION

1/4" = 1'-0"



3 DEMOLITION - SOUTH ELEVATION

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.
- 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.

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
- REMOVE AND RELOCATE EXIST. WD PANELING ON NEW FACADES COORDINATE IN FIELD
- 6 REMOVE AND DISPOSE EXIST. DOOR AND FRAME

Architect Castel

Enrique

VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS
17322 S. OAK PARK

2018-015

AS NOTED

EX. EYECARE

— INFILL OPENING TO MATCH EXISTING

— INFILL OPENING TO MATCH EXISTING

NORTH

18'-3½"

DISPENSARY

1 **FLOOR PLAN**1/8" = 1'-0"

6'-0"

AGENDA - 10/1/2019,...

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:

AND CAPABILITY OF UNIT SHUT DOWN.

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.

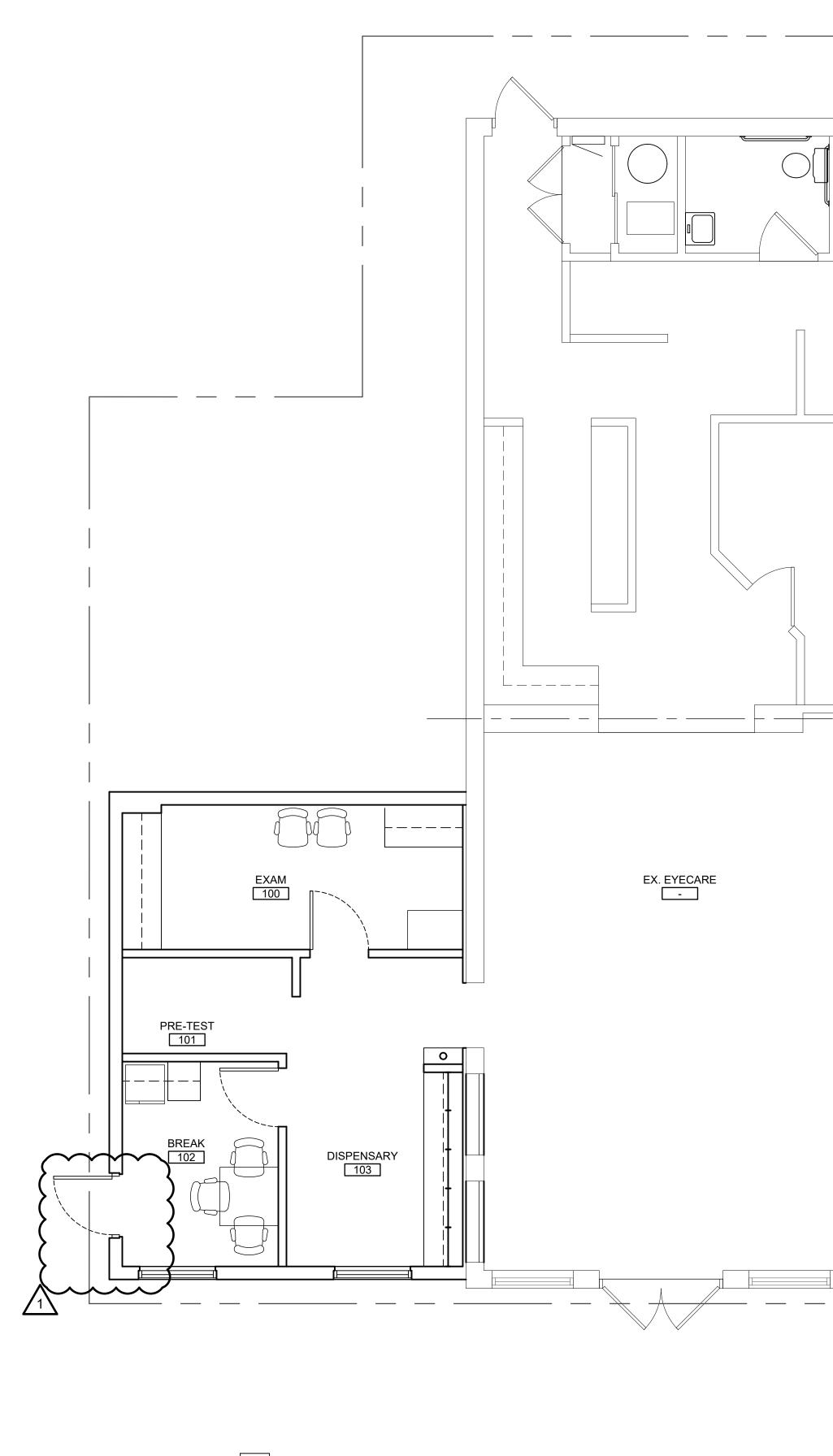
THE MEANS OF EGRESS SHALL BE ILLUMINATED SUCH THAT THE INITIAL ILLUMINATION LEVEL IS AT LEAST AN AVERAGE OF ONE FOOT-CANDLE MEASURED ALONG THE PATH OF TRAVEL AT THE FLOOR LEVEL (IBC 1006.4).

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 FACP. ADDITIONALLY, VERIFY ALL CODE REQUIRED CLEARANCES BETWEEN SUCH EQUIPMENT. VERIFY OPERATION OF THE EXISTING DUCT DETECTORS

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² FURNITURE PLAN

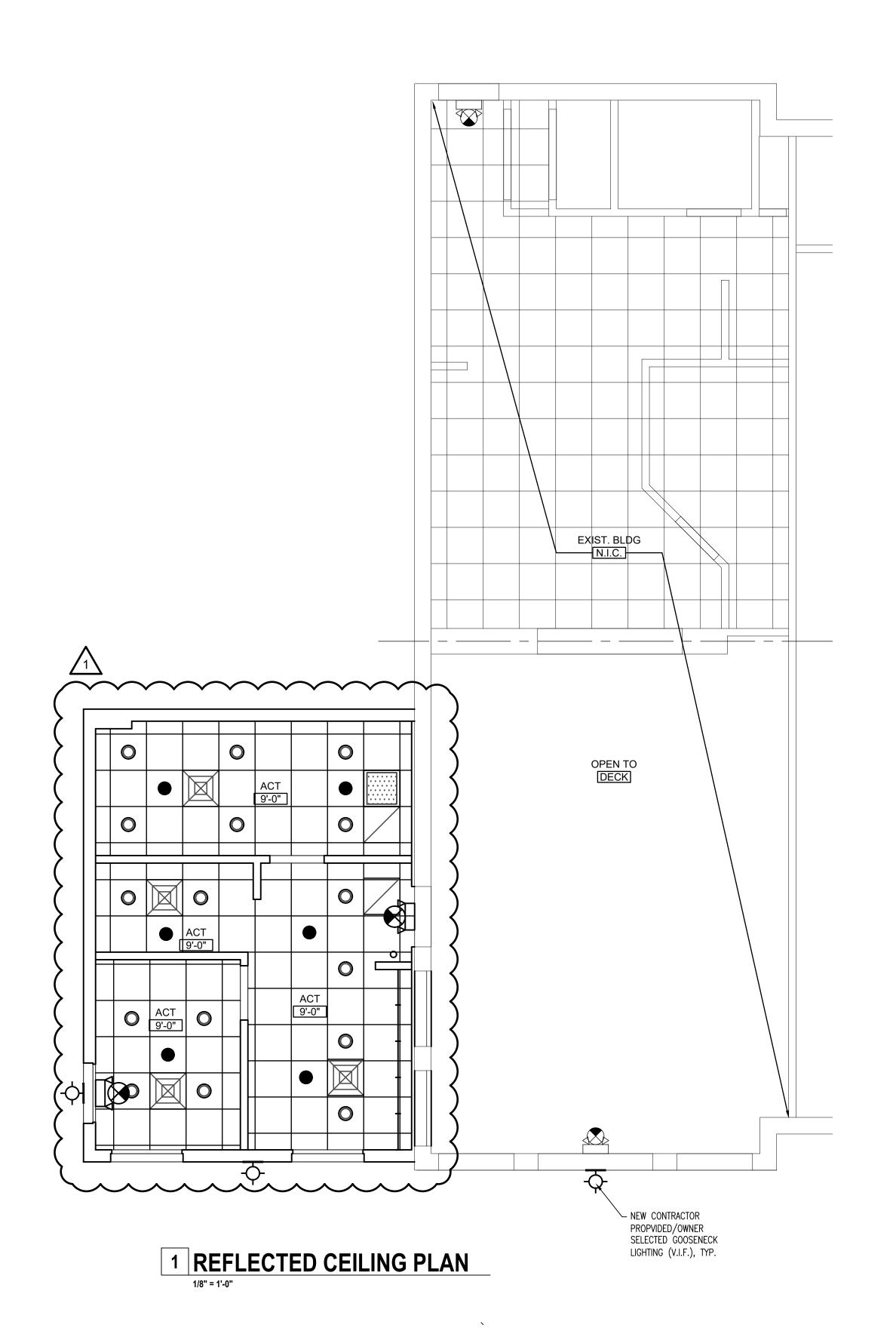
VROEGH FAMILY EYECARE ADDITION & ALTERATIONS T7322 S. OAK PARK

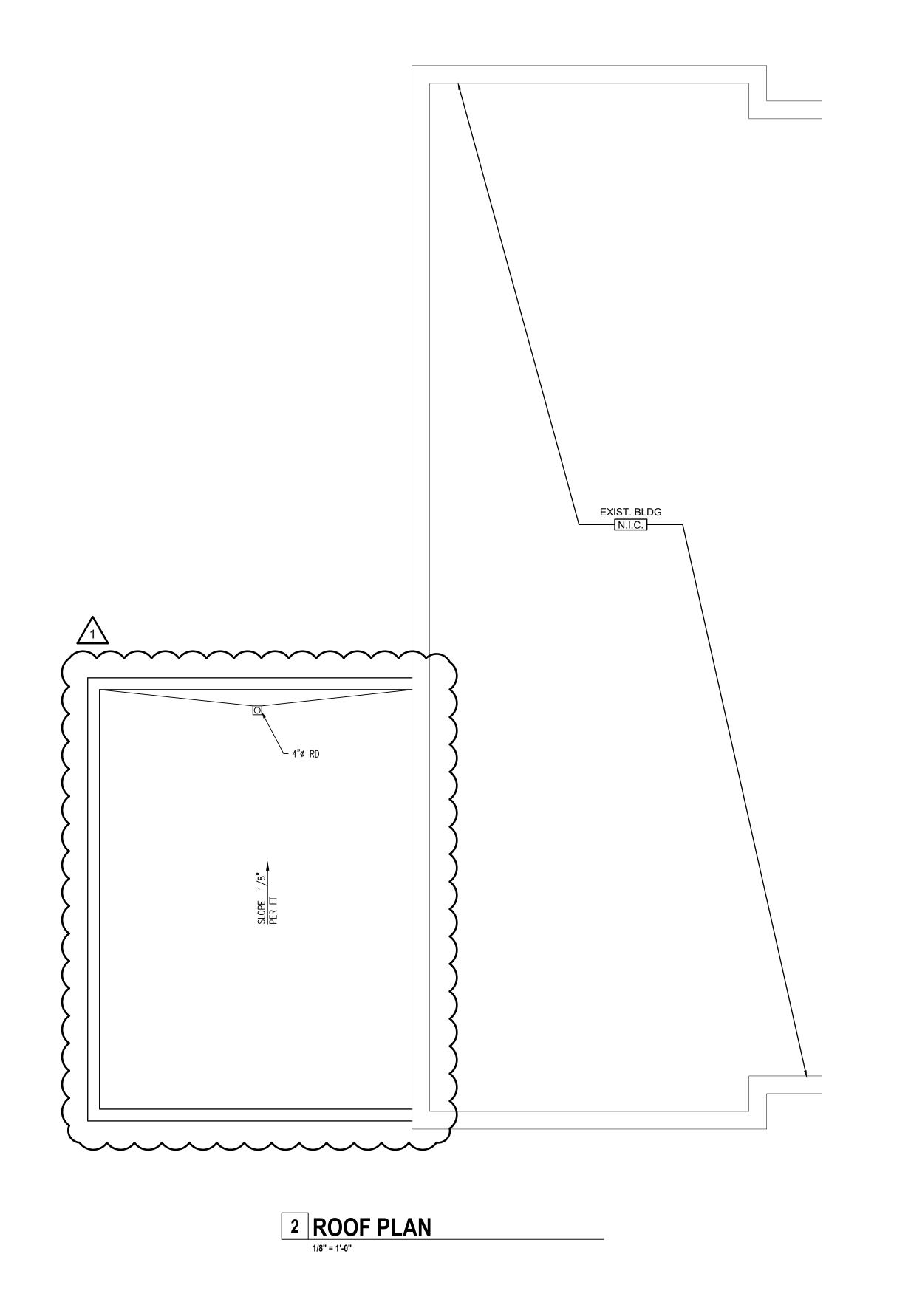
PROJECT NO: 2018-015

AS NOTED

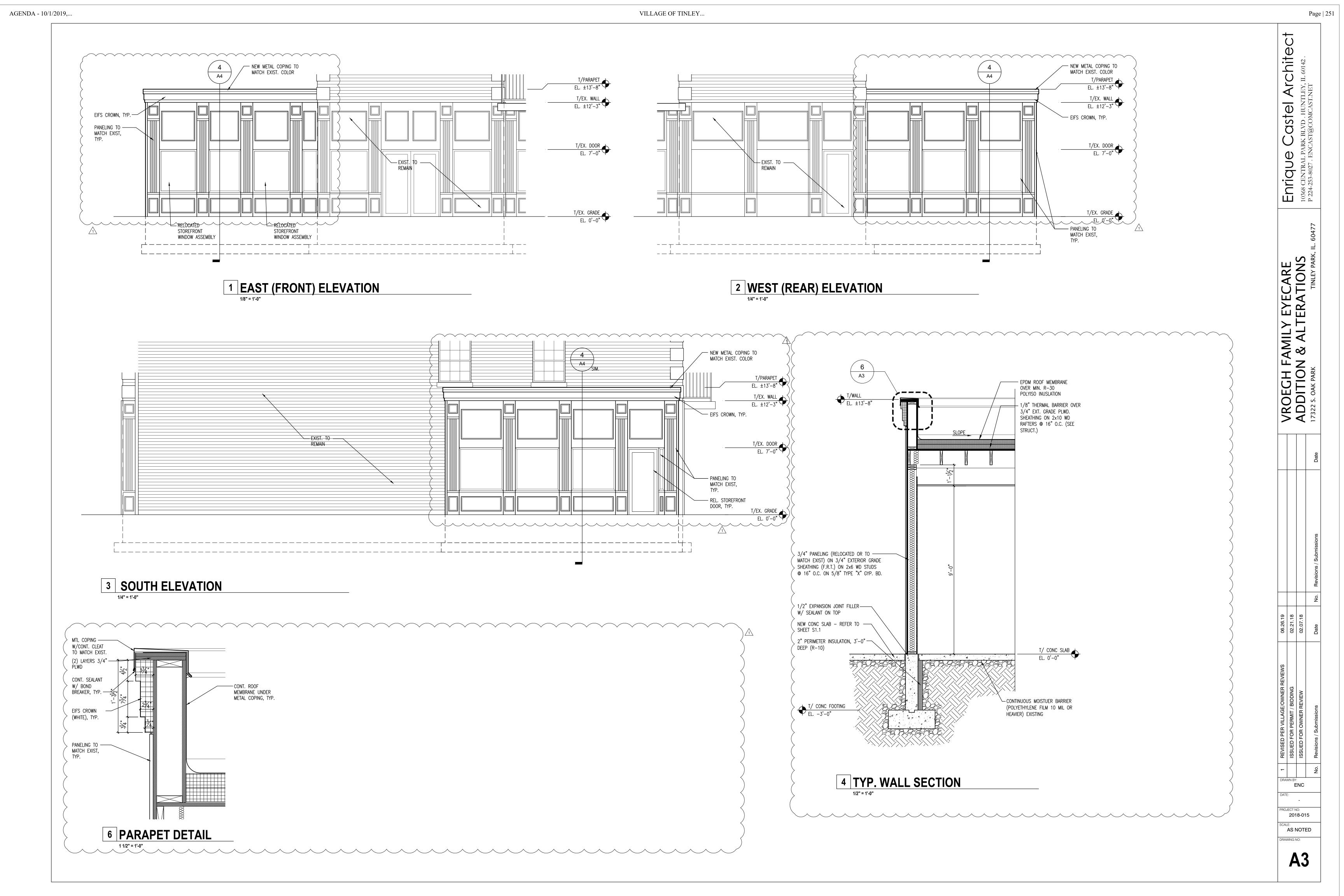
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AGENDA - 10/1/2019,... VILLAGE OF TINLEY...





Enrique Castel Architect 10368 CENTRAL PARK BLVD . HUNTLEY, IL 60142 . P 224-253-8027 . ENCAST@COMCAST.NET VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS
17322 S. OAK PARK PROJECT NO: 2018-015 SCALE:
AS NOTED **A2**



PARTITION TYPES												
TYPE	LAYER DESCRIPTION	LAYER DESCRIPTION THK. A=ACTUAL P=PLAN INSULATION										
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:

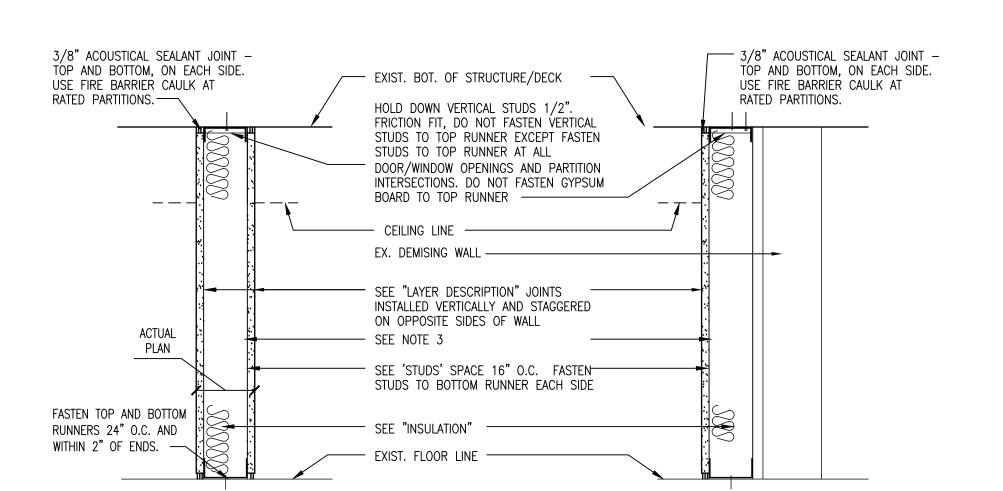
SYSTEM (1 HOUR) AS NOTED ABOVE.

USE UL. SYSTEM HW-D-0022 OR HW-D-0088 FOR CMU PARTITION.

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. SÝSTEM HW-D-0020 OR HW-D-0043 FOR GYPSUM BOARD PARTITIONS.

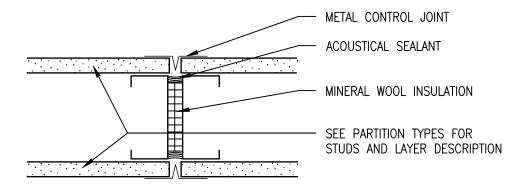
AT INTERIOR SIDE OF EXTERIOR WALLS TO BOTTOM OF FLOOR OR ROOF DECK AND AT ALL OTHER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION USING SAME UL.

- 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.
- 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.



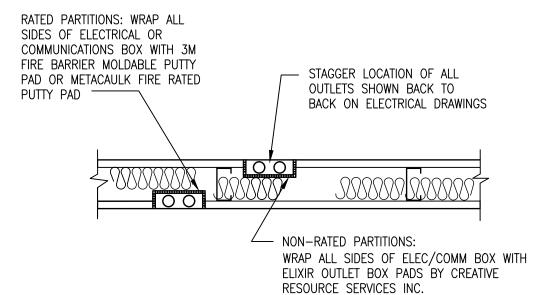




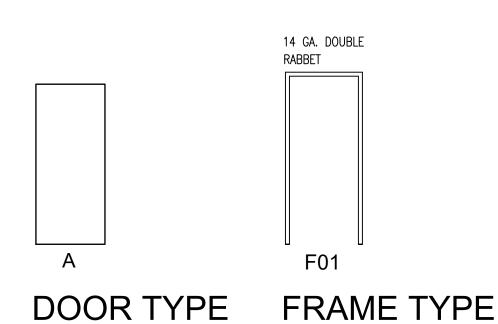


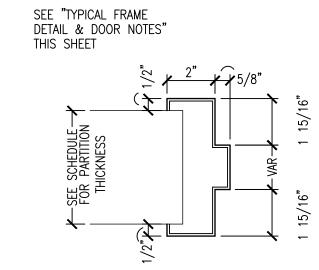
1 WALL CONTROL JOINT (NO RATING)

PROVIDE MAX. 30'-0" O.C., LOCATE AT DOOR OR WINDOW JAMBS WHERE POSSIBLE



² PLAN@ ELECTRICAL/COMM. BOXES (TYPICAL CONDITIONS)





3 JAMB OR HEAD DETAIL

OPENING SCHEDULE

				OPE	NING						FRAI	ИΕ		Ď			1 Q		
OPNG NO		TYPE		SI	ZE		MAT	HDW SET	TYPE	MAT		DETAILS		AZII	ABE	NOTE KEY	<u>-</u>		
	I NO	110	ITPE	WIDTH	HT	THK	TRANS	IVIAI		ITPE	ITPE	IVIAI	HEAD	JAMB	SILL	GL	J		
	1	В	3'-0"	6'-8"	1 3/4"	-	WD	-	F01	KDHM	3/A3	3/A3	_	-	-	N1	4		
																	_		
	SCHEDULE INFORMATION													1					
						<u> </u>		<u> </u>			V., V. I. C						·		

SCHEDULE INFORMATION

ABBREVIATIONS

AL ALUMINUM HM HOLLOW METAL

KDHM KNOCK DOWN HOLLOW METAL SS STAINLESS STEEL ST STEEL WD

LABEL

A 3 HOUR B 1 1/2 HOUR C 3/4 HOUR 20 MIN

GLAZING

G1 1" INSUL. CLEAR TEMPERED GLASS (SAFETY RATED) MATERIAL

WD SOLID CORE, BIRCH OR ASH, HM 14 GA. FLUSH STL.,

STIFFENED-SEAMLESS EDGE,

W/FIBERGLASS OR FOAM INFILL

NOTE KEY

N1 CLOSER, HINGES, PRIVACY LOCKSET LEVER TYPE, WALL STOP & SILENCERS (3) STAINED OR PAINTED

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Enrique

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VROEGH FAADDITION

AMILY

TYPICAL FRAME DETAIL & OPENING NOTES

- 1. WIDTH OF HOLLOW METAL FRAMES ARE ACTUAL PARTITION THICKNESS PLUS 1" (SEE PARTITION TYPES ON THIS SHEET). PARTITION TYPES ARE KEYED ON FLOOR PLANS.
- 2. PROVIDE SPECIFIED FRAME ANCHORS (LISTED IN THE SPECIFICATIONS) TO ACCOMODATE PARTITION TYPES AND REQUIREMENTS FOR FIRE RATING.
- 3. AT ALL MASONRY AND GYPSUM BOARD PARTITIONS, GROUT SOLID THE ENTIRE VOID SPACE BETWEEN FRAME AND MASONRY.
- 4. PROVIDE SEALANT AT JUNCTION OF ALL FRAMES TO PARTITIONS.
- 5. 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.
- 6. AT WOOD DOORS, PAINT ALL METAL GLAZING STOPS OR METAL LOUVERS TO MATCH STAINED & VARNISHED DOOR FINISH.

TYPICAL DOOR HARDWARE NOTES

- 1. HANDLES, PULLS, LATCHES, LOCKS AND OTHER PENETRATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE LEVER OPERATED, PUSH-PULL MECHANISIM OR V-SHAPED DESIGNS.
- 2. 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. 3. EGRESS DOOR LATCHING AND LOCKING HARDWARE MUST BE READILY OPERABLE FROM
- THE EGRESS SIDE WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT. 4. ALL FIRE DEPARTMENT ACCESS DOORS MUST HAVE KEYED LOCKS.
- 5. THRESHOLDS SHALL NOT EXCEED $\frac{1}{2}$ " CHANGES IN LEVEL. CHANGES BETWEEN $\frac{1}{4}$ " AND $\frac{1}{2}$ " SHALL BE BEVELED.
- 6. PROVIDE TACTILE WARNINGS ON DOOR LEVERS LEADING TO HAZARDOUS AREAS.

ROOM FINISH SCHEDULE

									WA	\LL						
ROOM NO	ROOM NAME	FLOOR		BASE		NORTH		EAST		SOUTH		WEST		CEILING		NOTE KEY
110	ROOM NAME		MAT - FIN MAT - FIN MAT -		FIN	MAT - FIN		MAT - FIN		MAT - FIN						
100	EXAM	С	CAR	٧	_	GB	PT	GB	PT	GB	PT	GB	PT	ACT	_	1,2,3,4
101	PRE-TEST	С	CAR	V	-	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	1,2,3,4,7
102	BREAK	С	CAR	٧	_	GB	PT	GB/ASA	PT	GB	PT	GB	PT	ACT	=	1,2,3,4
103	DISPENSARY	С	CAR	٧	_	GB	PT	GB/ASA	PT	GB	PT	GB	PT	ACT	-	1,2,3,4

ROOM FINISH SCHEDULE ABBREVIATIONS

CEILING

ACT ACOUSTICAL CEILING TILE E/ EXISTING EXPC EXPOSED CONSRUCTION

GB GYPSUM BOARD P/ PATCH PT PAINT

FLOOR C CONCRETE CAR CARPET FBO FLOORING PROVIDED BY OWNER

P/ PATCH VCT VINYL COMPOSITION TILE

VC VINYL COVE 4" HIGH

NOTE KEY

PT = TAPE, SAND, AND PRIME - FINAL COAT AS SELECTED BY OWNER.

WALL

E/ EXISTING

P/ PATCH

PT PAINT

ASA ALUM STOREFRONT

GB GYPSUM BOARD

- PAINT BOTH SIDES OF EXISTING/NEW HOLLOW METAL FRAMES.
- . ACT PROVIDE NEW 2X2 CEILING TILES TO MATCH EXIST. 4. VERIFY W/OWNER IF DOORS TO BE STAINED OR PAINTED

VS VINYL STAIGHT 4" HIGH

BASE

E/ EXISTING

P/ PATCH

5. CARPET - PROVIDE ALLOWANCE FOR COMMERCIAL GRADE TO MATCH EXIST. 6. VINYL BASE (V) - MATCH EXIST.

ROJECT NO: 2018-015 AS NOTED

A4

AWING NO:

<u>GENERAL</u>

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 PSFROOF SNOW LOAD:25 PSF

<u>WIND LOADING</u> (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
- 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.
- 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
- 6. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE
- 7. EXPOSED EXTERNAL CONCRETE CORNERS SHALL BE CHAMFERED 3/4 INCHES, UNLESS SHOWN OR NOTED
- 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.

<u>REINFORCEMENT</u>

- 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				
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-				
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND				
SLABS, WALLS	SLABS, WALLS #14 AND #18 BARS			
AND JOISTS	#11 BAR AND SMALLER	3/4"		
BEAMS AND PRIMARY REINFORCEMENT, TIES, COLUMNS 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.

<u>WOOD</u>

- 1. DESIGN AND CONSTRUCTION OF STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/AF&PA NDS-1991).
- 2. QUALITY ASSURANCE AND INSPECTION OF WOOD CONSTRUCTION ARE REQUIRED AS DEFINED BY THE BUILDING CODE.
- 3. <u>STRUCTURAL LUMBER</u> SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

SPECIES: GRADE: BENDING, Fb: TENSION PARALLEL TO GRAIN, Ft: SHEAR PARALLEL TO GRAIN, Fv: COMPRESSION PERPENDICULAR TO GRAIN, COMPESSION PARALLEL TO GRAIN, Fc: MODULUS OF ELASTICITY, E:	SPRUCE-PINE-FIR NO. 1 / NO.2 875 PSI 450 PSI 135 PSI Fc(p): 425 PSI 1150 PSI 1,400,000 PSI
MODULUS OF ELASTICITY, E:	1,400,000 PSI
MAXIMUM IN USE MOISTURE CONTENT:	19%

4. <u>LAMINATED VENEER LUMBER (LVL)</u> FOR USE AS BEAMS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

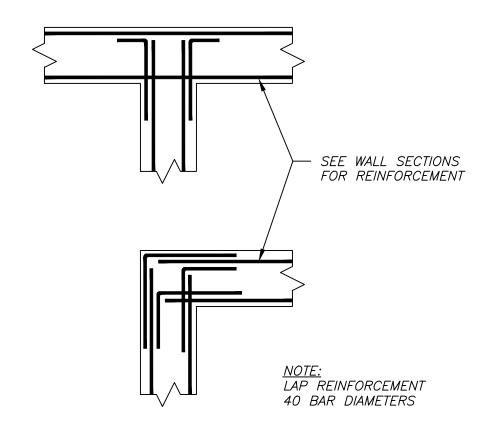
BENDING, Fb: 2600 PSI
SHEAR PARALLEL TO GRAIN, Fv: 285 PSI
MODULUS OF ELASTICITY, E: 1,900,000 PSI

5. <u>PARALLEL STRAND LUMBER (PSL)</u> FOR USE AS POSTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

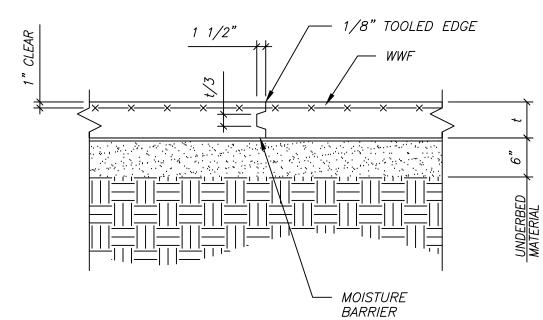
COMPRESSION PARALLEL TO GRAIN, Fc: 2500 PSI

MODULUS OF ELASTICITY, E: 1,800,000 PSI

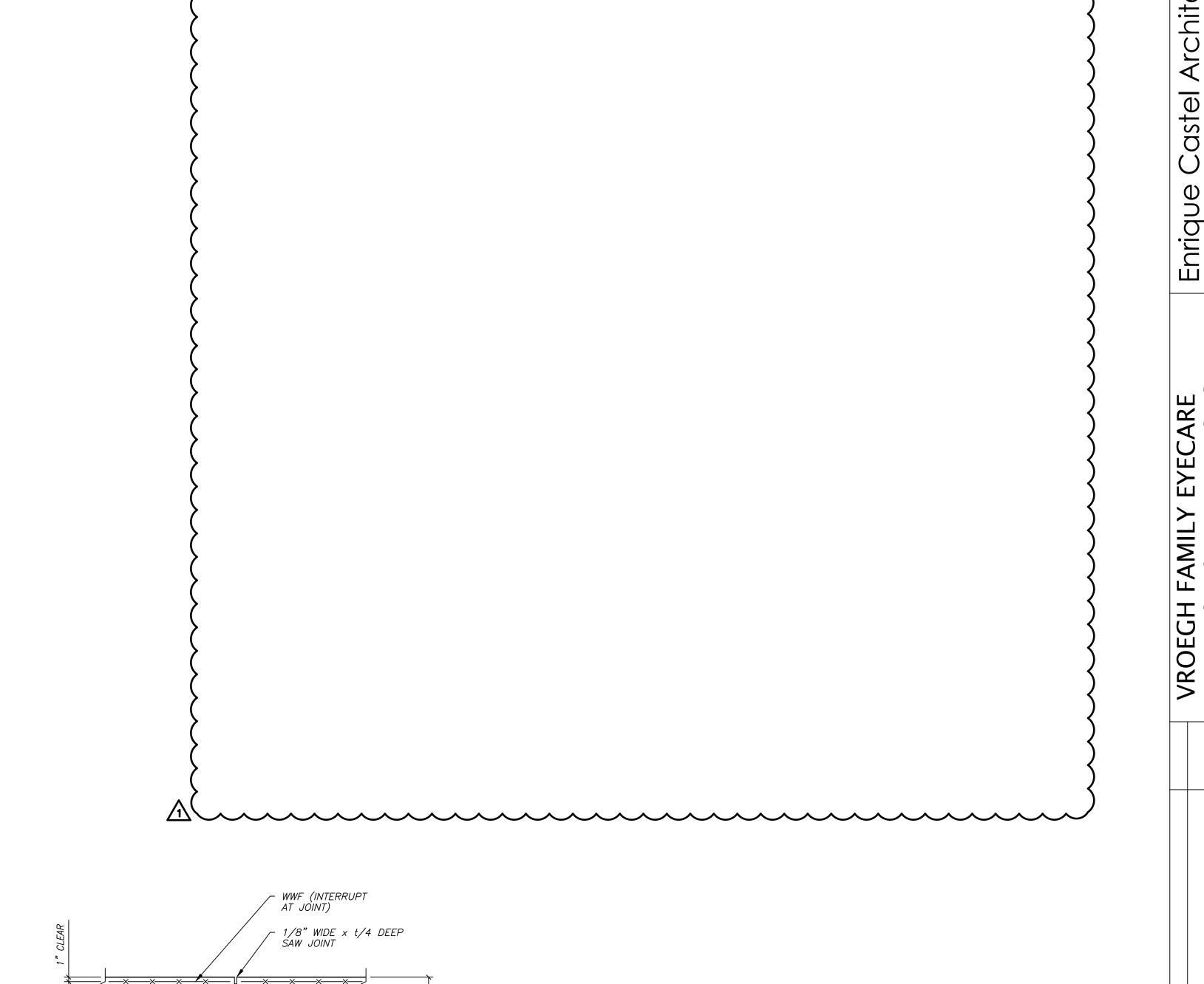
- 6. THERE SHALL BE NO FIELD CUTTING OF WOOD STRUCTURAL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.
- 7. NO WOOD TREATMENTS OR PRESERVATIVES SHALL BE USED WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.



1 TYP. WALL CORNER REINFORCING DETAIL SCALE: NONE



2 TYP. S.O.G. CONSTRUCTION JOINT SCALE: NONE

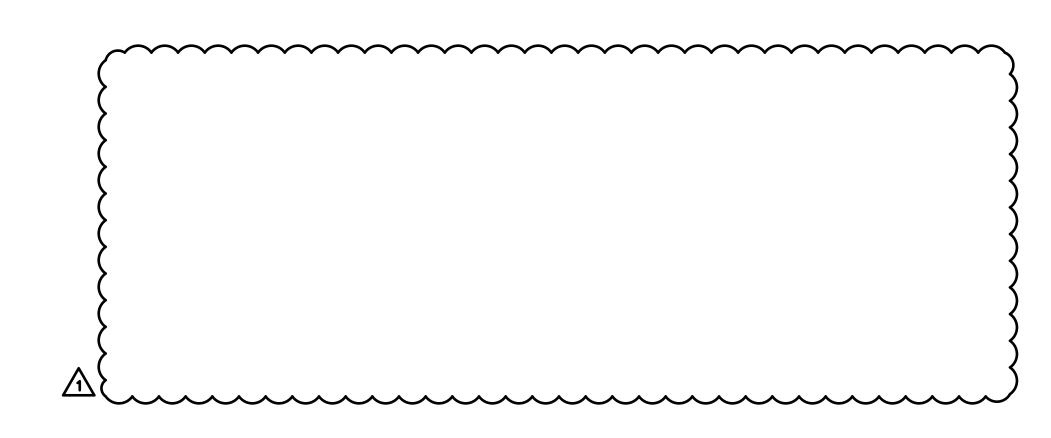


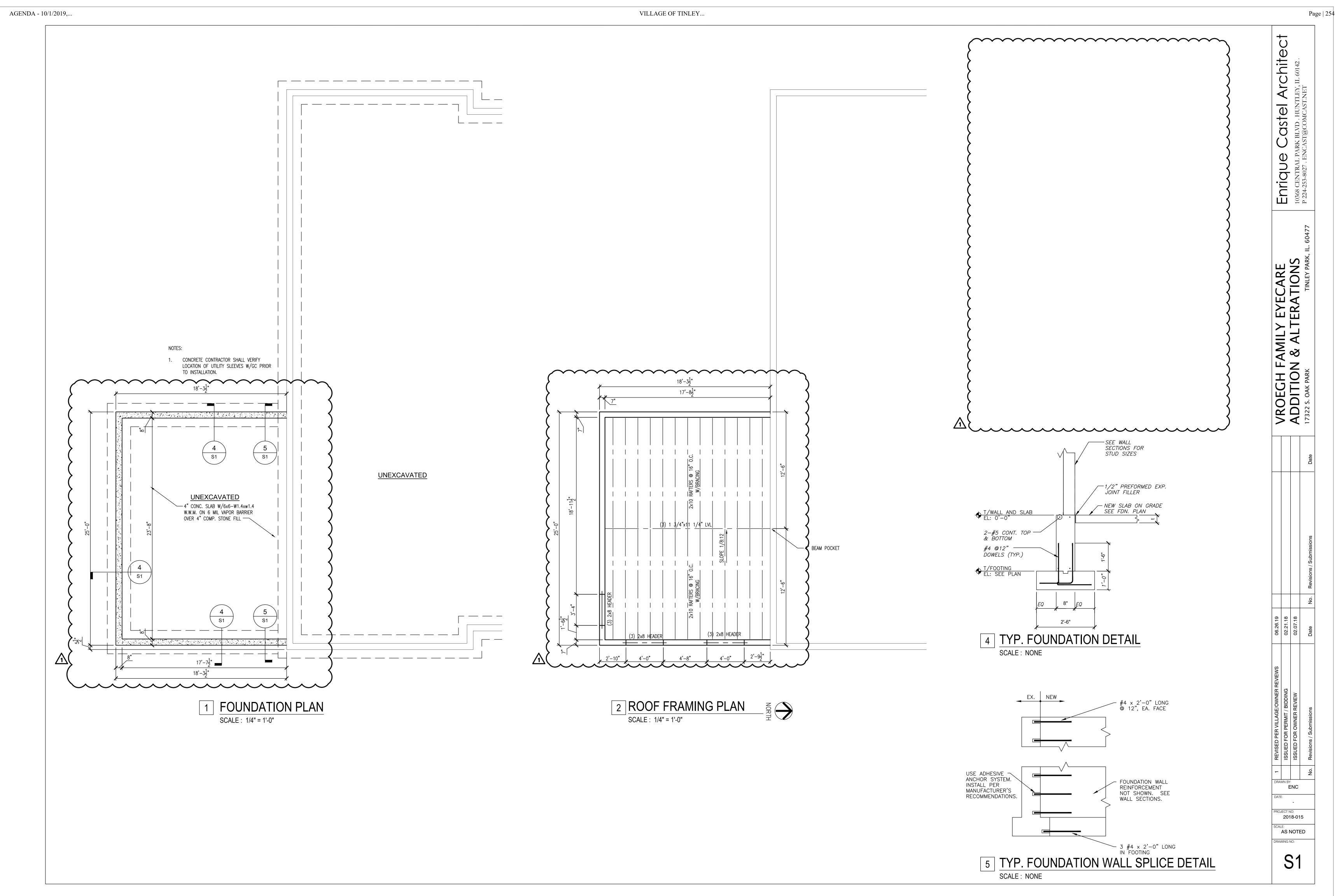
3 TYP. S.O.G. CONTRACTION JOINT SCALE: NONE

<u>NOTE:</u> SAW CUT JOINTS

AFTER PLACING CONCRETE

WITHIN 24 HOURS





OUTDOOR

AIRFLOW

FLOOR

AREA (A_z)

SPACE

EX. A/C

FURNACE

| EXIST 3

I TON UNIT

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2018-015 AS NOTED

AWING NO:

ALL WORK PERFORMED AND EQUIPMENT INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL ORDINANCES AND CODES.

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

ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL.

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 BUSINESS/COMMERICAL AREAS DOES NOT EXCEED 62 DB (A) FOR HVAC

PROPERTY LINE BORDERING RESIDENTIAL AREAS DOES NOT EXCEED 55 DB (A) FOR HVAC CONTRACTOR TO CONFIRM THAT MAXIMUM SOUND PRESSURE LEVEL; "A-SCALES LEVELS" AT THE

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 MIINIMUM OF 12'-0" ABOVE THE GROUND, A MINIMUM OF 10'-0" FROM ANY OPENING, 20'-0" FROM ANY FIRE

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.

ESCAPE AND MUST DISCHARGE THROUGH A TURNED DOWN ELBOW. CONTRACTOR TO MAKE ANY

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

CHANGES AS NECESSARY.

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 DIAGRAMMATICALLY 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

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

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

TEMPERATURE CONTROL WORK DONE BY CONTROL CONTRACTOR

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 ATTICE SPACE BETWEEN TRUSES 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

MECHANICAL GENERAL NOTES

VENTILATION SCHEDULE CFM SPECIFIED BREATHING **REMARKS** RATE (V_{RZ}) | S.A. | E.A. | O.A.I. 150 100

RATE (R_p) FT. (P_Z) RATE (R_a) (CFM/FT²) EXAM 138 0.06 100 PRE-TEST 0.06 101 BREAK 0.06 100 102 DISPENSARY 152 0.06 150 103

EXHUAST

AIRFLOW

RATE

ZONE AIR

AREA

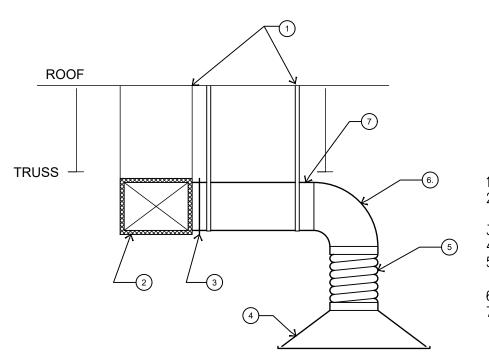
OUTDOOR

AIRFLOW

2012 INTERNATIONAL MECHANICAL CODE (SECT. 403.3.1.1 & TABLE 403.3)

DENSITY

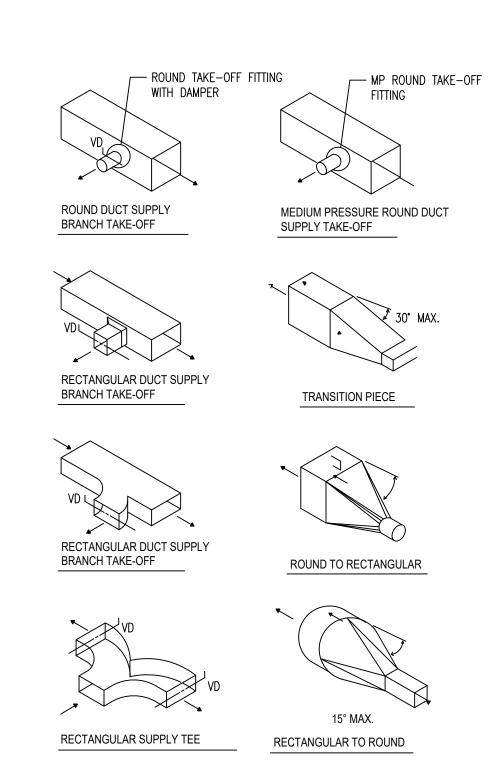
/1000 SQ.



SUPPORT STRAPS FROM STRUCTURE ABOVE SHEETMETAL DUCT PER SMACNA STANDARDS WITH INSULATION PER SPECIFICATIONS. VOLUME DAMPER AND EXTRACTOR, TYPICAL SUPPLY DIFFUSER. TITUS — TMR U.L. CLASS ONE FLEXIBLE DUCT, MAXIMUM

RIGID ROUND METAL ELBOW. RIGID ROUND METAL DUCT.

1 DUCTWORK INSTALLATION DETAIL



DUCTOWRK DETAILS

- 1. PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE SHORT RADIUS WHERE REQUIRED.
- 2. ALL SHORT RADIUS ELBOWS SHALL HAVE VANES, VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
- 3. NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED. EXCEPT WHERE INDICATED.

— EXIST. DUCTWORK & DEVICES TO REMAIN - NO CHANGES — "A" 7"ø NK 150 CFM EX. EYECARE 24x24 GR 150 CFM "A" 6"Ø NK 100 CFM 24x24 GR 100 CFM 350 CFM PRE-TEST 101 DISPENSARY 103 102 7**"**ø NK 150 CFM

1 HVAC PLAN

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

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)

NOTES:

- 1. 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
- 2. THE EXISTING GAS METER SHOULD BE TRANSFERRED FROM THE LANDLORD'S NAME TO THE TENANT'S NAME AS SOON AS POSSIBLE.

GENERAL PLUMBING NOTES

IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND PLUMBING SPECIFICATIONS THAT THE PLUMBING

NECESSARY FOR COMPLETE INSTALLATION OF ALL PLUMBING SYSTEMS, GUARANTEE AND SERVICE.

AND LEFT IN PERFECT OPERATING CONDITION.

SIZE SHALL BE USED.

EQUIPMENT, FIXTURE OR SYSTEM.

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

THE GENERAL CONDITIONS, LATEST A.I.A EDITION, SUPPLEMENTARY GENERAL CONDITIONS AND SPECIFICATIONS ARE A PART OF THIS

OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS CONTRACT. PLUMBING CONTRACTOR SHALL FOLLOW THEM

ALL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ACCEPTED BY THE ARCHITECT

PROVIDE ALL NECESSARY LIABILITY INSURANCE POLICIES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. THIS CONTRACTOR

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

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

THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE

OMISSIONS FROM THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS OF ANY ITEM NECESSARY FOR THE PROPER COMPLETION OR

PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING

SUBMIT AND OBTAIN A REVIEW FROM THE ARCHITECT PRIOR TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY

REQUIREMENTS. COORDINATE WITH OTHER TRADES. RELOCATE ANY PORTION OF PIPING DUE TO DUCTWORK, ARCHITECTURAL

ALL EXCAVATING, BACKFILLING AND RESTORATION OF ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION FOR THE ENTIRE

INSTALL APPROVED TYPE BACKFLOW PREVENTERS AT EACH WATER SERVICE TO SATISFY STATE & LOCAL WATER DEPARTMENT'S

PROVIDE ACCESSIBLE SHUT-OFF VALVES FOR EVERY PLUMBING FIXTURE, PIECE OF EQUIPMENT AND BRANCH-OFF PIPING. VALVES

WATER PIPING SHALL BE COPPER OR GALVANIZED STEEL SCHEDULE #40 FOR ABOVE GROUND INSTALLATION AND COPPER OR CAST I IRON FOR UNDERGROUND INSTALLATION. USE THE SAME MATERIAL FÖR ENTIRE INSTALLATION. DISSIMILAR PIPING MATERIAL SHALL

INSTALL A P-TRAP ON EACH FIXTURE OR PIECE OF EQUIPMENT NOT HAVING AN INTEGRAL PART OF SAME INTO SEWER SYSTEM.

NOT BE ACCEPTABLE, RUN COLD AND HOT WATER PIPING ABOVE CEILING AND DROP DOWN INTO WALL EXCEPT AS SPECIFIED

COVER ALL COLD WATER PIPING AND STORM SEWERS WITH 1" THICK INSULATION AND VAPOR BARRIER. COVER ALL HOT WATER

BEFORE PLACING WATER SYSTEMS IN OPERATION, CHLORINATE ENTIRE WATER SYSTEMS IN STRICT ACCORDANCE WITH FEDERAL,

ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, CLAMPS, CONCRETE BASES, SLEEVES AND

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

PIPING INSULATION, COVERING, VAPOR BARRIER AND ADHESIVES SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 20 AND A

CHECK THE LATEST EQUIPMENT SHOP DRAWINGS FOR ACTUAL REQUIREMENTS AND THE EXACT LOCATION OF EACH FIXTURE AND

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

A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT, PIPING, DRAIN AND WATER

RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

OPERATION OF THE WORK OR TO REQUIRED BY THE CODE SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING SAME WITHOUT

OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT, PRIOR

CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS, WHICH ARE

ANY ADDITIONAL COST TO THE OWNER. WHERE TWO DIFFERENT PIPE OR EQUIPMENT SIZES ARE SPECIFIED ON DRAWINGS THE LARGER

SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS,

ALONG WITH STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.

SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF WORK DONE BY THIS CONTRACTOR.

BY THE CONTRACTOR IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.

TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY EQUIPMENT, FIXTURE OR SYSTEM.

REVISIONS, FIELD CONDITIONS OR ANY OTHER INTERFERENCES AT NO ADDITIONAL COST TO THE OWNER.

INSTALL REMOTE WATER METER READER AS REQUIRED BY LOCAL JURISDICTION WATER DEPARTMENT.

SHALL BE OF THE SAME MAKE FOR THE ENTIRE PLUMBING INSTALLATION, EXCEPT AS SPECIFIED OTHERWISE.

PIPING WITH 1" THICK INSULATION AND 4 OZ. JACKET. APPLY MANUFACTURER'S RECOMMENDATIONS.

STATE, LOCAL AND AWWA REQUIREMENTS AND PROVIDE CERTIFICATION OF COMPLIANCE TO THE ARCHITECT.

MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.

SMOKE DEVELOPED RATING NOT MORE THAN 40. ARMAFLEX AND CANVAS COVERING SHALL NOT BE ACCEPTABLE.

OWNER SHALL CHECK AND VERIFY THE QUALITY OF WATER AND SHALL PROVIDE PROPER WATER TREATMENT.

HIS FINAL BID. IF THERE IS ANY DISCREPANCY, NOTIFY THE ARCHITECT AT ONCE.

PLUMBING INSTALLATION SHALL BE PROVIDED BY PLUMBING CONTRACTOR.

NON-COMBUSTIBLE MATERIAL. FIBERGLASS SHALL NOT BE ACCEPTABLE.

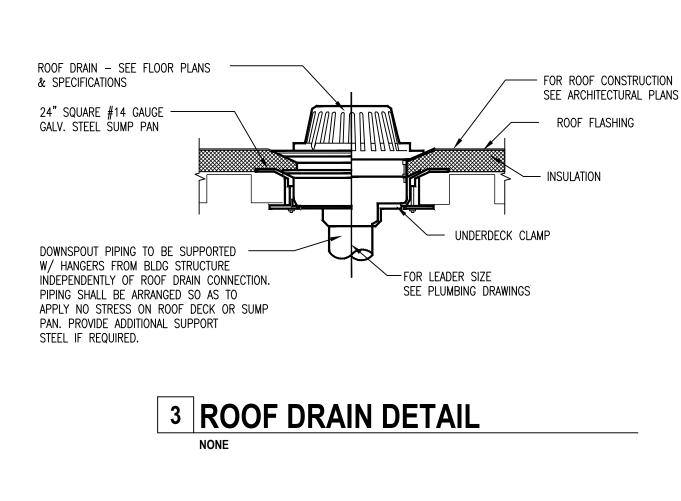
OTHERWISE OR REQUIRED DUE TO FIELD CONDITIONS.

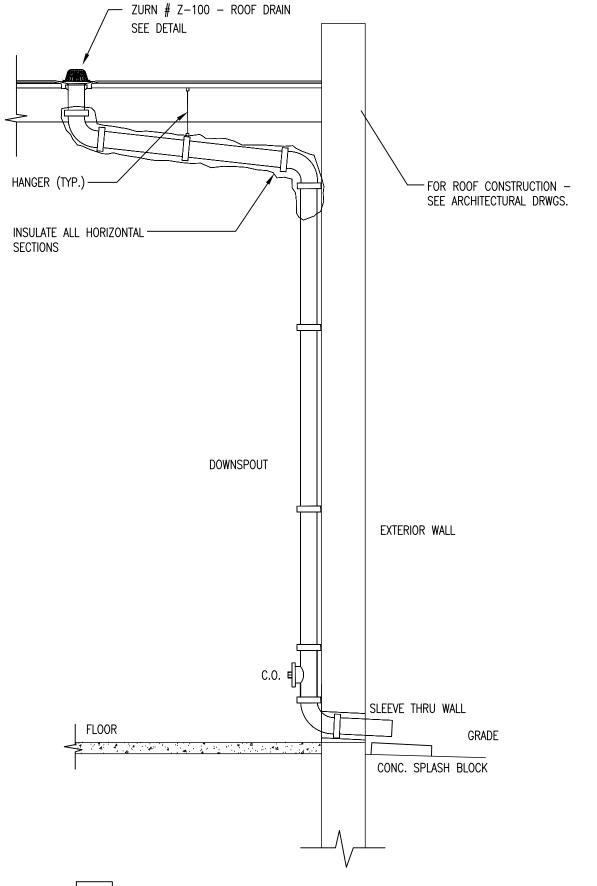
PIECE OF EQUIPMENT.

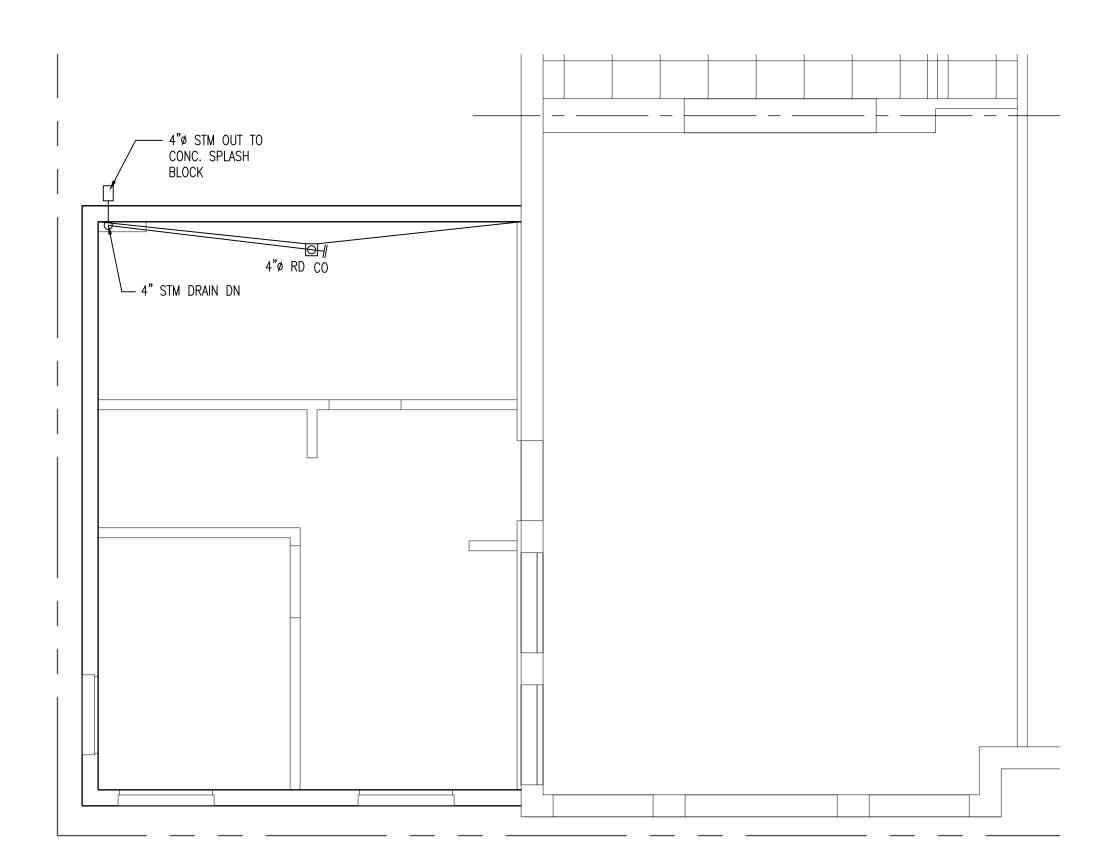
ACTION FROM DISSIMILAR METAL CONNECTIONS.

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2018-015 AS NOTED







1 PLUMBING PLAN - STORM

- HOT WATER RETURN PIPING - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40

ELECTRIC WATER COOLER FLOOR CLEAN OUT FLOOR DRAIN FIRE HYDRANT FREEZE-PROOF HOSE E LAVATORY MANHOLE - PREFABRICATED 48" MINIMUM WITH HEAVY DUTY CAST IRON COVER MOP SERVICE BASIN OPEN WASTE POLYVINYLCHLORIDE REINFORCED CONCRETE PIPE ROOF DRAIN SHOWER

PLUMBING SYMBOL LIST

- COLD WATER PIPING — COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40

- HOT WATER PIPING - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40

COLD WATER SUPPLY - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40

HOT WATER SUPPLY - COPPER TYPE 'K' OR GALVANIZED SCHEDULE #40

CATCH BASIN - 48" MINIMUM WITH EXTRA HEAVY CAST IRON COVER

SAN PVC SCHEDULE #40 SANITARY SEWER — UNDERGROUND

GR PVC SCHEDULE #40 GREASE SEWER - UNDERGROUND

PVC SCHEDULE #40 STORM SEWER - UNDERGROUND

ST — PVC SCHEDULE #40 STORM SEWER - SUSPENDED

— W— EXISTING WATER LINE

HEAVY DUTY PERFORATED FOUNDATION DRAIN TILE

=)——)——)——VCP-700 OR R.C.P. AS SPECIFIED

SHUT-OFF VALVE

VENT INCREASER THROUGH ROOF - VTR

CLEAN OUT - WALL OR FLOOR AS SPECIFIED

FREEZEPROOF HOSE BIBB - FHB

AIR CHAMBER - 12" MINIMUM

HORIZONTAL CLEANOUT

DRINKING FOUNTAIN

VITRIFIED CLAY PIPE

VENT THROUGH ROOF

WASH FOUNTAIN WATER CLOSET

| WALL CLEAN OUT

CAST IRON

DOWNSPOUT

LAV

MSB

OW

SHR

VCP

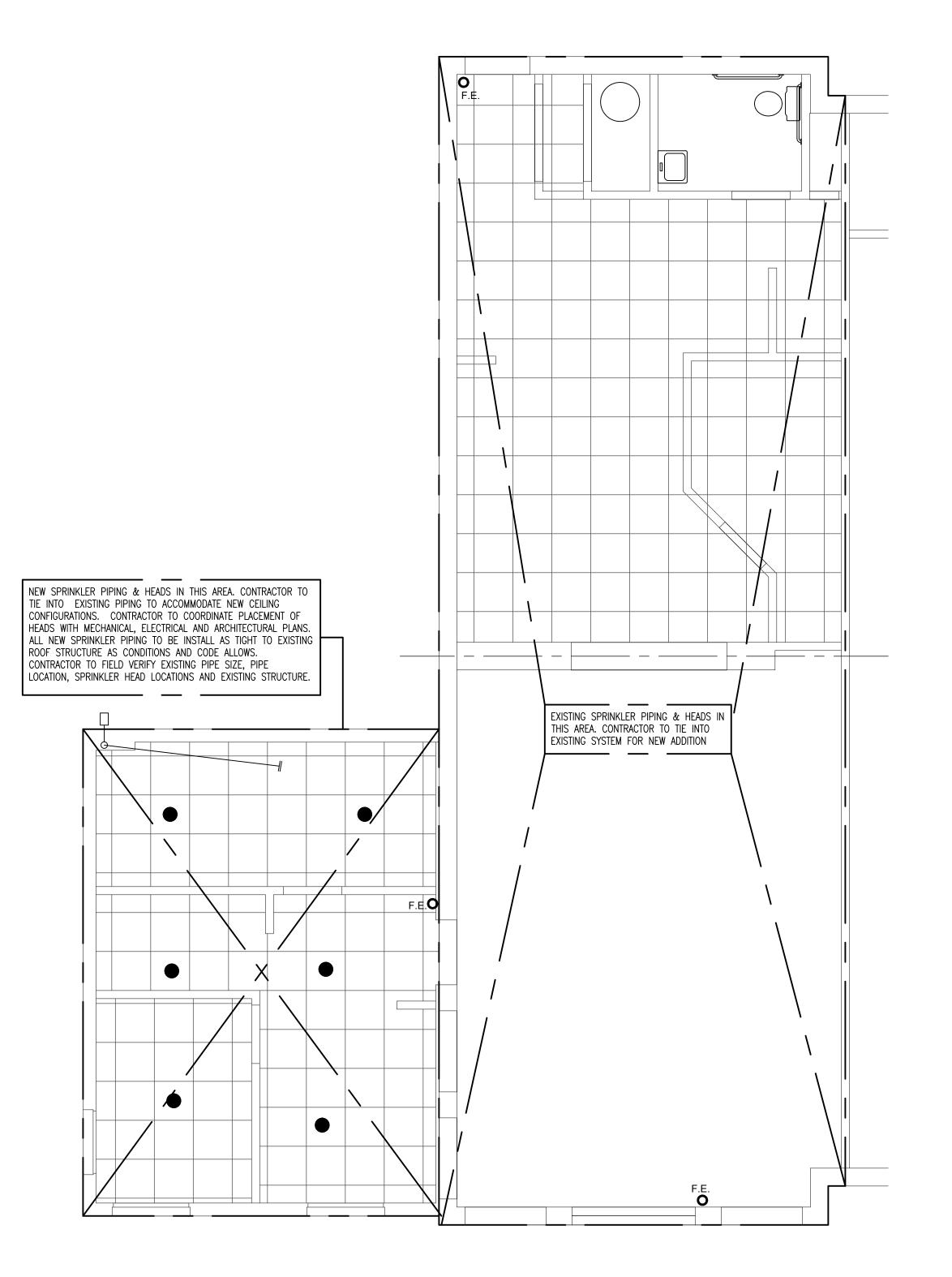
WCO

= SAN = EXISTING SANITARY SEWER = = st = existing storm sewer

DESCRIPTION

SYMBOL

2 TYP. DOWNSPOUT DETAIL



1 FIRE PROTECTION PLAN

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL NEW SPRINKLER SYSTEM IN ACCORDANCE WITH THE FOLLOWING:

- A. N.F.P.A. 13
- B. LOCAL MUNICIPALITY
- C. BUILDING STANDARD AND PROCEDURES
- D. LOCAL FIRE PROTECTION CODES
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SYSTEM CAPACITY FLOW RATES, SYSTEM PRESSURES AND RESULTANT SPRINKLER HEAD COVERAGE/DENSITY.
- 3. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS AND TEST RESULTS FOR APPROVAL BY BUILDING ENGINEER, THE LOCAL FIRE PREVENTION BUREAU, OWNER'S REPRESENTATIVE AND INSURANCE UNDERWRITER.
- 4. CONTRACTOR TO FIELD VERIFY CONDITIONS PRIOR TO BID. DRAWINGS ARE BASED ON VISUAL INSPECTION AND MAY NOT REVEAL TRUE CONDITIONS. ADD ADDITIONAL HEADS AS REQUIRED TO AVOID CONFLICTS WITH LIGHT, DUCTS, ETC. AND TO MEET ALL CODE REQUIREMENTS.
- 5. CONTRACTOR TO COORDINATE LOCATIONS OF SPRINKLER HEADS AND PIPES WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID POSSIBLE CONFLICTS.
- 6. SPRINKLER PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH N.F.P.A. REQUIREMENTS. NO OTHER PIPING OR EQUIPMENT MAY BE SUPPORTED FROM PIPE HANGER SYSTEM.
- 7. NEW SPRINKLER HEADS TO BE RECESSED PENDANT TYPE WITH CHROME COVER PLATE. PROVIDE UPRIGHT PENDANT HEADS IN AREAS WITHOUT CEILINGS. PROVIDE SHOP DRAWINGS FOR REVIEW BY BUILDING LANDLORD.
- 8. MAIN AND BRANCH PIPING SHALL BE ASTM A53 SCH. 40 BLACK STEEL. PIPING MAY BE SHOP WELDED USING WELDING FITTINGS. THREADS ON SPRINKLER PIPING HAVING LESSER WALL THICKNESS ARE NOT PERMITTED. MECHANICAL GROOVED JOINTS MAY BE USED IN LIEU OF THREADED OR WELDED JOINTS.
- 9. FIRE EXTINGUISHERS TO BE INSTALLED THROUGHOUT FACILITY DURING CONSTRUCTION PHASE AND PERMANENTLY AFFIXED UPON COMPLETION. LOCATION OF FIRE EXTINGUISHERS AS SHOWN ON DRAWINGS AND AS REQUIRED BY N.F.P.A., LOCAL PROTECTION BUREAU AND INSURANCE UNDERWRITER.
- NEW EXTINGUISHERS TO BE BY POTTER ROMER FIGURE NO. 3010, 10LB. DRY CHEMICAL PRESSURIZED ENAMELED STEEL. EXTINGUISHERS SHALL BE WALL OR CABINET MOUNTED AS SHOWN ON DRAWINGS. CABINETS TO BE POTTER ROMER.
- 10. ALL NEW SPRINKLER HEADS SHALL BE CONNECTED TO EXISTING SPRINKLER MAINS IN BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION OF CONNECTIONS. REMOVE ANY UPRIGHT PENDANT HEADS AS REQUIRED.
- 11. COORDINATE MOUNTING HEIGHT OF ALL HEADS WITH HVAC SYSTEM AND LIGHTING SYSTEM. VERIFY WITH ARCHITECT.

NOTE:
FIRE EXTINGUISHERS NEED TO BE INSTALLED PER NFPA 10 2000, AND MEET ADA REQUIREMENTS FOR MOUNTING HEIGHT. FOR THE SHELL BUILDING, ONE EXTINGUISHER RATED A MINIMUM OF 2A SHALL BE REQUIRED FOR EVERY 6000 SQUARE FEET WITH A MAXIMUM OF 75 FEET OF TRAVEL. DURING TENANT BUILD OUTS A MINIMUM OF ONE EXTINGUISHER NEEDS TO BE PRESENT IN EACH SPACE

LEGEND

 SPRINKLER HEAD ⊕ EXISTING SPRINKLER HEAD

O FIRE EXTINGUISHER F.E.

2018-015 AS NOTED

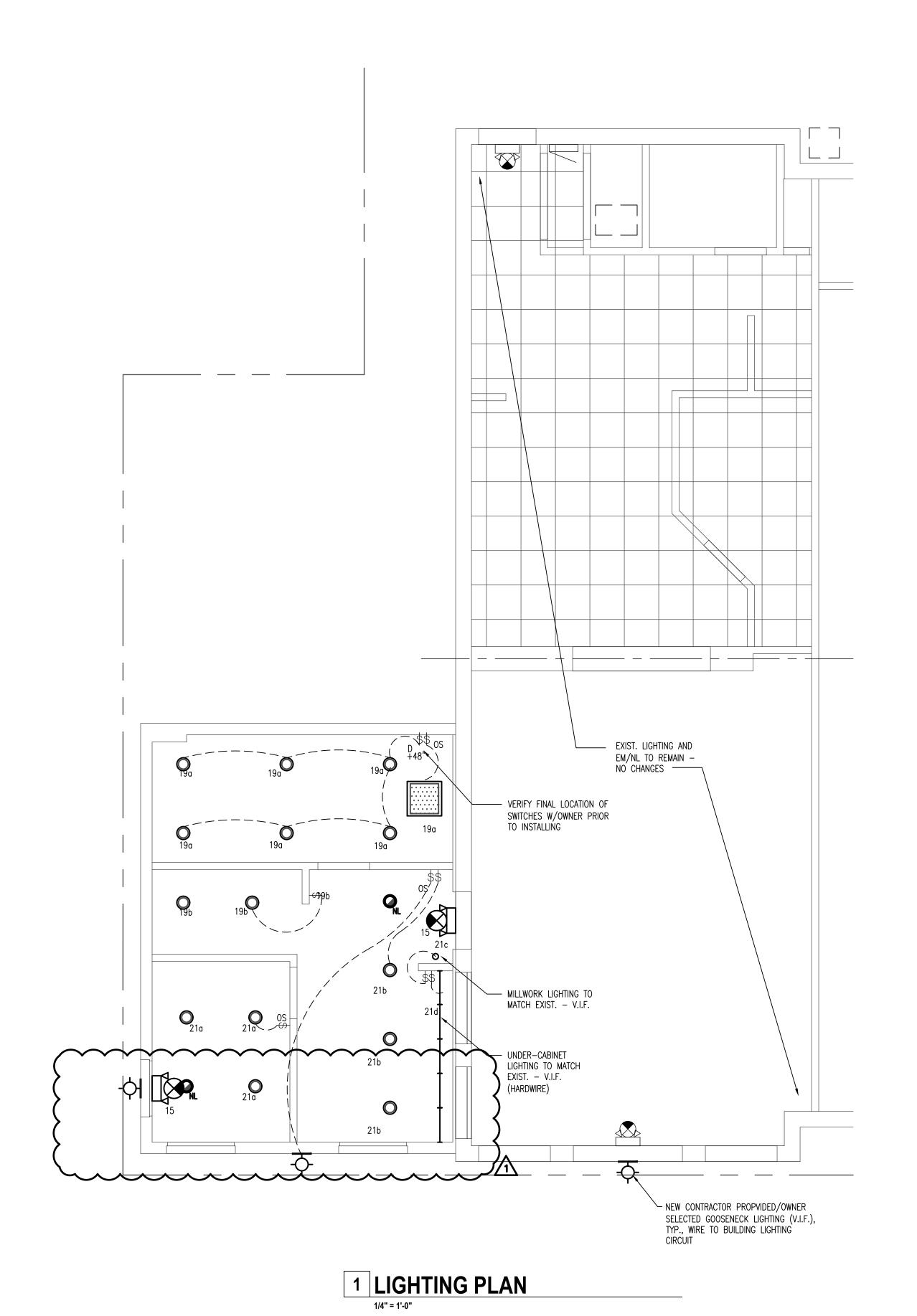
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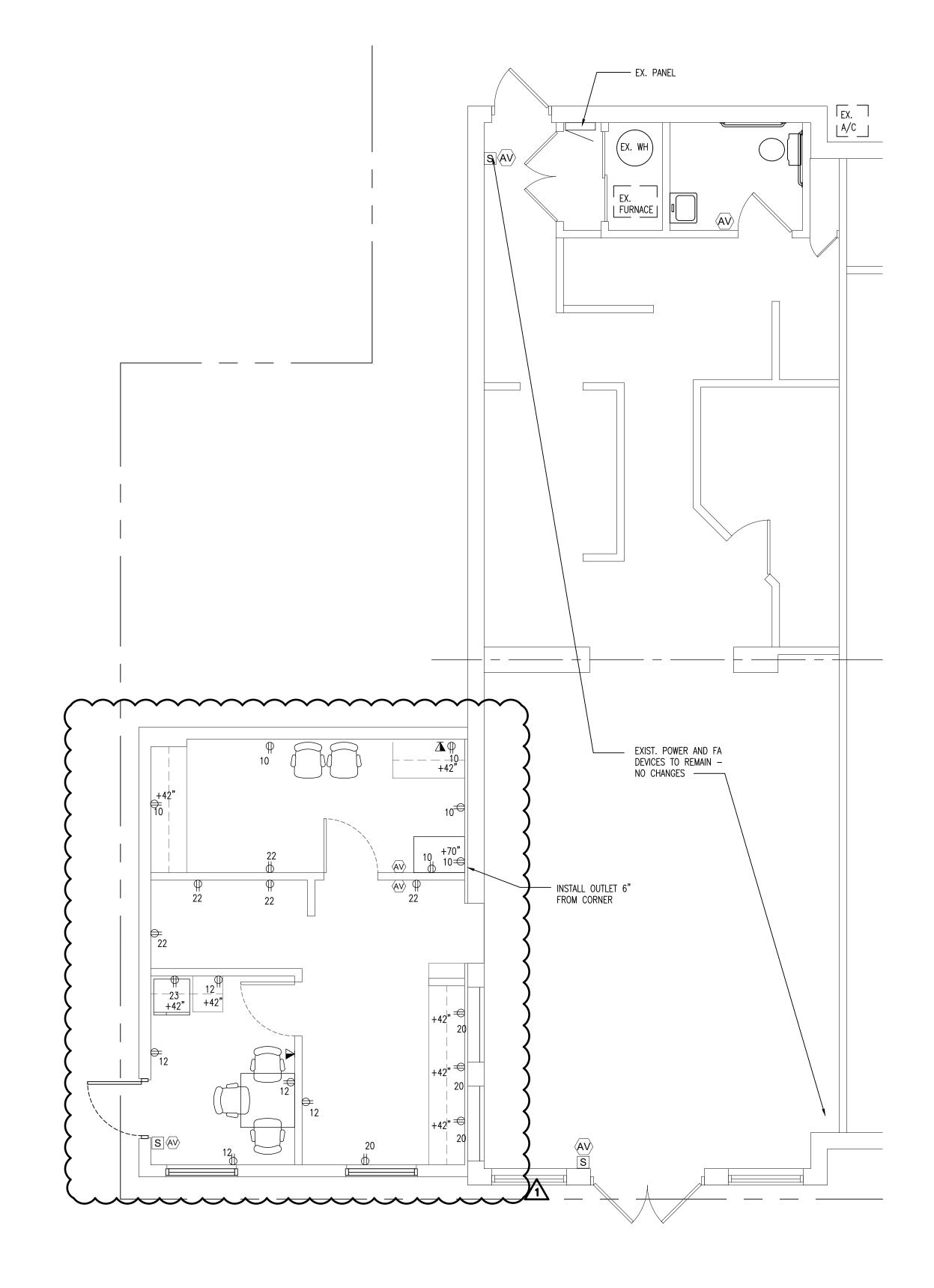
Archite

Castel

Enrique

VROEGH FAMILY EYECARE ADDITION & ALTERATIONS T7322 S. OAK PARK





² POWER PLAN

Enrique Castel Architect 10368 CENTRAL PARK BLVD . HUNTLEY, IL 60142 . P 224-253-8027 . ENCAST@COMCAST.NET VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS
17322 S. OAK PARK

VILLAGE/OWNER REVIEWS	06.26.19			
PERMIT / BIDDING	02.21.18			
OWNER REVIEW	02.07.18			
omissions	Date	No.	Revisions / Submissions	Da

2018-015

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REMARKS

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BASIC ELECTRICAL REQUIREMENTS

A. GENERAL CONDITIONS

- DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, ARE A PART OF THIS CONTRACT.
- 2. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE ENTIRE SPECIFICATION AND REVIEW DRAWINGS FOR ALL OTHER TRADES.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS SUBCONTRACTORS WITH A FULL SET OF BID DOCUMENTS INCLUDING SPECIFICATIONS AND MUST COORDINATE HIS WORK AND INSPECTIONS AND THE WORK AND INSPECTION OF HIS SUBCONTRACTORS WITH ALL OTHER TRADES ON SITE TO CONFORM WITH THE GENERAL CONTRACTOR'S TIME SCHEDULE.
- 4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO DETERMINE CONDITIONS AFFECTING THE WORK. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF
- WHEN USED, THE TERM "PROVIDED BY CONTRACTOR" SHALL BE INTERPRETED AS MEANING "FURNISHED AND INSTALLED BY CONTRACTOR" WITH THE EXCEPTION WHERE ITEMS ARE "PROVIDED BY TENANT" SHALL BE INTERPRETED AS MEANING "FURNISHED BY TENANT" (INSTALLED BY CONTRACTOR), EXCEPT WHERE NOTED OTHERWISE.

B. GENERAL REQUIREMENTS

- 1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT. SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE AND FULLY FUNCTIONABLE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR POWER COMPANY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH LANDLORD AND/OR POWER COMPANY AS REQUIRED. PROVIDE EQUIPMENT THAT IS RATED FOR AVAILABLE FAULT CURRENT LEVELS. PROVIDE "CABLE LIMITERS" IF NECESSARY TO LIMIT FAULT CURRENT. FIELD VERIFY THE EXACT TYPE, SIZE, LOCATION, REQUIREMENTS, ETC. OF EXISTING POWER AND TELEPHONE FACILITIES PRIOR TO SUBMISSION OF BID.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LABELED AND SIZED IN CONFORMITY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.

- 1. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER G. WIRING USING GOOD ENGINEERING PRATICES. ALL WORK SHALL CONFORM TO 2011 NEC W/ VILLAGE OF GRAYSLAKE, ILL. AMENDMENTS..
- D. LICENSES, PERMITS, INSPECTIONS & FEES
- 1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK.
- 2. FURNISH TO THE TENANT'S CONSTRUCTION MANAGER ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF

E. CONDUIT

1. THE CONTRACTOR SHALL PROVIDE ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, TELEPHONE, AND ELECTRICAL EQUIPMENT.

2. ALL PANEL AND SERVICE FEEDERS SHALL BE IN GALVANIZED IMC 2" AND LARGER AND EMT FOR UNDER 2" AS REQUIRED BY LOCAL CODES AND THE LANDLORD. ALL CONDUIT IS TO BE UL LABELED. EMT SHALL BE ACCEPTABLE FOR BRANCH CIRCUITS RUN ABOVE SUSPENDED CEILINGS OR CONCEALED IN INTERIOR PARTITIONS. EMT CONNECTORS SHALL BE COMPRESSION TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE

ELECTRICAL SPECIFICATIONS

- MINIMUM SIZES OF CONDUIT SHALL BE 1/2" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTIONS OR TO INDIVIDUAL LIGHT SWITCHES AND FOR ALL OTHER LOCATIONS. IF HVAC CONTROL WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE MINIMUM OF 1/2" SIZE, UNLESS NOTED OTHERWISE ON DRAWINGS. ALL IN/UNDER FLOOR SLAB CONDUIT SHALL BE OF MINIMUM 3/4" SIZE. ALL CONDUIT HOMERUNS TO BE 1" CONDUIT MINIMUM.
- 4. SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL CODES.
- 5. GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. PAINTING OF CONDUITS WILL BE BY GENERAL CONTRACTOR.

FLEXIBLE METAL CONDUIT

- A. FLEXIBLE METAL CONDUIT AND ASSOCIATED FITTINGS
 ARE TO BE LISTED FOR GROUNDING. A GREEN GROUNDING CONDUCTOR SHALL BE PROVIDED FOR IN ALL CIRCUITS ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE. B. THE USE OF ROMEX, BX, ETC. IS NOT PERMITTED.
- C. CONNECTION TO OUTDOOR EQUIPMENT MUST BE WEATHERPROOF, I.E. LIQUIDTIGHT OR SEALTIGHT.

F. OUTLET BOXES

- ALL OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL OF THE STANDARD KNOCKOUT TYPE. NO ROUND OUTLET BOXES SHALL BE PERMITTED, EXCEPT AS SPECIFICALLY NOTED ON DRAWINGS.
- 2. ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS.
- 3. EXTERIOR BOXES SHALL BE CAST RUST-RESISTING METAL WITH GASKETED COVERS.
- INSTALL BOXES RIGIDLY FROM BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE SUITABLE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF FLOORS, CEILINGS, WALLS ETC. ALL RECEPTACLE OUTLET BOXES TO HAVE SUITABLE BLOCKING BEHIND THEM OR PRE-MANUFACTURED "CADDY" TYPE BRACING CLIPS ADDED TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGING/UNPLUGGING INTO THESE DEVICES.

- CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12. THE CONDUCTORS SHALL HAVE 600 VOLT INSULATION, TYPE THW, THWN OR THHN. MINIMUM WIRE SIZE FOR ALL HOMERUNS TO BE #10 AWG.
- MINIMUM WIRE SIZE 20 AMP. BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANEL BOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET. A. #12 LESS THAN 100 FEET B. #10 OVER 100 FEET
- 3. CONDUCTORS SHALL BE STRANDED FOR SIZES #8 AWG AND LARGER.
- 4. ALUMINUM CONDUCTORS ARE NOT PERMITTED.
- 5. ALL WIRING SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE (IE. LOW VOLTAGE PLENUM RATED WIRE).

- 6. THE USE OF SHARED NEUTRALS IS ALLOWED FOR LIGHTING AND NON-COMPUTER RECEPTACLE CIRCUITS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODES AND LOCAL CODES. ALL OTHER EQUIPMENT SHALL HAVE A DEDICATED FULL SIZE NEUTRAL.
- 7. THE USE OF BX IS NOT PERMITTED, WITHIN THE DEMISED PREMISIS WHERE ALLOWED BY LOCAL CODE.
- 9. WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #8 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKTIGHT" FOR #6 AWG AND LARGER. EQUALS BY BUCHANAN ARE ACCEPTABLE.
- 10. ALL WIRING TO BE COLOR-CODED AS FOLLOWS:
- 120/208 VOLT SYSTEM NEUTRAL - WHITE PHASE A OR L1 - BLACK PHASE B OR L2 - RED

PHASE C OR L3 - BLUE

GROUND - GREEN

H. GROUNDING

VERIFY EXISTING SERVICE GROUND CONTINUITY.

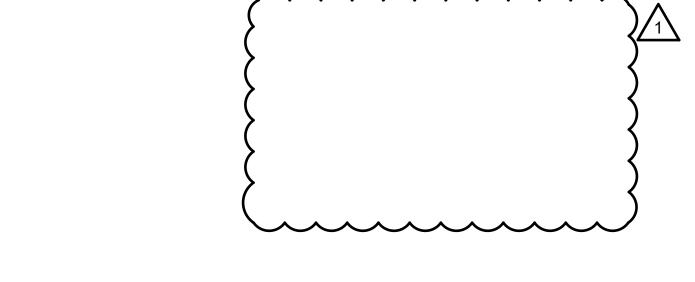
I. WIRING DEVICES

- 1. THIS CONTRACTOR SHALL FURNISH AND INSTALL SWITCHES AND RECEPTACLES AS SHOWN ON THE DRAWINGS AND NECESSARY FOR A COMPLETE INSTALLATION. COLOR OF DEVICES AND PLATES SHALL BE IVORY UNLESS NOTED OTHERWISE. THE DEVICES SHALL BE OF THE TYPES AND RATINGS LISTED, OR EQUALS BY ARROW-HART, GENERAL ELECTRIC OR PASS & SEYMOUR. WEATHERPROOF GFI RECEPTACLES SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS OR AS REQUIRED BY
 - SINGLE POLE SWITCHES: 20 A 277 V HUBBELL-1221 THREE WAY SWITCHES: 20 A - 277 V HUBBELL-1223 DUPLEX RECEPTACLES: 20 A - 125 V HUBBELL-5362 GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLES: 20 A-125V HUBBELL - GF5262

J. PANELBOARDS

- 1. ALL PANEL BOARDS ARE EXISTING TO REMAIN AND BE REUSED. PROVIDE UPDATED PANEL SCHEDULE.
- 2. PANEL BOARDS SHALL HAVE A MINIMUM SHORT CIRCUIT CURRENT RATING AS FOLLOWS: LIGHTING PANEL BOARDS: 10,000 A.I.C. CIRCUIT BREAKER DISTRIBUTION PANEL BOARDS: 25,000 A.I.C.
- VERIFY ACTUAL AIC SHORT CIRCUIT CURRENT REQUIREMENTS WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT.

	SYMBOL LIST
SYMBOL	DESCRIPTION
	WALL MOUNTED SELF CONTAINED EMERGENCY FIXTURE WITH BATTERY BACKUP AND SOLID STATE CHARGER.
\otimes	EXIT SIGN FIXTURE, SURFACE CEILING MOUNTED, SINGLE OR DOUE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS.
\$	SINGLE POLE 20 AMP 120 VOLT TOGGLE SWITCH WALL MOUNTED.
\$т	THERMAL TRIP SWITCH.
0	CEILING JUNCTION BOX, SIZE AS REQUIRED.
Ф	STANDARD DUPLEX RECEPTACLE.
Ф _{GFI}	SAME AS ABOVE EXCEPT WITH GROUND FAULT INTERRUPTER.
	ELECTRICAL PANEL.
Фтр	TAMPER PROOF DUPLEX RECEPTACLE
 	QUADRUPLEX RECEPTACLE
•	CABLE/TV OUTLET
•	PHONE JACK
\$	LIGHT AND FAN CONTROLS
V	FOUR PHONE JACKS
FACP	SUPERVISORY VALVE TAMPER SWITCH
DSD	DUCT SMOKE DETECTOR
(AV)	AUDIO/VISUAL ALARM DEVICE
S	PULL STATION
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
Е	EXISTING
N	NEW
R	RELOCATED
WP	WEATHER PROOF
TC	7 DAY TIME CLOCK
SD	SMOKE DETECTOR



LIGHTING FIXTURE SCHEDULE

SYMBOL DESCRIPTION MANUFACTURER & CATALOG # LAMP MOUNTING VOLTAGE

OR MATCH EXIST (V.I.F.)

JUNO OR EQ. P6-30 3500K

JUNO OR EQ. P6-30 3500K

EXITRONIX #LL SOH-6/12-SO

EXIT / EM COMBO

1. EXIT SIGN AND EMERGENCY BATTERY UNITS. 1 1/2 HOUR DURATION, AS REQUIRED BY LOCAL ORDINANCES.

EXITRONIX #VEX-U-BP-WB-WH-EL90

INCDESCENT EQUIV. 100W

INCDESCENT EQUIV. 100W

2'X2' TROFFER WITH .125 ACRYLIC LENS | DAYBRITE #2TG817R-01-UNV-1/2-EBLHE

RECESSED LED DOWNLIGHT FIXTURE

RECESSED LED DOWNLIGHT FIXTURE

EMERGENCY UNIT BATTERY LIGHT

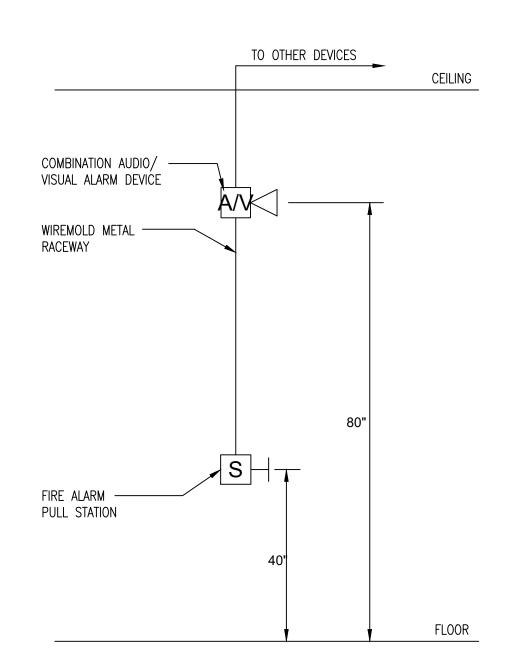
SELF POWERED FLUORESCENT

EXIT SIGN

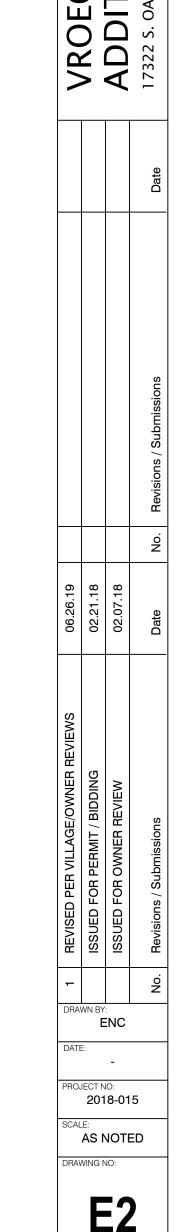
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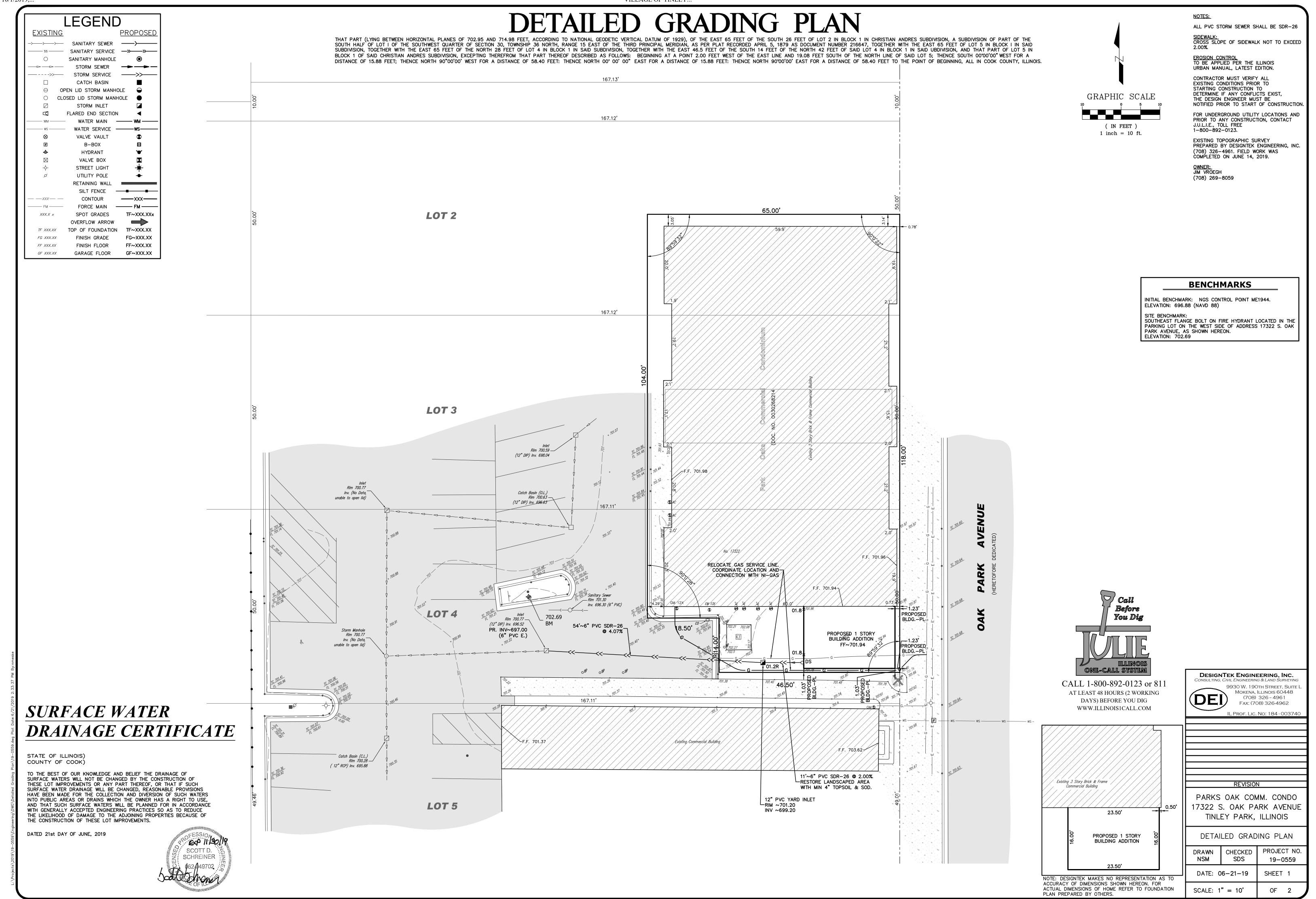
W/EMERGENCY

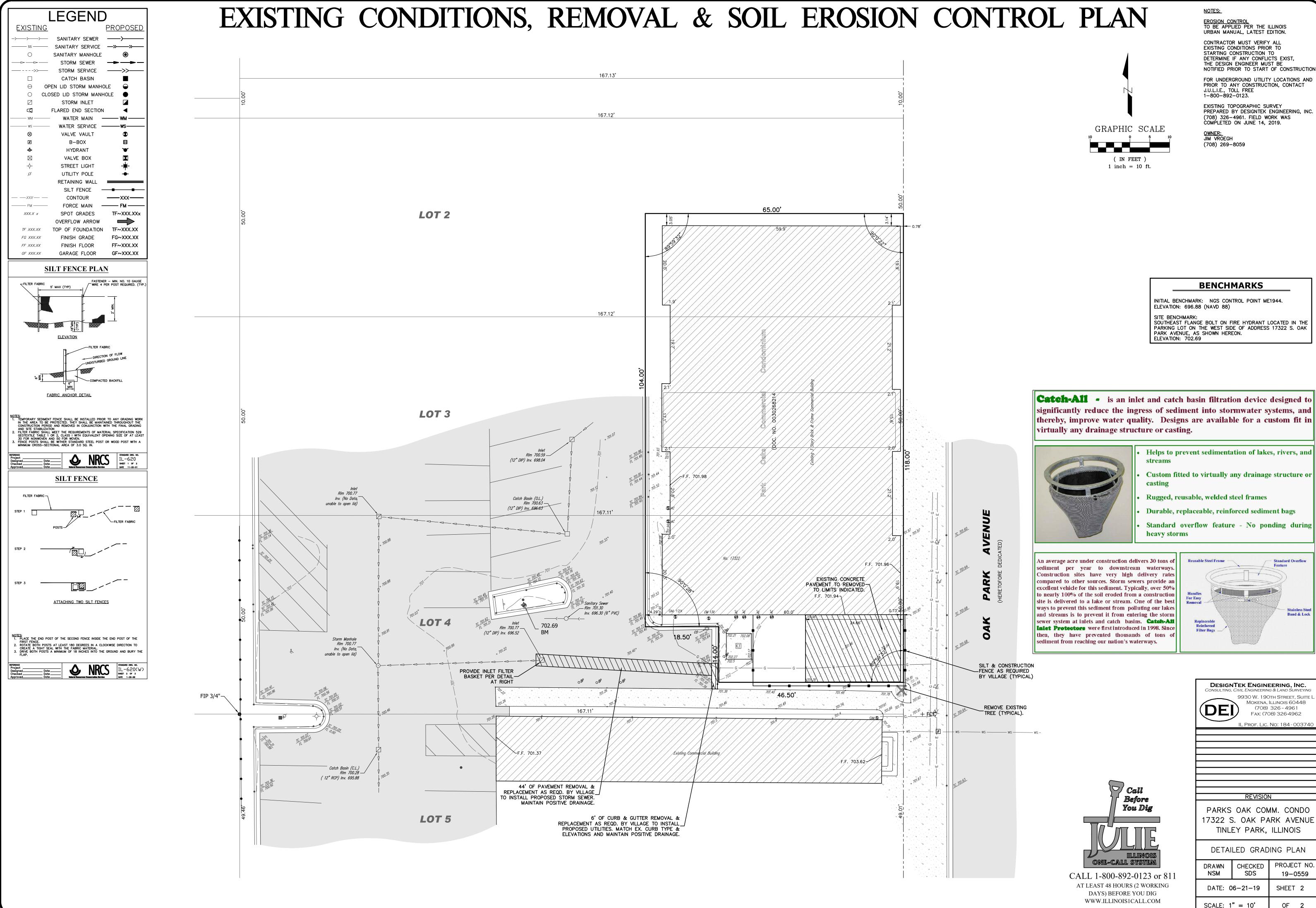
PA	NEL	LOCATI	ON _	REAR	POWER VOLTS_1 WALL BUS_AMP PHASE_3	S 200				_ FEE	ITACTOR DER WIRE <u>4#3/0 & 1#4G</u> C. RATING	☐ M, ☐ FL ☑ SU ☑ GF	USH JRFAC	UGS C MOUN CE MO D BUS	T UNT	
E	BREA	KER	LC	DAD		LOAD	TO	TAL	(KW)	LOAD		LC	AD	BF	REAKE	ĒR
NO.	AMF	POLE	LTG.	PWR.	CIRCUIT DESCRIPTION	WATTS	-	В	C		CIRCUIT DESCRIPTION	PWR.	LTG.	POLE	AMP	小
1	20	1	Х		EX. LIGHTS						EX. A/C	Х		2	30	T:
3	20	1	Х		EX. LIGHTS						EX. A/C	X		_	30	Ţ
5	20	1	Х		EX. LIGHTS				1		EX. FURNACE	X		1	15	
7	20	1	X		EX. LIGHTS		<u>L.</u>		<i>Y</i>		EX. TOILET	X	X	1	15	L
9	20	1	X		EX. LIGHTS			1.1	-		RECP - EXAM	X		1	15	
11	20	1	X		EX. LIGHTS			Y //	0.9	900	RECP - BREAK	X		1	15	
13		1	X		EX. LIGHTS		<u> </u>				EX. RECP	X		1	20	-
15		1	X		EX. EXIT/EM		<u> </u>	1			EX. RECP	X		1	20	_
17	20	1		X	EX. RECP			1 //	1		EX. LIGHTS		X	1	20	
19	15	1	X		LIGHTS - ADDITION	150	1.1		<i>\</i>		RECP - DISP	X		1	15	
21	15	1	X		LIGHTS - ADDITION	116	1//	1.1	\mathbb{Z}	900	RECP - PRE-TEST	X		1	20	
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25			X		SPARE			\mathbb{Z}	1//			X			30	
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29	40	_					Y/Z	X/Z	1					_	30	上
N	OTES EM -	-	DE LO	CK-0U1	DEVICE FOR EMERGENCY SYSTEMS.		1.1	2.2	1.9							











Standard Overflow

Stainless Steel Band & Lock

PROJECT NO.

SHEET 2

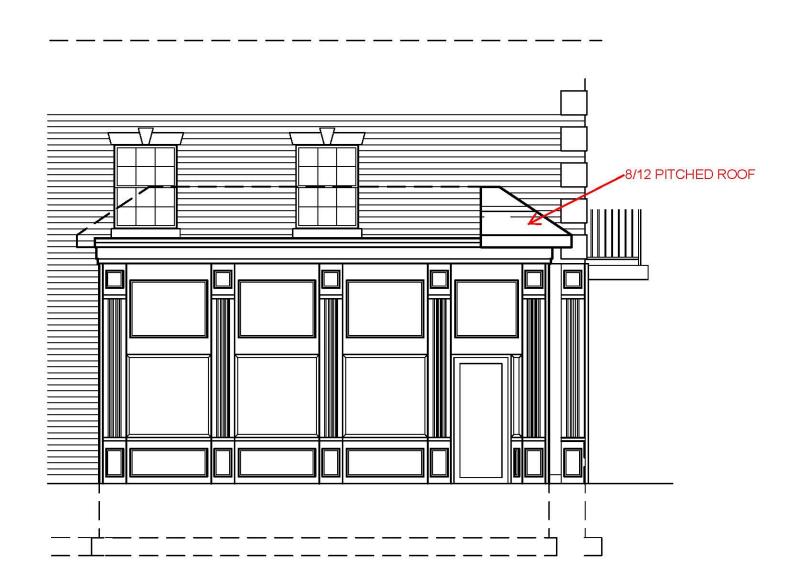
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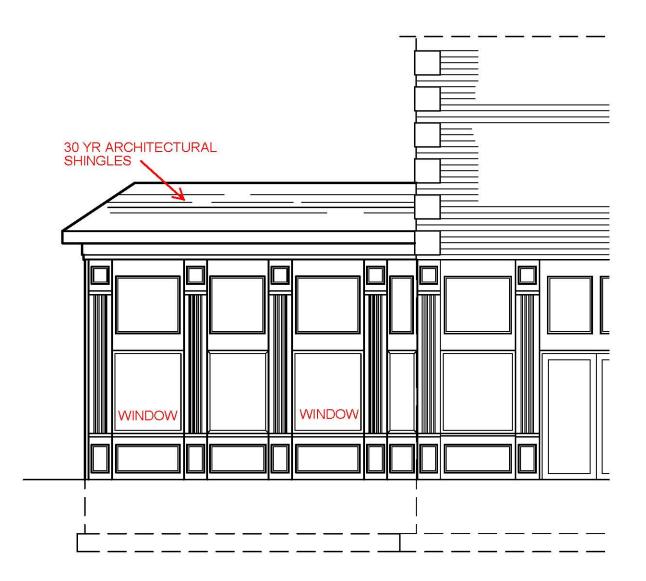
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Enrique Castel Architect

10368 CENTRAL PARK BLVD . HUNTLEY, IL 60142 . P 224-253-8027 . ENCAST@COMCAST.NET





SOUTH ELEVATION

FRONT (EAST) ELEVATION



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 INFO	PRMATION		28
*Additional Int	formation is Required for Specifi	c Requests as Outlin	ned in Specific Addendums
Special Use Planned Un Variation Annexation Rezoning (A Plat (Subdiv Site Plan Landscape	e for:it Development (PUD)ConceCommercial	eptPreliminary for <u>building additi</u> to	Final Deviation
	OPERTY INFORMATION		
Project Name:	Park Oaks Commercial Condom	inium Building Addito	n 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 Co	st: \$ <u>80,000.00</u>	* -	
Please supply prop	CORD INFORMATION er documentation of ownership and/or eark Oaks Commercial Condomin	designated representativ	ve for any corporation.
Street Address: C	o 17322 S. Oak Park Ave	City, State & Zip: Tink	ev Park, III 60477
E-Mail Address: pa	aralegal@thomasfcourtney.com	Phone Number:	
APPLICANT INI			
All correspondence	and invoices will be sent to the applications and section must be completed.	int. If applicant is differ	ent than owner, "Authorized
Name of Applicant:	James Vroegh	Company:	
Relation To Project:	Agent for Park Oaks Commercial		page 2)
Street Address:	17322 S. Oak Park Avenue		
E-Mail Address:	Jvroegh@comcast.net	City, State & Zip:	шеу гак, п. 604//



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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize James Vr	oegh (print clearly) to act on my behalf and advise that they have full authority
to act as my/our representative	e in regards to the subject property and project, including modifying any project or request. I agree to ements made by the designated representative.
Property Owner Signature:	James Vroegh, Representative
Property Owner Name (Print):	
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 le

Property Owner 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).

Mownership 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.

MA Plat of Survey of the property that is prepared by a register land surveyor and has all up-todate 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 2nd and 3rd 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 charter 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 VARIARTION

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/

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



Date: September 24, 2019

To: Trustee Mueller, Chair

Community Development Committee Dave Niemeyer, Village Manager

From: Kimberly Clarke, AICP, Director of Community Development

Subject: Dr. Robert Thies, Façade Grant-17326 S. Oak Park Avenue

REQUEST:

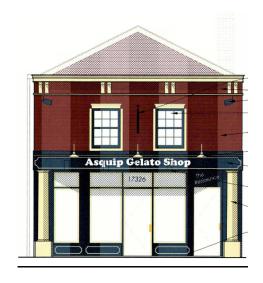
Dr. Robert Thies (Applicant) proposes to renovate the structure at 17326 S. Oak Park Avenue. This property is a two-story 2,362 SF mixed-use building built circa 1910 - 1920.

The Applicant has submitted a plan, which proposes a complete renovation of his primary façade on Oak Park Avenue for which he is requesting a Façade Grant. The proposed improvements include a complete reconstruction of the first floor façade including the relocation of the entrance from the south end of the building to the center of the façade and the addition of a separate residential entrance at the north end of the building. The façade meets the intent of the design guidelines as well as all other requirements of the grant program

The Applicant is requesting a \$35,000 Façade Grant. The Façade Grant is a 50% matching grant up to \$35,0000. Two proposals were submitted. The first proposal was from Joseph Olivieri General Contractors in the amount of \$89,250 and the second was from Trebor Contracting in the amount of \$101,000.



EXISTING FACADE



PROPOSED FAÇADE



Economic Commission Review:

The Commission reviewed the application at the October 9th meeting. The Commissioners were supportive of the proposed improvements but encouraged the applicant to consider replacing all the vinyl siding with cement board. Particularly the rear is visible from the alley and there were concerns about how painting the vinyl would look. Secondly, it was discussed whether or not the building was sprinkled and if the owner would be considering the Code Compliance Grant. The owner has confirmed with Staff that they will be pursuing the Code Compliance Grant to install a new sprinkler system. He also has informed Staff he will look into replacing the remaining vinyl siding to match the front.

Economic Commission Recommendation:

The Commission unanimously recommended this item for approval on their September 9, 2019 meeting. If approved, staff is prepared to present this item to the Village Board at their October 1, 2019 Village Board Meeting.

Attachments:

September 9, 2019 ECC Staff Report and back up from ECC September 11, 2019 Email from finance



THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2019-R-103

A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT THIES AT 17326 OAK PARK AVENUE

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-103

A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT THIES AT 17326 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, Robert Thies ("Petitioner"), owns certain real estate, located at 17326 Oak Park Avenue ("Subject Property"), PIN #28-30-308-016-0000, legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Facade Grant ("Facade Grant"); and

WHEREAS, the Petitioner will utilize the funds received from the Facade Grant to remodel the front facade at the Subject Property, as described in the attached <u>Exhibit 2</u>; and

WHEREAS, said Petitioner is eligible for the Facade Grant in an amount not to exceed \$35,000; 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 \$35,000; 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 Facade Grant be awarded to Petitioner to provide financial assistance to remodel the front facade at the Subject Property, at described in the attached Exhibit 2. That said Facade Grant shall be in an amount not greater than \$35,000.

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 in effect from and after its passage, approval, and publication as required by law.

PASSED THIS 1 st day of October, 2019.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 1st day of October, 2019.	
ATTEST:	VILLAGE PRESIDENT
VILLAGE CLERK	

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and the State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-103, "A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT THIES OWNER OF 17326 OAK PARK AVENUE," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 1, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

Exhibit 1

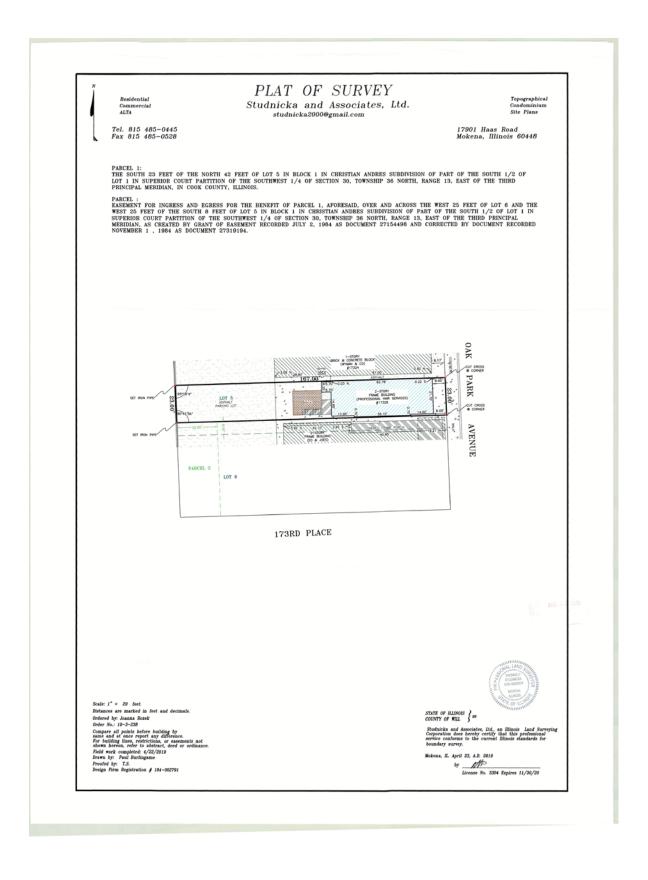
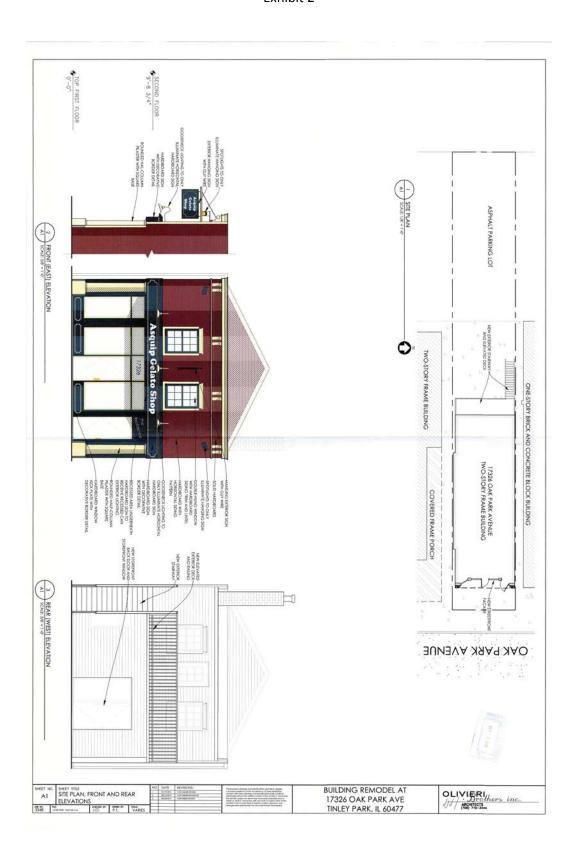
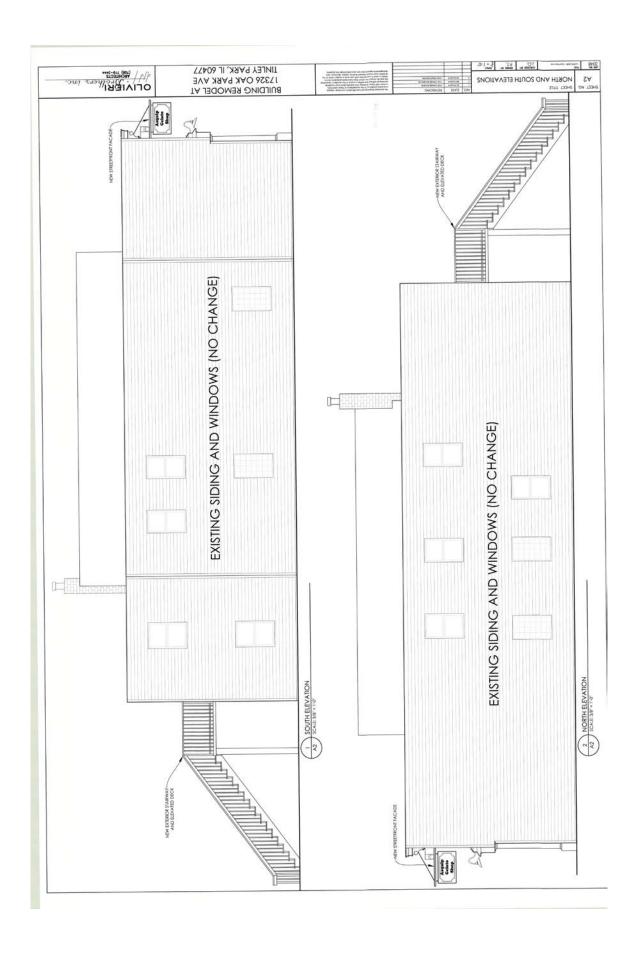


Exhibit 2







Date: September 9, 2019

To: Economic and Commercial Commission

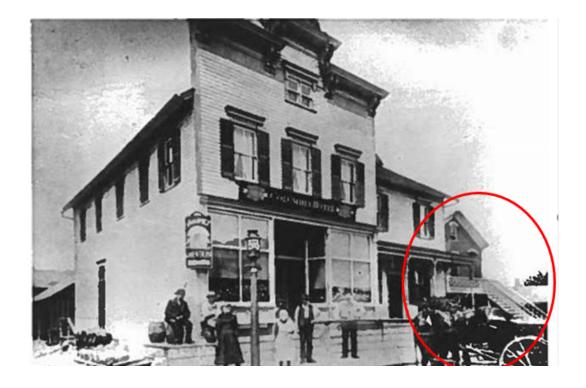
CC: Kimberly Clarke, AICP, Community Development Director

From: Kevin M. Gomulka, Business Retention Specialist

Subject: Dr. Robert Thies, Façade Grant

BACKGROUND:

Dr. Robert Thies (Applicant), proposes to renovate the structure at 17326 S. Oak Park Ave. This property is a two-story 2,362 SF mixed-use building built circa 1910 - 1920. –This building was once known as the Schreiber Building. Schreiber was a cobbler and mail carrier between the Goeselville (147th and OPA) and Tinley Park Post Offices. He built the commercial box in front of his house for his cobbler/shoe store and later rented the commercial space to a variety of tenants – ironically mostly hair dressers and barbers as in its most recent use. The building was set back from Oak Park Avenue and included a stairway to the second floor (see red circle below).



The Applicant proposed to retain the commercial uses on the first floor and the second floor will continue its residential uses with two apartments. The commercial use has not yet been identified. As part of his renovation he is planning to do a complete renovation of his primary façade on Oak Park Avenue for which he is requesting a Façade Grant.

The intent of Façade Improvement Grant Program is to assist owners of existing buildings in upgrading their building facades by improving their overall appearance. The program provides a matching grant of 50% or a maximum of \$35,000 per tax paying business. Design proposals must meet the standards of the Downtown Tinley Design Guidelines and the requirements of the Legacy Code.

THE PROPOSAL

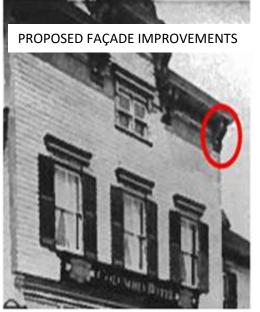
The proposed improvements include a complete reconstruction of the first floor façade including the relocation of the entrance from the south end of the building to the center of the façade and the addition of a separate residential entrance at the north end of the building. The entrance to the second floor residential unit has been setback from the main façade and placed at an angle thereby diminishing its presence on the façade and creating a more commercial appearance then what currently exists. The existing bay window has been replaced with full length commercial style windows with transoms and a kick panel that includes a detail accented with a complementary color.



EXISTING FACADE

The second floor) includes an architectural detail highlighted with a complementary color that provides articulation and interest to the overall look of the façade. This will also provide an area for future signage that will be illuminated with goose neck lighting. Additional architectural adornments include an articulated cornice at the roofline with ornamental brackets/corbels consistent with period architecture common to the downtown area.





The blue vinyl siding will be replaced with fiber cement board siding, trim, soffit and fascia. The sides and rear of the façade will remain vinyl siding that will be painted to match the proposed second floor color ("Wine Glass" –a deep burgandy); and the first floor will be painted a deep blue ("Indigo Streamer"). All trim and accent work will be painted "Malted Milk" – a rich yellow cream. The architectural plans also call for two rounded half-columns, on the first floor, window kick plates with decorative border detail, and gooseneck lighting to illuminate the horizontal fiber cement board siding.

The applicant worked with the Community Development Department to ensure that the proposed design and materials comply with the Legacy Code.

The Applicant submitted two proposals (exhibit A) from Joseph Olivieri General Contractors and Trebor Contracting for façade renovation work. Proposal amounts are as follows:

Joseph Olivieri General Contractors	Trebor Contracting
\$89,250	\$101,000

Request:

The Applicant is requesting a \$35,000 Facade Grant to renovate the exterior façade of 17326 S. Oak Park Avenue (PIN: 28-30-308-016-0000).

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 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.

Staff Recommendation:

A motion to recommend the approval of a matching Façade Grant not to exceed \$35,000 for Dr. Robert Thies to renovate the exterior façade to improve the exterior appearance of 17326 S. Oak Park Avenue.

THE VILLAGE OF TINLEY PARK

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Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2019-R-103

A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT THIES AT 17326 OAK PARK AVENUE

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

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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-103

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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, Robert Thies ("Petitioner"), owns certain real estate, located at 17326 Oak Park Avenue ("Subject Property"), PIN #28-30-308-016-0000, legally described in the attached Exhibit 1, and has applied for one (1) Oak Park Avenue Facade Grant ("Facade Grant"); and

WHEREAS, the Petitioner will utilize the funds received from the Facade Grant to remodel the front facade at the Subject Property; and

WHEREAS, said Petitioner is eligible for the Facade Grant in an amount not to exceed \$35,000; 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 Code Compliance Grant in an amount not greater than \$35,000; 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 Facade Grant be awarded to Petitioner to provide financial assistance to remodel the front facade at the Subject Property. That said Facade Grant shall be in an amount not greater than \$35,000.

SECTION 3: That the Petitioner, upon 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 in effect from and after its passage, approval, and publication as required by law.

PASSED THIS 1st day of October, 2019.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 1st day of October, 2019.	
ATTEST:	VILLAGE PRESIDENT
VILLAGE CLERK	

STATE OF ILLINOIS)

COUNTY OF COOK) SS

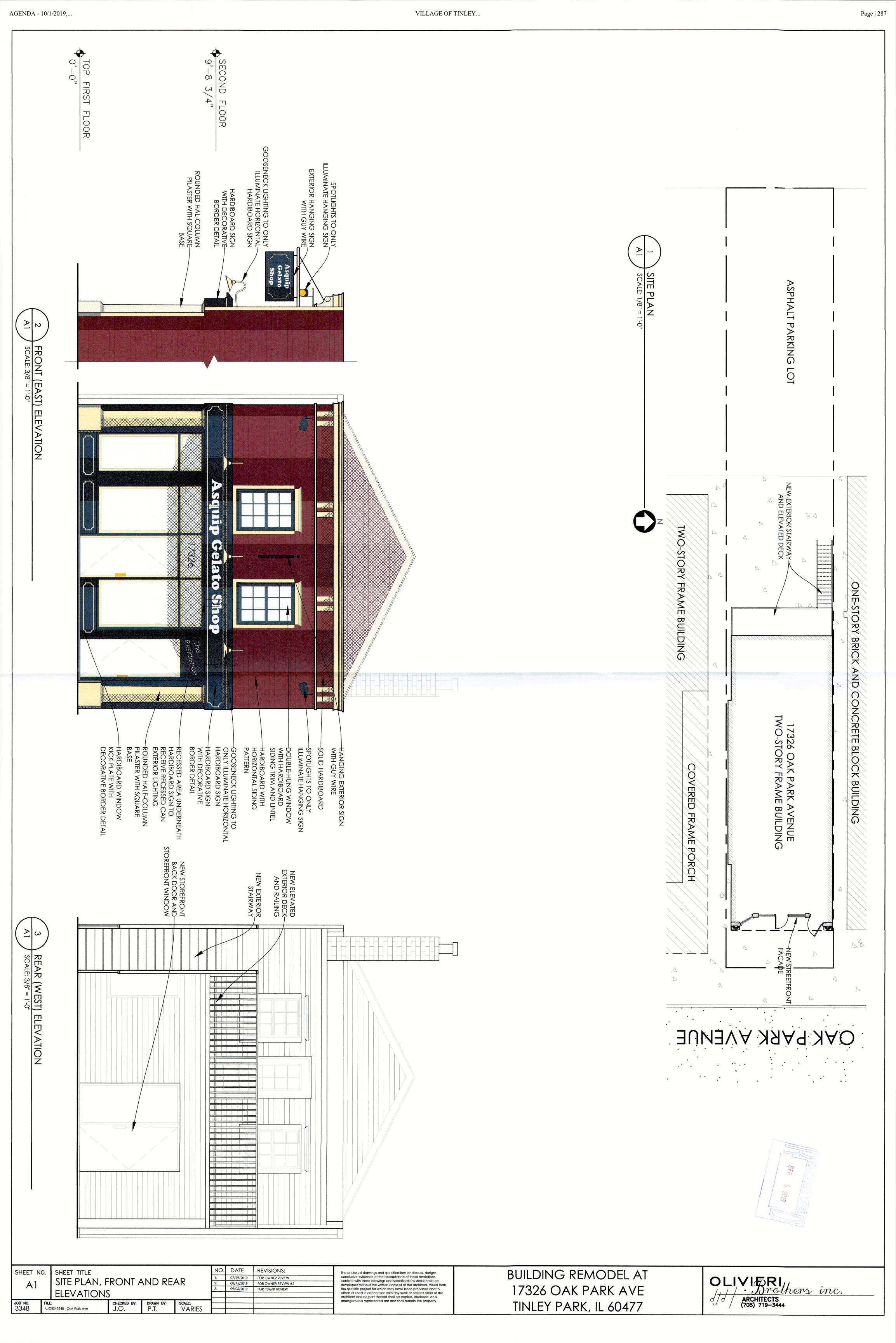
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and the State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-103, "A RESOLUTION APPROVING AND AWARDING AN OAK PARK AVENUE FACADE GRANT TO ROBERT THIES OWNER OF 17326 OAK PARK AVENUE," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 01, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK





Façade Improvement Program

2019

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 a Name:	aware of the improvements proposed as part of this grant application.						
	Mailing Address:	-	POBERT THIES					
	City, State, Zip:	ORIAND PARIX, IC 60467						
	Phone Number:							
	Fax Number:							
	Email Address:	767	<u> </u>					
В.	Property Information	on						
	Property Owner(s):		#POBERT THES					
	Mailing Address:		SAME					
	City, State Zip:		- January			····		
	Property Address: Permanent Index No. (PINs): Existing land use:		17326 S OAK PARK AVE					
			28.30					
			RETAIL /					
	Zoning District:		2-12					
	Lot dimensions and area:		3841 SQ FT					
	REMODEL OF FACADE - Front							
	, 10			•				
ls t	he applicant aware of yes, explain (note tha	any Variar It a separat	nces required from e Variation applicat	the term ion will	ns of the Zor be required	ning Ordinances? to be submitted:	Yes M o	
ls ti	he applicant aware of yes, explain:	any Village	e Code deficiencies	of the p	property or s	structure?	ó	
	The Applicant certification are true;	and correct				rmation submitted a Out 19 te	s part of this	



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.

	9 aug 19
Signature of Owner	Date

Application Requirements

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

- The application form, completed and signed by the Applicant and/or property owner(s) of record.
- A written project narrative describing the general nature of the project and outlining specific aspects of the proposal and matching grant funds requested.
- 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 Facade Improvement Grant Submission

Pian	Sylomission for	Staff Review requires _	copies (11" x 17") of the following plans:

- Plat of Survey of existing conditions.

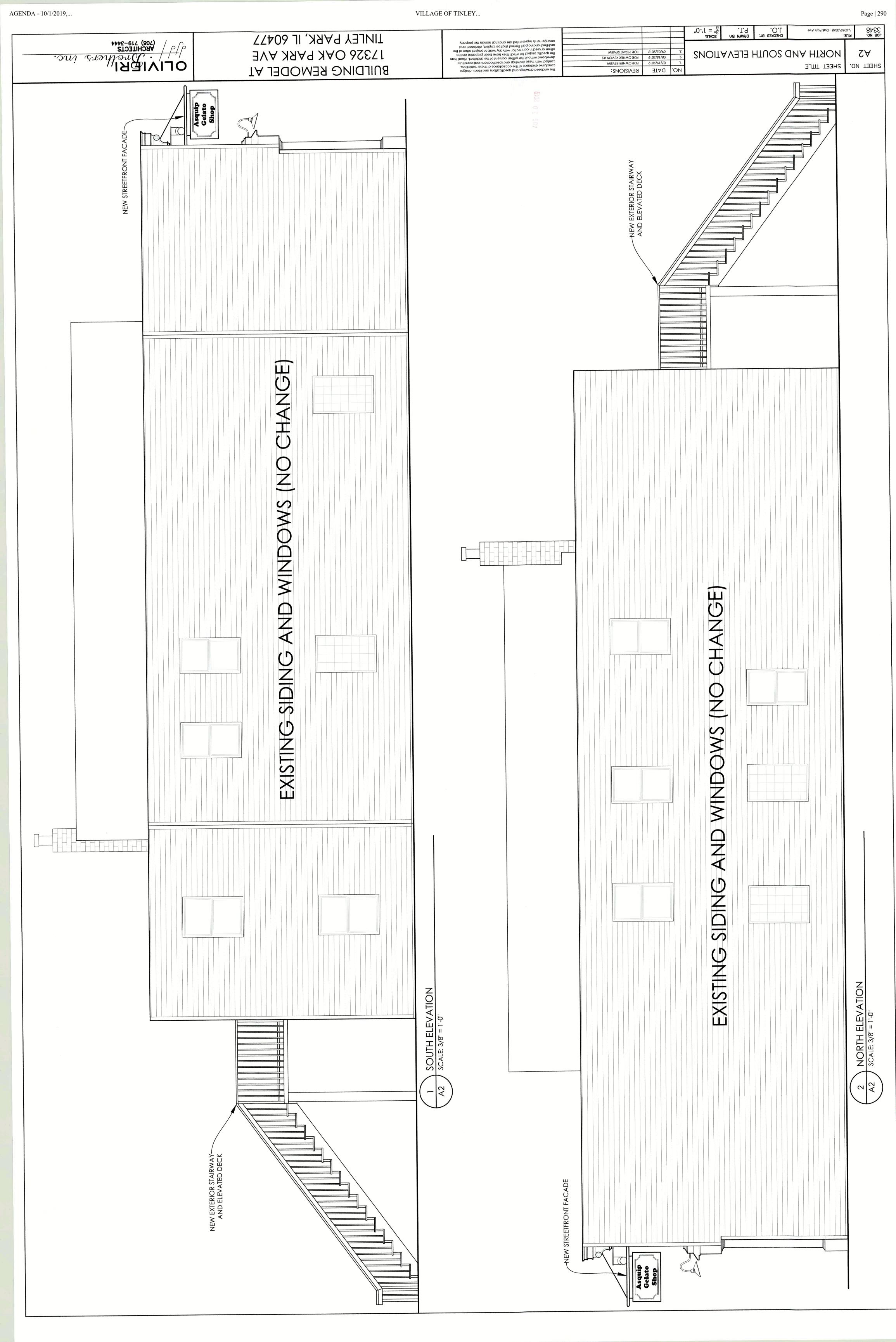
 Building elevations of all four sides of all buildings; also include trash enclosure. Note that the elevations should be fully dimensioned including height, width and depth of all major building elements and components, as well as identification of all building materials.

 Only need one side.
- 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 laid in the calculation of minimum parking requirement, etc.



PLAT OF SURVEY

Residential Commercial ALTA

Studnicka and Associates, Ltd. studnicka2000@gmail.com

Topographical Condominium Site Plans

17901 Haas Road Mokena, Illinois 60448

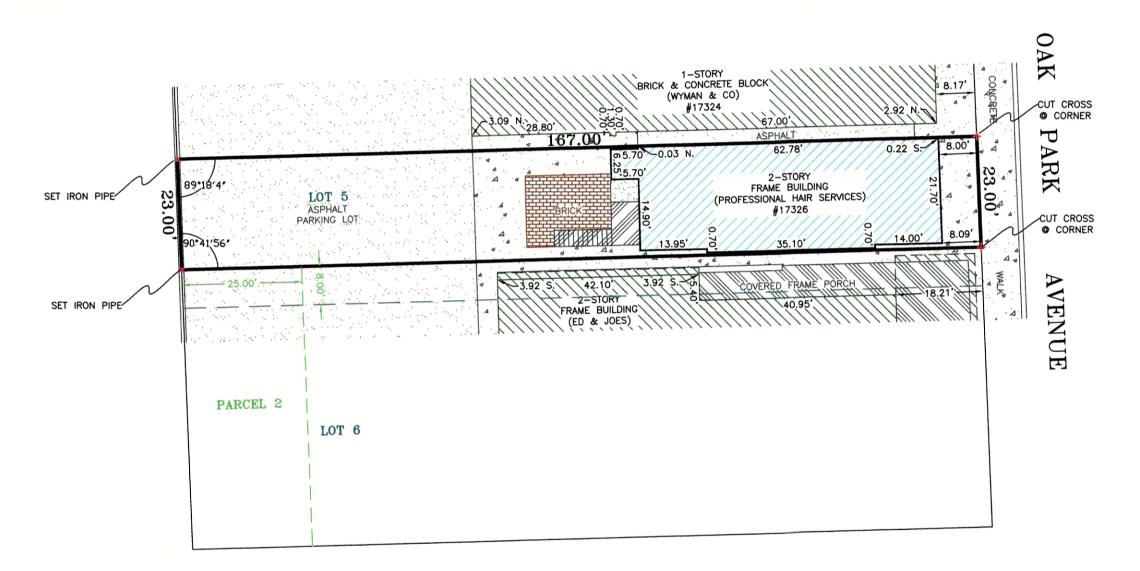
Tel. 815 485-0445 Fax 815 485-0528

PARCEL 1:

THE SOUTH 23 FEET OF THE NORTH 42 FEET OF LOT 5 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AFORESAID, OVER AND ACROSS THE WEST 25 FEET OF LOT 6 AND THE WEST 25 FEET OF THE SOUTH 8 FEET OF LOT 5 IN BLOCK 1 IN CHRISTIAN ANDRES SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY GRANT OF EASEMENT RECORDED JULY 2, 1984 AS DOCUMENT 27154498 AND CORRECTED BY DOCUMENT RECORDED NOVEMBER 1, 1984 AS DOCUMENT 27319194.



173RD PLACE

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Joanna Rozek

Order No.: 19-3-238

Compare all points before building by same and at once report any difference.

For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 4/22/2019

Drawn by: Paul Burlingame

Proofed by: T.S.

Design Firm Registration # 184-002791



AUG 3

STATE OF ILLINOIS SS

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL. April 23, A.D. 2019

Joseph Olivieri

GENERAL CONTRACTORS

phone:

708 606 6548

email:

josephjolivieri@aol.com

INDUSTRIAL COMMERCIAL
17143 Westview Avenue Tho

CIAL MANUFACTURING
Thornton, Illinois 60476

August 29, 2019

Dr. Robert Thies 16906 Oak Park Avenue Tinley Park, II. 60477

RE: Amended Façade Improvements 17326 Oak Park Avenue

Dr. Thies,

We propose to furnish and install improvements to above captioned project as shown on schematic elevation drawings prepared by Olivieri Brothers, Architects, based on breakdown provided.

We have included sidewalk protection, which will be covered scaffolding. We do not include any permits or bonds required by village. Hardiboard for siding, trim, soffit and fascia board. Storefront framing will be clear anodized finish, all glass will be 1" clear insulated tempered with standard low-e coating. We do not include any winter conditions.

Total

\$ 89,250.00

We trust this meets with your approval and look forward to serving you.

Joe Olivieri

THIES RENOVATIONS	VILLAGE O	F TINLEY	
trade		amount	contract
demolition/dumpster		3000	
scaffolding/protection		4850	
excav/concrete		7600	
saw cutting		2500	
steel		5000	20
carpentry		12000	
aluminum/glass	AGW	12800	
pilaster/base		4200	
hardiboard		17500	
roofing		4000	
lighting	Meany	4200	
supervision		3500	
overhead/ins/profit		8100	
TOTAL		89250	

AUG 3 0 2019

TREBOR CONTRACTING

19414 Beaver Creek Lane Mokena, Illinois 60448

708 567 0336

treborrjk@gmail.com

August 29, 2019

Robert Thies

I have reviewed revised drawings for façade work at 17326 Oak Park Avenue and submit the following:

Included:

masonite board roofing and gutters only at façade no sidewalk work included dumpster provided by others all demolition as needed painting, if required, by others

PRICE

\$ 101,000.00

Very truly yours,

Robert Kalmes co/lm

From: Ruth Gibson

To: Kimberly Clarke

Cc: Kevin Gomulka

Subject: RE: property at 17326 Oak Park Avenue

Date: Wednesday, September 11, 2019 1:52:05 PM

Attachments: <u>image001.png</u>

We don't show any outstanding fees for this address in our accounts recerivable or utility billing modules.

Ruth Gibson Senior Accountant 708-444-5065

From: Kimberly Clarke <kclarke@tinleypark.org>
Sent: Wednesday, September 11, 2019 9:40 AM
To: Ruth Gibson <rgibson@tinleypark.org>
Cc: Kevin Gomulka <kgomulka@tinleypark.org>
Subject: RE: property at 17326 Oak Park Avenue

Ruth,

Please provide me with an answer to this request. This façade application will be going to the Village Board and this is something I need to verify.

Thanks,

Kimberly Clarke, AICP

Community Development Director

(708) 444-5100 | kclarke@tinleypark.org



From: Kimberly Clarke

Sent: Wednesday, September 04, 2019 1:25 PM **To:** Ruth Gibson < rgibson@tinleypark.org > **Subject:** property at 17326 Oak Park Avenue

Ruth,

Are able to check to make sure there are no outstanding fines/fees owed on this property? It recently sold and the new owner is applying for a façade grant.

Kimberly Clarke, AICP

Community Development Director

(708) 444-5100 | kclarke@tinleypark.org



THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2019-O-060

AN ORDINANCE GRANTING A SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A HOLIDAY INN AT 18320 NORTH CREEK DRIVE (SD HOSPITALITY, LLC)

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

ORDINANCE NO. 2019-O-060

AN ORDINANCE GRANTING A SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A HOLIDAY INN AT 18320 NORTH CREEK DRIVE (SD HOSPITALITY, LLC)

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 a Special Use for a substantial deviation from the North Creek Business Park Planned Unit Development to allow the construction of a Holiday Inn Hotel located at 18320 North Creek Drive, Tinley Park, Illinois 60477 ("Subject Property") has been filed by SD Hospitality, LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit for a Substantial Deviation should be granted on September 19, 2019, at the Village Hall of this Village of Tinley Park ("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, the Plan Commission has filed its report of findings and recommendations regarding the Special Use for a Substantial Deviation 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 Special use for a Substantial Deviation; 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 facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit for a Substantial Deviation set forth in Section VII.B.6 and Section X.J.5 of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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

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

The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of a hotel that will provide accommodations for visitors of the community. The proposed Holiday Inn project will be constructed meeting current Village building codes and will benefit surrounding businesses and properties.

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

The Special Use will 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 because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed, including all adjacent properties.

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

The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Holiday Inn site. Drainage has been accounted for within the existing pond to the west of the site.

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

The proposed plans include site access by utilizing two curb cuts on North Creek Drive that allow for ingress/egress to the site and efficient site circulation. No cross-access is established on the adjacent and previously developed properties, limiting the ability for cross-access to be utilized on the Holiday Inn site. The site incorporates walkways on-site and provides for space for a future public sidewalk to be installed.

f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, maximum number of wall signs and maximum sign face area for wall signs. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.

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

The proposed Holiday Inn project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing additional property and hotel tax revenue where the existing vacant property is generating minimal tax revenue. Visitors will benefit from a larger selection of hotel brands in town, while surrounding businesses will benefit from the visitors that spend money in town.

Substantial Deviation from the approved North Creek Business Park Planned Unit Development as defined in VII.B.6., are as follows:

1. Increase in the number of wall signs to permit three total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance.

- 2. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north) wall signs from the permitted maximum of 58.33 to the proposed 76 sq. ft. as required by the Zoning Ordinance.
- 3. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.
- 4. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
- 5. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.

SECTION 3: The Special Use Permit for a Substantial Deviation set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: LOT 1 IN FRIENDSHIP RESUBDIVISION OF LOTS 23, 24 AND 25 IN NORTH CREEK BUSINESS CENTER PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

PIN: 19-09-01-202-004-0000

Commonly known as: 18320 North Creek Drive

SECTION 4: That a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, Northcreek PUD) zoning district, further described in the attached <u>Exhibit 1</u>, subject to the following conditions:

- 1. The freestanding sign base shall be revised to be at least as wide as the sign face.
- 2. The total number of wall signs shall be reduced to a maximum of three.
- 3. Site Plan Approval is subject to final engineering review and approval.
- 4. Site Plan approval is subject to approval of the Substantial Deviation with exceptions with the PUD.
- 5. Installation of the required sidewalk along the North Creek Drive frontage or payment of a cash-in-lieu equal to the Village Engineer's estimated cost of \$24,000 prior to issuance of the permit.

SECTION 5: 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 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: 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 1st day of October, 2019.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 1st day of October, 2019.	
ATTEST:	VILLAGE PRESIDENT
ATTEST.	
VILLAGE CLERK	

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

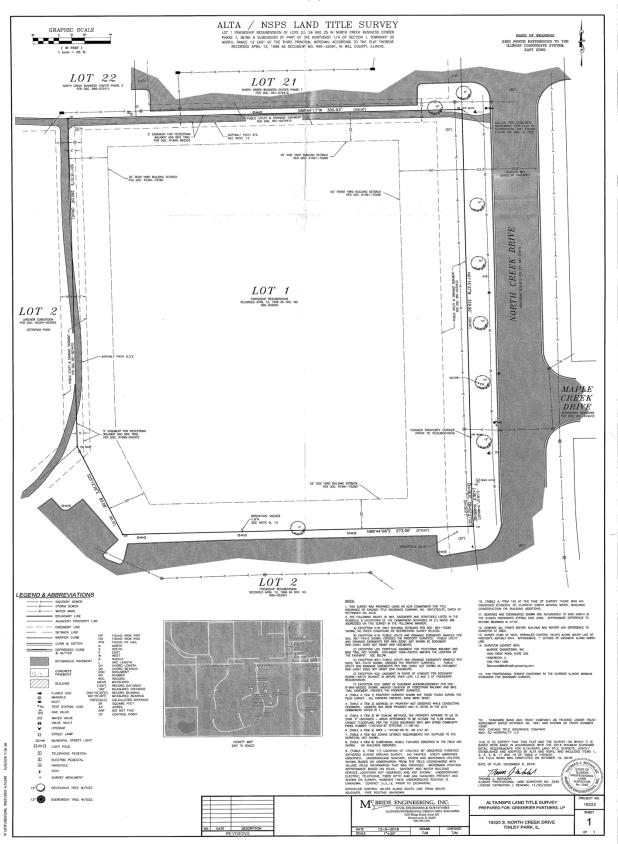
CERTIFICATE

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 Ordinance No. 2019-O-060, "AN ORDINANCE GRANTING A SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A HOLIDAY INN AT 18320 NORTH CREEK DRIVE (SD HOSPITALITY, LLC)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 1, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

Exhibit 1





PLAN COMMISSION STAFF REPORT

September 19, 2019 Workshop/Public Hearing

Petitioner

SD Hospitality, LLC (Property Owner)

Property Location

18320 North Creek Drive

PIN

19-09-01-202-004-0000

Zoning

ORI PD (Office & Restricted Industrial, Northcreek PUD)

Urban Design Overlay District

Approvals Sought

Special Use Permit Site Plan Approval

Project Planner

Daniel Ritter, AICP Senior Planner

Holiday Inn Hotel

18320 North Creek Drive



EXECUTIVE SUMMARY

The Petitioner, SD Hospitality LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel on the property at 18320 North Creek Drive.

The proposed Holiday Inn hotel is 63,471 sq. ft. and four stories tall on a 2.47 acre lot in the North Creek Business Park. The full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar.

This proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The exceptions require a Special Use for a Substantial Deviation to approve Exceptions for the following items:

- i. Increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance.
- ii. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the proposed 76 sq. ft. as required by the Zoning Ordinance.
- iii. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.
- iv. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
- v. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.

EXISTING SITE & ZONING

The property consists of a single vacant parcel 2.47 acres in size. The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD). The PUD was originally approved in 1991 (Ord. 91-O-083) with the ORI base zoning covering the full area but permitting some business-related uses typical of the B-3 zoning. In 1995, a portion of the area included in the PUD (adjacent to Harlem Avenue) was changed from the ORI base zoning to General Business (B-3) base zoning (Ord. 95-O-055). The PUD includes a mixture of office, light industrial and commercial uses. The area has the largest concentration of hotels in the Village with a total of seven. The subject site is near the northwest corner of the intersection of North Creek Drive and 183rd Street. To the north of the site is Hamada of Japan Restaurant (18310 North Creek Drive), to the south is Comfort Inn & Suites (18400 North Creek Drive), to the east is an office building, and to the west is the subdivisions retention pond. All surrounding sites are in the same North Creek PUD.



Above: Diagram Showing Bird's Eye View of Subject Parcel and surrounding area (Google)

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park Planned Unit Development, staff relied primarily on the PUD regulations to guide the review of the project. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Applicant has positioned the majority of the parking lot behind the building with a decreased front yard along North Creek Drive. They have also planned for pedestrian connections and sidewalks throughout the site.

The PUD regulations specifically designate hotels as a permitted use within the PUD, although the Village's Zoning Ordinance also permits hotels within the ORI zoning district. It should be noted that staff believes the 5-acre hotel minimum applies to hotels in the ORI but that a scrivener's error indicates it only applying to the B-3 zoning district (see Footnote "M" in Section V.B. Schedule I). However, since the PUD ordinance and regulations specifically list "Hotels and incidental uses" as a permitted use and no minimum lot size is mentioned, staff does not consider the minimum 5-acre lot size applicable because PUD regulations supersede Zoning Code requirements.



Above: Zoning Map around subject lot (indicated with star) in the North Creek Business Park PUD (outlined in Red).

PROPOSED USE

The Petitioner proposes to construct a 63,471 sq. ft. hotel that is four stories in height. The proposed hotel features 108 guest rooms. The full-service hotel will also have an indoor pool, fitness room, meeting rooms, outdoor patio, and a hotel lounge with a bar and dining area. The lounge, bar, and dining area are not proposed to be open to the public and will only be available to hotel guests. Although there is currently a Holiday Inn associated with the Tinley Park Convention Center, it is expected to change its brand in the near future following a full remodel by the new hotel owners (new hotel brand is not yet known).

PUD EXCEPTIONS

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions should be looked at in terms of their conformance to their overall PUD's design and goals.

The Exceptions include:

- 1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback
 - b. Allowing parking in the front yard
 - c. Maximum of one curb cut per site
 - d. Required cross-access to adjacent properties

- 2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
 - a. Maximum number of wall signs
 - b. Maximum sign face area for wall signs
 - c. Allowing Parking in the front and side yards

The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site. Cross-access and shared parking opportunities are limited due to all adjacent lots being previously developed without cross-access to this site. The maximum of one curb cut is also not feasible without the ability for cross-access to another site. One curb cut would create difficult turning movements for emergency vehicles and delivery trucks to enter and leave the site. The signage exceptions will help identify the hotel from multiple different roadways that surround it. The wall sign related requests are similar to those made for the Woodspring Suites and Wingate hotels. The first draft of the site plan submitted by the Applicant included all parking in the front of the hotel. Staff worked with the Applicant on the proposed plan which provides a double line of parking in the rear yet maintains accessible parking, some customer parking and a covered circle entry/drop off area at the front of the hotel which is consistent with industry standards. With adequate landscape screening staff is confident the proposed site plan meets the integrity of the PUD and UDOD and other hotel site designs in the PUD. While there are a variety of site plan configurations in the PUD and the specific layouts are more of are reflection of the lot configuration (lot shape and width) then compliance with the PUD regulations.

Open Item #1: Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.

PROSPOSED SITE PLAN & CIRCULATION

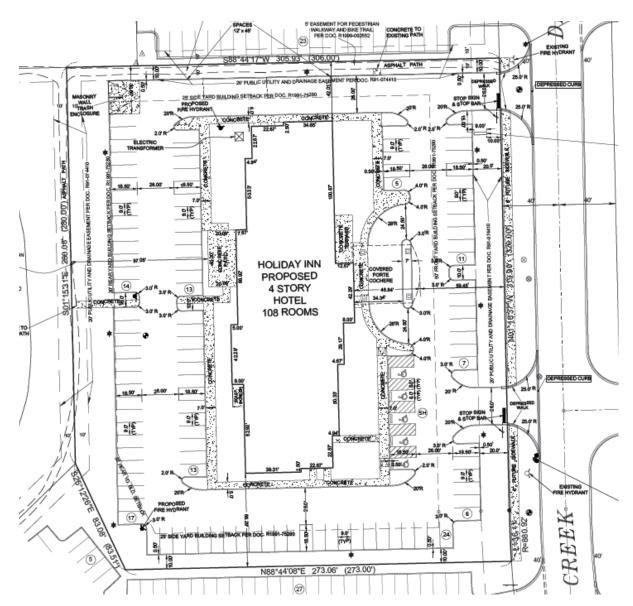
The site will include the hotel building (comprising 108 guest rooms and other amenities), parking, walkways, landscaping, outdoor patio and a dumpster enclosure. Additionally, new utilities will be provided to the building such as watermain, sewer, and lighting.

The site will include two curb cuts along North Creek Drive, one curb cut is on the north end of the site and a second curb cut is aligned with Maple Creek Drive on the south end of the site. There is a primary building entrance at the front (east side) of the building with a covered driveway (porte-cochere) for check-in and easy guest loading/unloading. Some limited parking, including accessible spaces, exist in the front of the site with the majority of the site's parking located on the sides and rear of the property. The original site design located the entire parking lot in front of the building. The building was then located further east towards North Creek Drive to help meet the intent of the Urban Design Overlay District and to provide emergency access around the building.

The Subdivision Code requires any new development or redevelopment to install a public sidewalk per the required location and engineering standards. However, there is no existing sidewalk network in the area. Therefore, staff recommends the Petitioner provide a cash-in-lieu payment instead of installing the sidewalk. The location of a sidewalk has still been included on the plans to show that the sidewalk location is feasible and that all obstructions (street lights, fire hydrants, etc.) have been resolved. The Village Engineer estimated a cost of \$24,000 for 384 lineal feet of five feet wide sidewalk (including excavation, construction, and parkway restoration with sod). The petitioner may elect to install the sidewalk with this project if they wish, but the cash-in-lieu payment has been recommended at this location. Staff is recommending the Plan Commission include this condition as part of their recommendation to the Village Board.

The site has an existing walking path located on the site that goes around the pond and connects to the rest of the North Creek Business Park. The walkway will remain at the current location but will have some maintenance completed in connection with the North Creek Property Owners Association. Pedestrian connections are provided

around the building, through the site and to the North Creek walkway. All sidewalks are a minimum five feet in width and all walkways with a bumper overhang have been increased to seven feet in width to ensure adequate walkway clearance when vehicles are parked.



Open Item #2: Review proposed site plan, location of parking fields, and site circulation.

PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 108 rooms and the Petitioner has indicated a maximum number of six employees on the site at a given time for a total parking requirement of 114 spaces. The proposed site plan provides 115 parking spaces (110 regular and five ADA) and therefore complies with the Zoning Code. Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected the parking provided will be more than sufficient to accommodate guests and employees.

Required Parking for Holiday Inn		
"Motels, Hotels, and Inns"		One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.
		Holiday Inn: 108 rooms + 6 employees maximum at a time
TOTAL REQUIRED		114 parking spaces (includes 5 ADA spaces)
TOTAL PROVIDED 115 parking spaces (includes 5 ADA spaces) (+1)		115 parking spaces (includes 5 ADA spaces) (+1)

LANDSCAPE

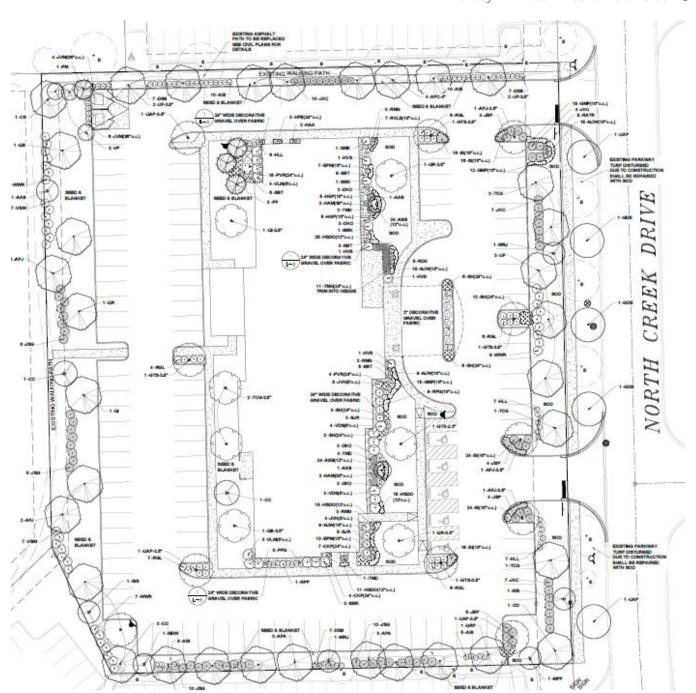
The proposed landscape plan has been reviewed by the Village's Landscape Architect and finds it to be in general conformance with the Village's Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard minimum of ten feet and the total amount of landscaping due to the location of the North Creek Business Park walkway on the property. The Village's consultant supports this bufferyard and recognizes the area functions appropriately in providing space to separate the commercial properties; the proposed landscaping was increased in the remaining five feet to the greatest extent possible. One area of concern is the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by increasing the density and size of landscaping throughout the site perimeter and building foundation. For example, tree will be planted at three inch caliber instead or the minimum require 1.5 inches. The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. Any further landscaping additions require a reduction in the size of the building or a decrease in parking spaces, which is not economically feasible. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, and Sleep Inn. Below is a list of the Landscaping deficiencies in the proposed plan.

BUFFERYARD REQUIREMENTS							
Location	Required Width	Proposed Width	Deficit	Length	Required Plantings	Proposed Plantings	Deficit
North ("B" Bufferyard)	10′	5′	5′	265′	12 CT 4 US 53 SH	8 CT 3 US 44 SH	-4 CT -1 US -9 SH

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

PARKING LOT LANDSCAPING STANDARDS					
Location	Location Requirement Provided Deficit Comments				
Parking Lot	15% of parking lot area to be landscaped or 7,681 square feet	1,900 square feet	5,781 square feet	51,208 s.f. of parking lot shown on landscape plan (area stops at property line)	

Open Item #3: Discuss the proposed landscape plan and required waivers.

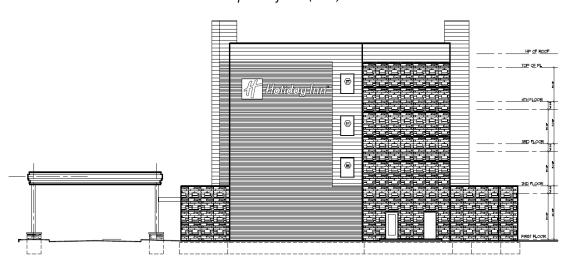


ARCHITECTURE

The proposed architecture is the prototypical Holiday Inn building design, however, per staff's recommendation it includes newer elements and high-end materials not traditionally used in a Holiday Inn building. The proposed building meets the Building Code material requirements (60% face brick) and includes 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. Additionally, the site plan indicates a matching masonry dumpster enclosure at the northwest corner of the parking lot. The Petitioner has stated they do not intend to use green uplighting on the building that is typical of Holiday Inn hotel locations.



Above: Proposed front (east) elevation.



Above: Proposed side (north) elevation.

The original proposal included a high percentage of brick meeting the Village's code but created a harsh more sterile appearance. Staff recommended the architect look at adding different materials and provide some additional articulation to create a more attractive building without worrying about the exact percentage of masonry. The architect successfully utilized different materials (stone and fiber cement board siding) throughout the building to give some articulation and visual intrigue while maintaining a modern design that fits with the Holiday Inn brand.



Above: Current proposed color rendering and architectural design.



Above: Original design before architectural changes.

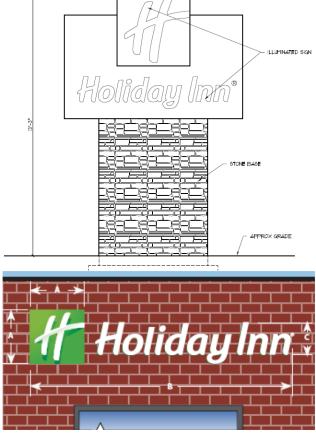
SIGNAGE

The Applicant proposes five signs: four wall signs and one freestanding sign. The sign plan indicates that the front and rear of the hotel will display a 125 square foot wall sign on the upper level of the building. The sides will display a 78 square foot sign on the upper level of the building. The Applicant has proposed one freestanding sign along North Creek Drive. The proposed signage does not meet the Village's Sign Regulations (Section IX) or the North Creek PUD regulations in the aspects of quantity of signs, sign face area, and location of sign. Since this is part of a PUD, the changes in signage can be considered an exception due to the unique nature and location of the PUD and development, without establishing a precedent as with granting of a Variation.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of building/tenant frontage not to exceed 120 SF per sign. Since the building's front and rear linear frontage is 245.1 ft., the maximum size of 120 sq. ft. per sign is permitted. The proposed front and rear wall signs are about 125 SF each, 5 square feet larger than permitted. The side wall signs have a linear frontage of 62 and 57.33 feet, meaning signs are limited to 62 and 57.33 sq. ft. respectively. The proposed wall signs are 76 sq. ft. in size. While these signs are corporate standard sizes, wall sign sizes can be designed and reduced to meet the required maximums.

The Zoning Code and PUD Sign Regulations also stipulate that a maximum of two wall signs are permitted and four signs are proposed. These requests are consistent with other deviations in the PUD.

Open Item #4: Discuss request for exceptions in regards to the wall sign sizes and total number.



Sign Model *	L-LM-L-4	
Α	4'-1" [1245]	
В	21'-3 1/4" [6483]	
C	2'-8 1/2" [826]	
sq ft [m²] †	76 [7.1]	

The freestanding monument-style sign is compliant with the size, height and location required of the Zoning Code and PUD regulations. The sign will have a stone base that matches the building's stone. However, the width of the base of the freestanding sign is non-compliant. The base of a ground/monument-style sign is required "to be equal in width to the sign face or wider." The width of the base must be expanded or the request will need to be added as a substantial deviation.

Open Item #5: Discuss the freestanding sign monument base width and design.

Recommended conditions for revisions to the freestanding sign base and the wall sign dimensions have been added to the recommended motions.

LIGHTING

The Applicant has provided a Photometric Plan that provides lighting via 23 LED light fixtures throughout the site. The Photometric Plan indicates light spillage of less than one foot candle at the east edge of the property line along North Creek Drive. The Village's Zoning Ordinance does not have a specific regulation for foot candles except for in relation to spillage into a residential zoning district (Section V.C.9.E.). However, a new lighting ordinance was recently recommended for approval by the Plan Commission and is expected to be adopted at the September 3, 2019 Village Board meeting. The proposed lighting plan is in compliance with the new lighting standards with respect to fixture type, illumination intensity and light intensity at the property lines.

Staff notes that the Photometric Plan does not account for pedestrian lighting along the existing North Creek walkway. The Commission may wish to discuss the need for pedestrian lightening along the walkway; it is important to note that there is no other section of the walk way currently provided with lighting. The walkway is maintained by the Property Owner's Association.

Open Item #6: Discuss the need for pedestrian lighting along the North Creek walking path.

SUMMARY OF OPEN ITEMS

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

- 1. Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.
- 2. Review proposed site plan, location of parking fields, and site circulation.
- 3. Discuss the proposed landscape plan and required waivers.
- 4. Discuss request for exceptions in regards to the wall sign sizes and total number.
- 5. Discuss the freestanding sign monument base width and design.
- 6. Discuss the need for pedestrian lighting along the North Creek walking path.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of a hotel that will provide accommodations for visitors of the community. The proposed Holiday Inn project will be constructed meeting current Village building codes and will benefit surrounding businesses and properties.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - The Special Use will 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 because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed, including all adjacent properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Holiday Inn site. Drainage has been accounted for within the existing pond to the west of the site.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - The proposed plans include site access by utilizing two curb cuts on North Creek Drive that allow for
 ingress/egress to the site and efficient site circulation. No cross-access is established on the adjacent and
 previously developed properties, limiting the ability for cross-access to be utilized on the Holiday Inn site.
 The site incorporates walkways on-site and provides for space for a future public sidewalk to be
 installed.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to

ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, maximum number of wall signs and maximum sign face area for wall signs. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The proposed Holiday Inn project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing additional property and hotel tax revenue where the existing vacant property is generating minimal tax revenue. Visitors will benefit from a larger selection of hotel brands in town, while surrounding businesses will benefit from the visitors that spend money in town.

STANDARDS FOR SITE PLAN APPROVAL

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

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Site Plan Approval and Special Use Permit for a Substantial Deviation with Exceptions, the appropriate wording of the motions are listed below.

Motion 1 (Site Plan): "...make a motion to grant the Petitioner, SD Hospitality LLC, Site Plan Approval to construct an approximately 63,471 sq. ft. and four story tall Holiday Inn hotel development consisting of 108 rooms and various amenities on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The freestanding sign base shall be revised to be at least as wide as the sign face.
- 2. All wall signs shall be revised to comply with the Zoning Ordinance size requirements.
- 3. Site Plan Approval is subject to final engineering review and approval.
- 4. Site Plan approval is subject to approval of the Substantial Deviation with exceptions with the PUD.

[any conditions that the Commissioners would like to add]

Motion 2 (Special Use): "...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance (increased front yard setback, allowing parking in the front yard, number of curb cuts per site, required cross-access to adjacent properties) to the Petitioner, SD Hospitality LLC, to permit a Holiday Inn hotel development on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) 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, subject to the following conditions:

- 1. The freestanding sign base shall be revised to be at least as wide as the sign face.
- 2. All wall signs shall be revised to comply with the Zoning Ordinance size requirements.

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	ALTA/NSPS Land Title Survey	McBride Eng.	12-6-18
	Color Exterior Elevation	Environs	8-23-19
A1.00	First Floor Plan	Environs	4-30-19
A1.01	Second Floor Plan	Environs	4-30-19
A1.02	Third Floor Plan	Environs	4-30-19
A1.03	Fourth Floor Plan	Environs	4-30-19
A2.00	Exterior Elevations (East/Front & West/Rear)	Environs	4-30-19
A2.01	Exterior Elevations (Sides, Trash Enclosure and Canopy)	Environs	4-30-19
	Revised Exterior Colors	Environs	8-23-19
	Zoning Analysis Table	JAS	8-23-19
	Holiday Inn Site Plan	JAS	7-24-19
11 pages	Site Improvement Plans	JAS	8-12-19
4 pages	Landscape Plan	Metz	7-9-19
8 pages	Holiday inn Signage (with dimensions)	N/A	4-20-17
	Monument Sign Elevations	Environs	4-30-19
	Lighting Plan	LEC-Ward Burton	7-8-19
	Lighting Spec Sheets	LEC-Ward Burton	7-8-19
	JAS = Joseph A. Schudt & Associates (Enginee Environs = Environs Architect/Planners (Archit	-	

Metz = Metz and Company (Landscape Architect)



<u>Holiday Inn – Tinley Park, Illinois</u>

It is proposed to construct a new 4 story Holiday Inn Hotel on Lot 1 Friendship Resubdivision of lots 23, 24 and 25 in North Creek Business Center Phase 1, being a resubdivision of part of the northeast ¼ of section 1, township 35 north, range 12 east of the third principal meridian, according to the plat thereof recorded April 12, 1996 as documents no. R96-32091, in Will County, Illinois; 18320 South North Creek Drive in Tinley Park, IL. Site access will be from North Creek Drive providing continuous drive access throughout site and an separate enclosed trash enclosure matching the design of the exterior of building will be provided.

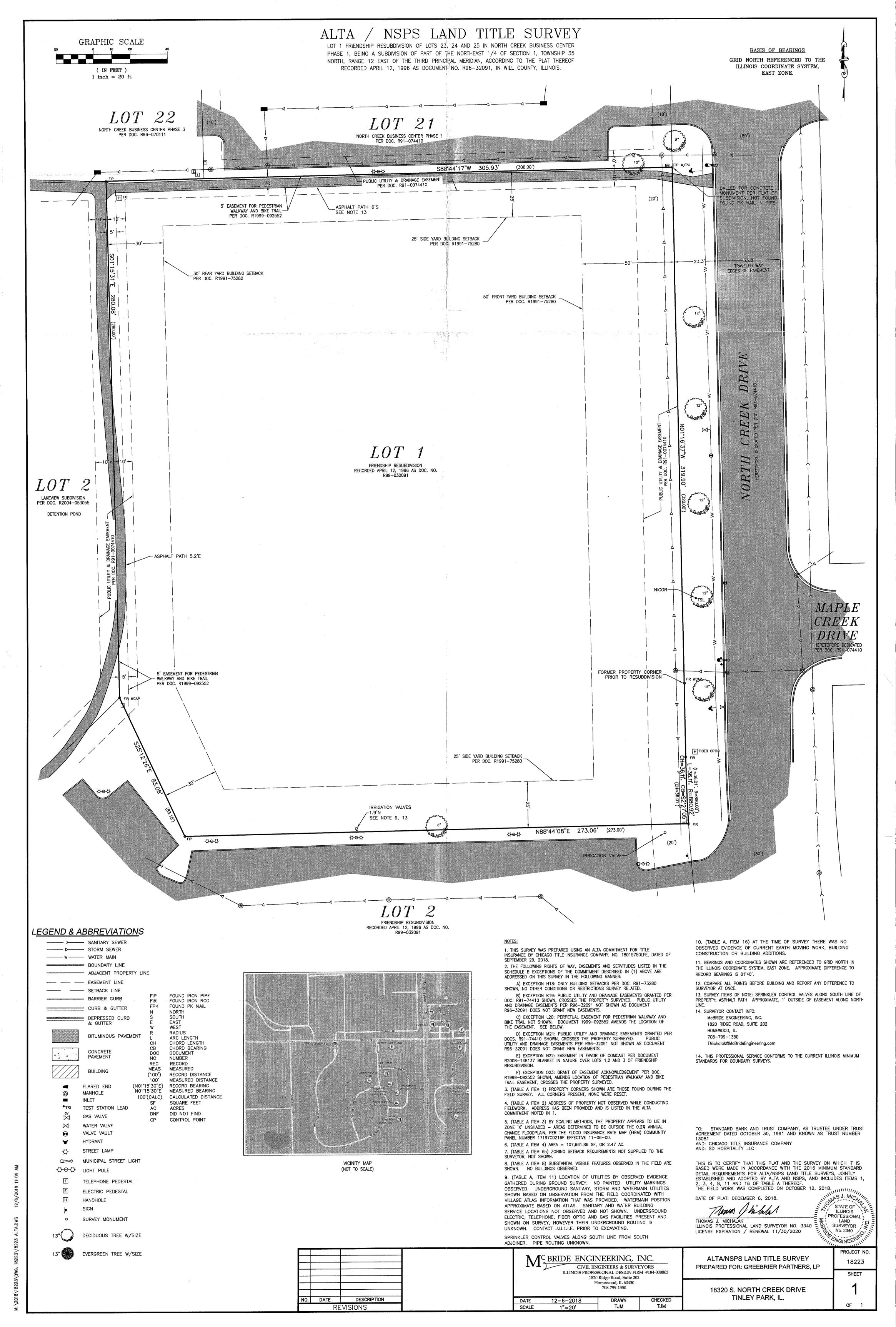
The hotel will consist of a total of 63,471 square feet and contain approximately 108 guest rooms. Amenities on the first floor of the hotel shall include a main lobby, front desk area, meeting room, indoor swimming pool, fitness room, guest laundry, public restrooms, market place, restaurant and lounge. Exterior areas will include a covered porte cochere public drop-off and lobby access at the front of the building

Back of house areas will include main laundry, housekeeping areas, maintenance areas, offices, kitchen and food service preparation and storage areas. Two elevators will be provided for access to the upper levels of the hotel. A guest patio will be provided in the back of the building adjacent to the lounge and dining areas.

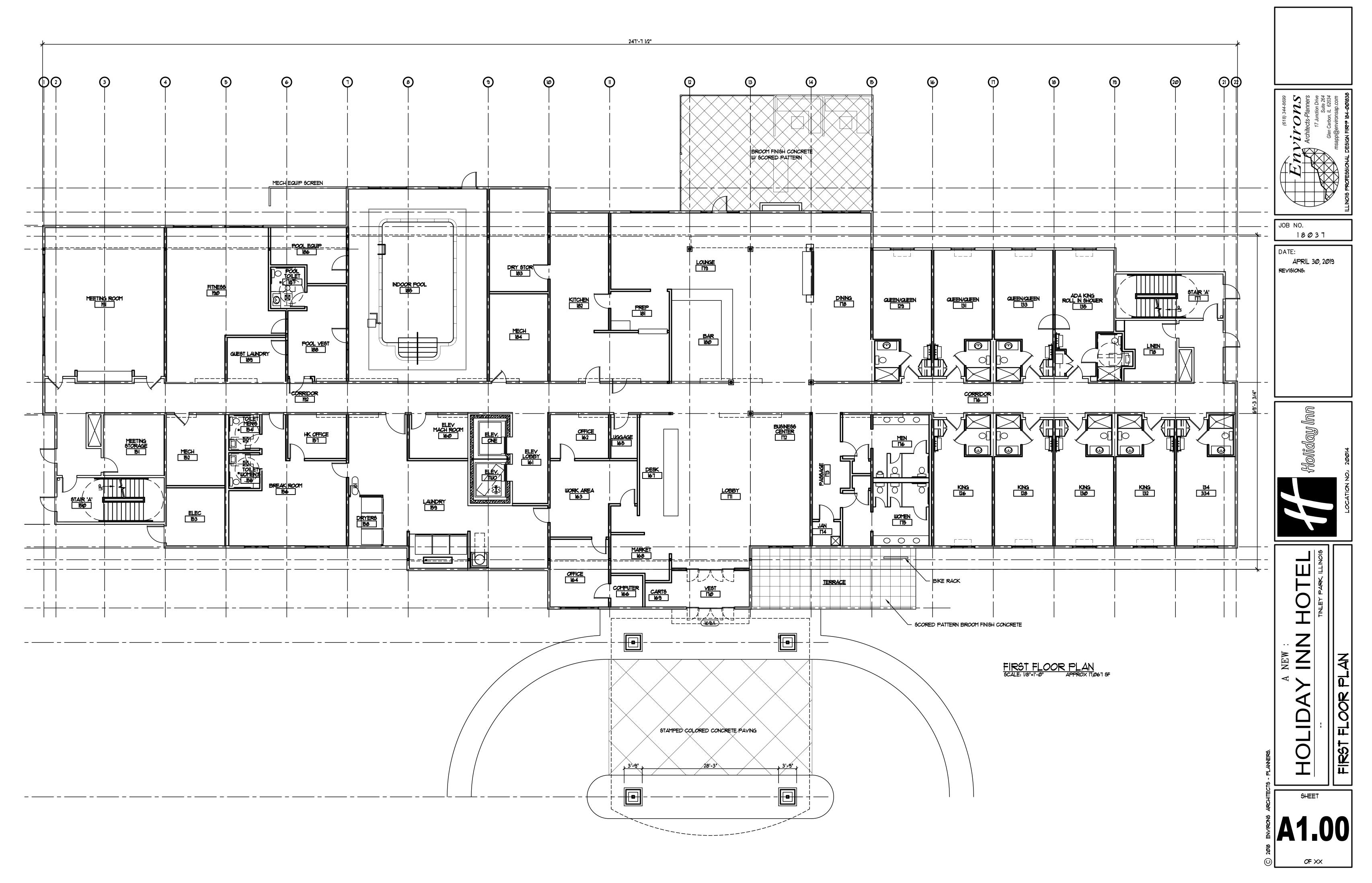
Floor area breakdown and guest room count shall be as follows:

<u>Floor</u>	<u>Area</u>	Guest Rooms
First Floor	17,067 SF	9
Second Floor	15,468 SF	33
Third Floor	15,468 SF	33
Fourth Floor	15,468 SF	33
Total	63,471 SF	108

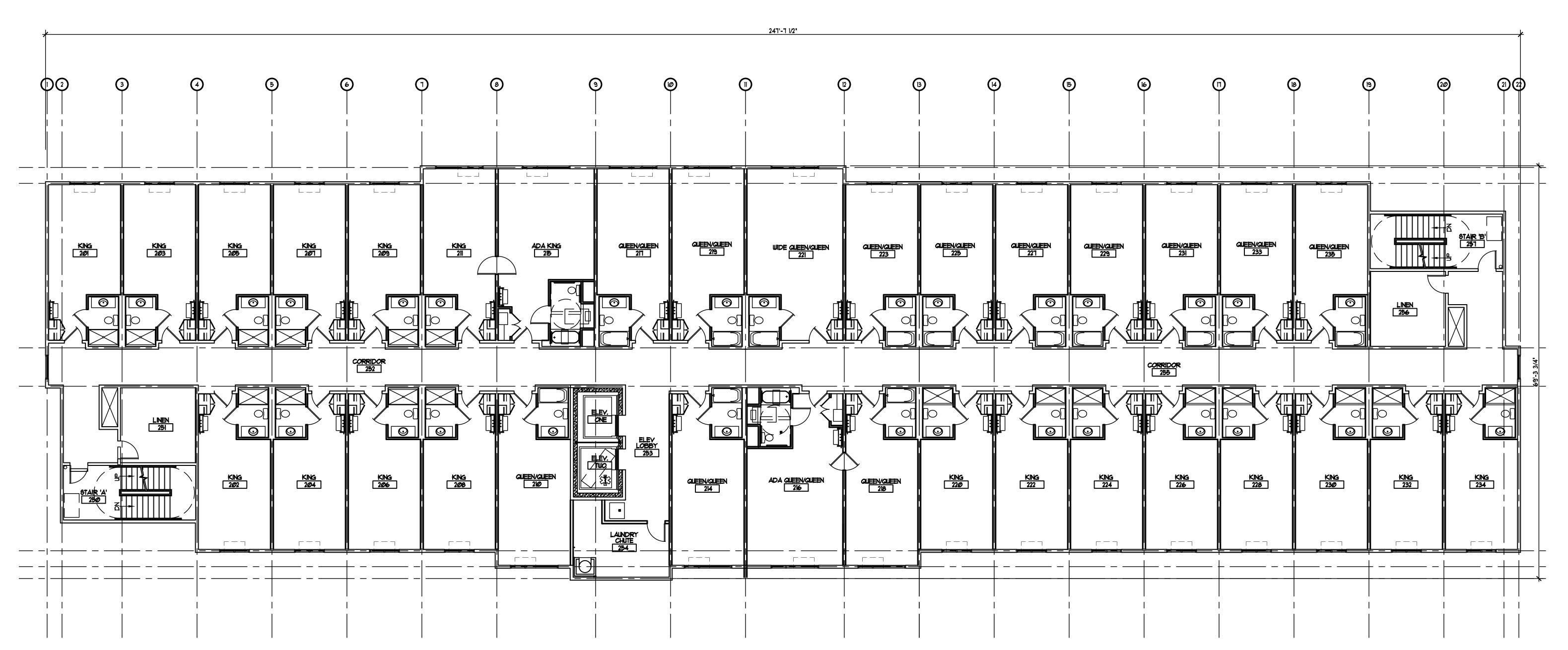
Exterior of building shall be designed to match the current Holiday Inn prototype to the greatest extent possible providing approximately 75% brick and stone masonry exterior materials with exterior insulated finish system making up the remainder of the exterior, cornices and trim. Included is an exterior material / color palette and color rendering of the exterior of the hotel. Exterior signage will be building mounted as indicated on the elevations and one monument sign will be provided at the entrance to the site.



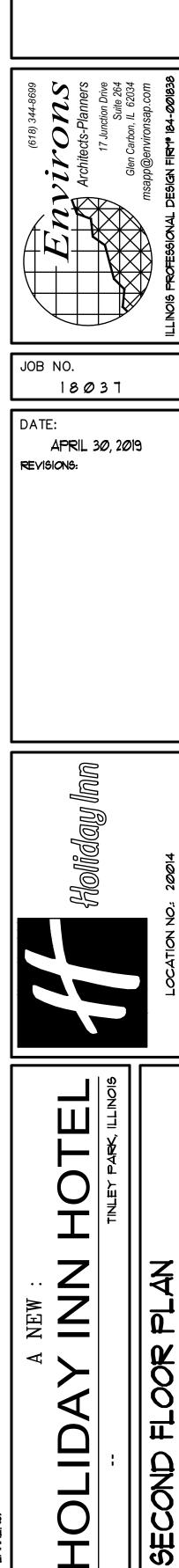




AGENDA - 10/1/2019,...
VILLAGE OF TINLEY...



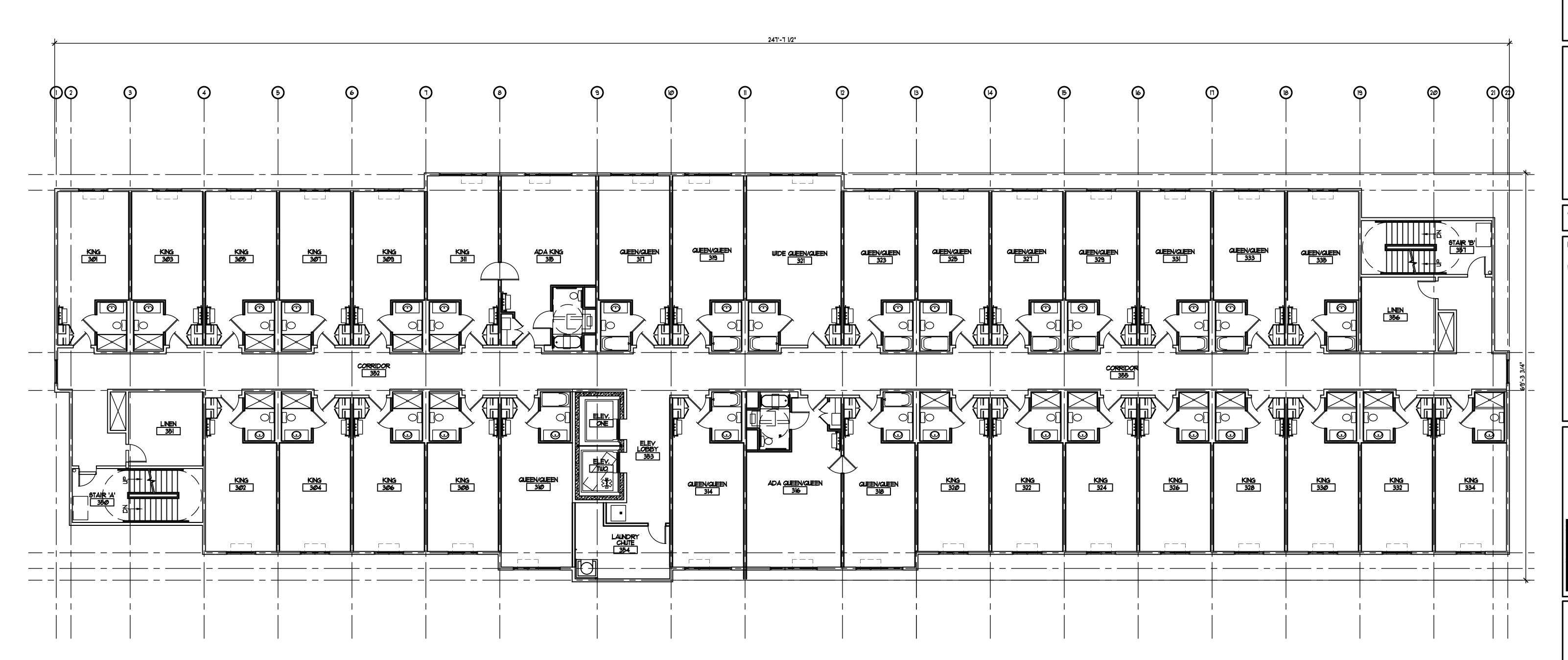
SECOND FLOOR PLAN SCALE: 1/8'=1'-0' APPROX 15,468 SF



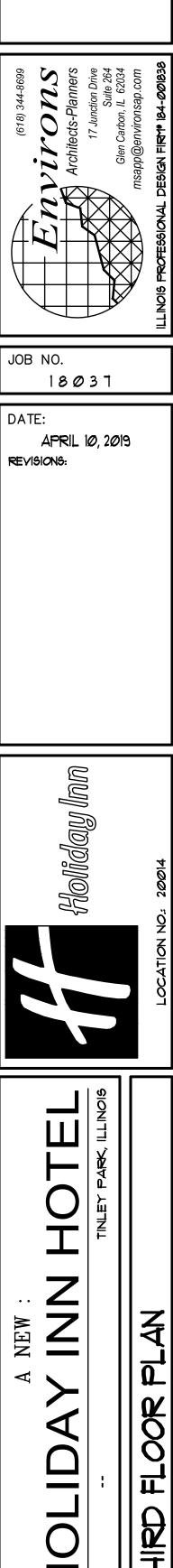
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VILLAGE OF TINLEY...



THIRD FLOOR PLAN SCALE: 1/8'=1'-0' APPROX 15,468 SF

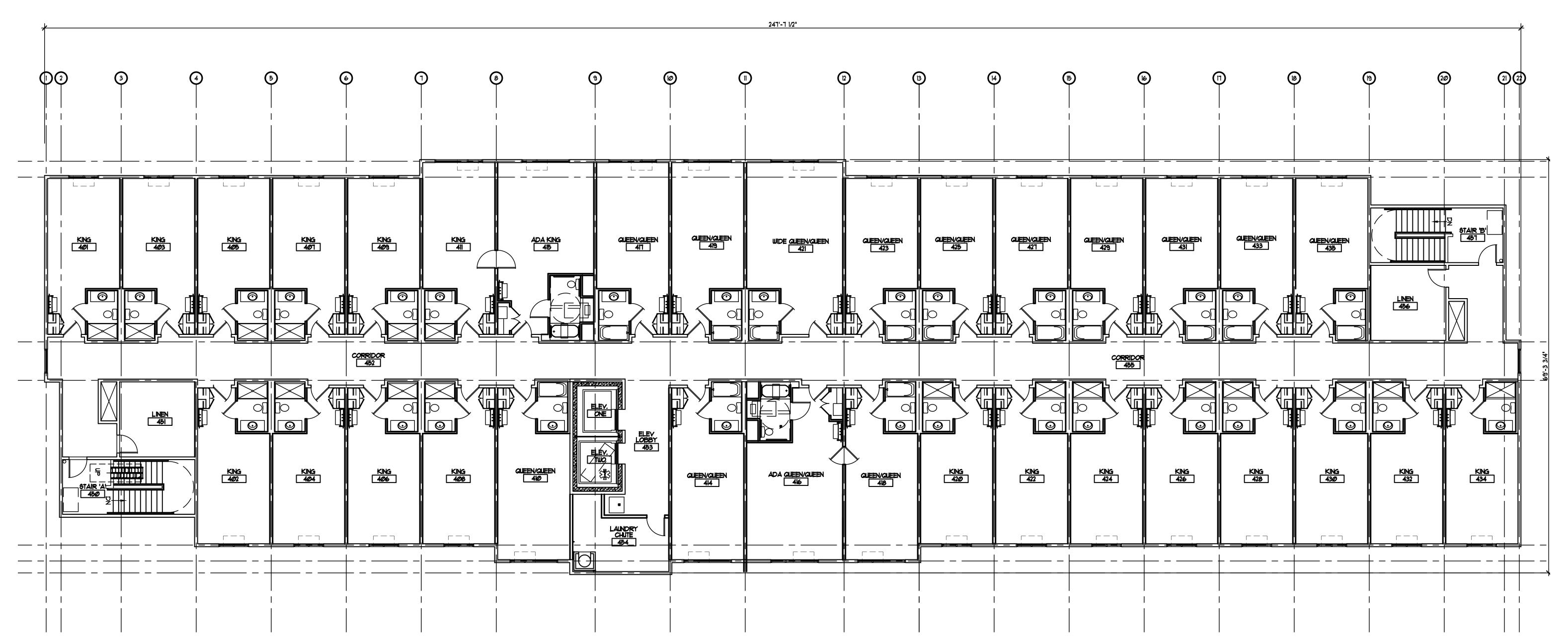


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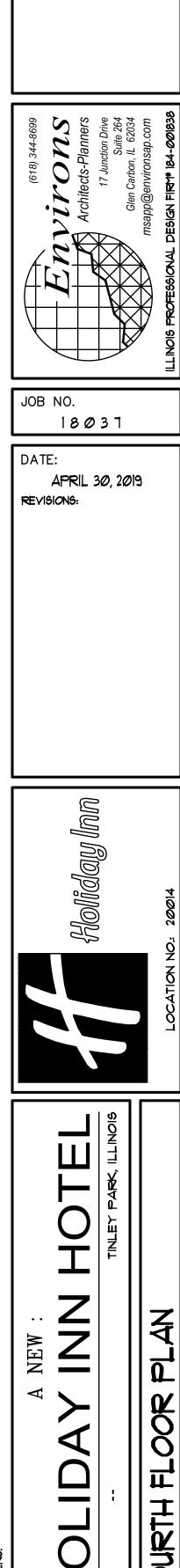
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FOURTH FLOOR PLAN SCALE: 1/8'=1'-0' APPROX 15,468 SF







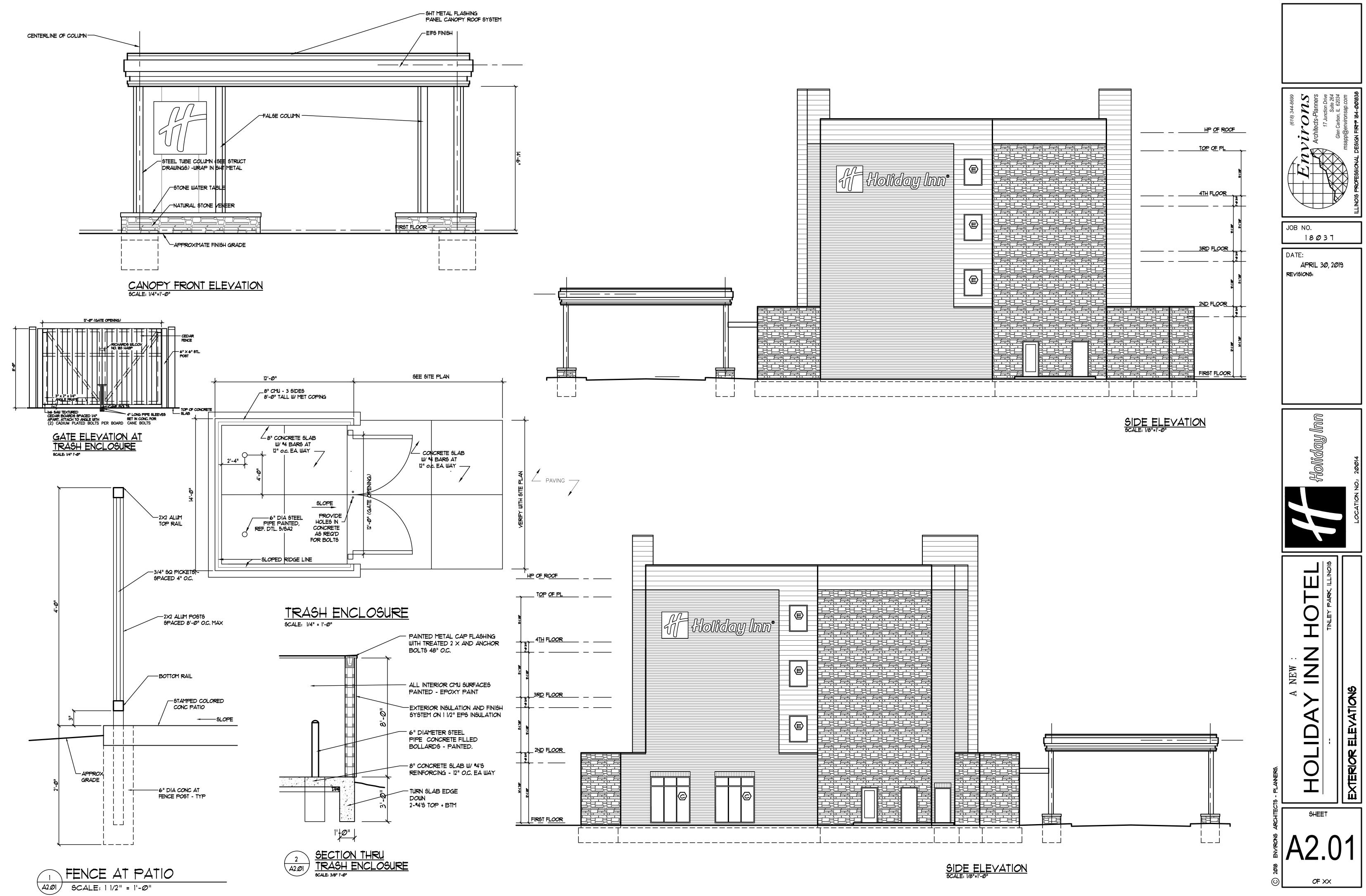
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APRIL 30, 2019

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ELEVATIONS

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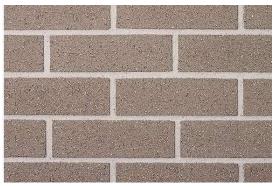


REVISED EXTERIOR COLORS HOLIDAY INN – TINLEY PARK, IL

BRICK COLOR 1 - BELDON SEA GRAY VELOUR



BRICK COLOR 2 - BELDON 671 VELOUR



STONE VENEER - CLIFFSTONE BOARDWALK



EFIS COLOR 1 – BETWEEN WINDOS



CANOPY COLUMNS AND FASCIA

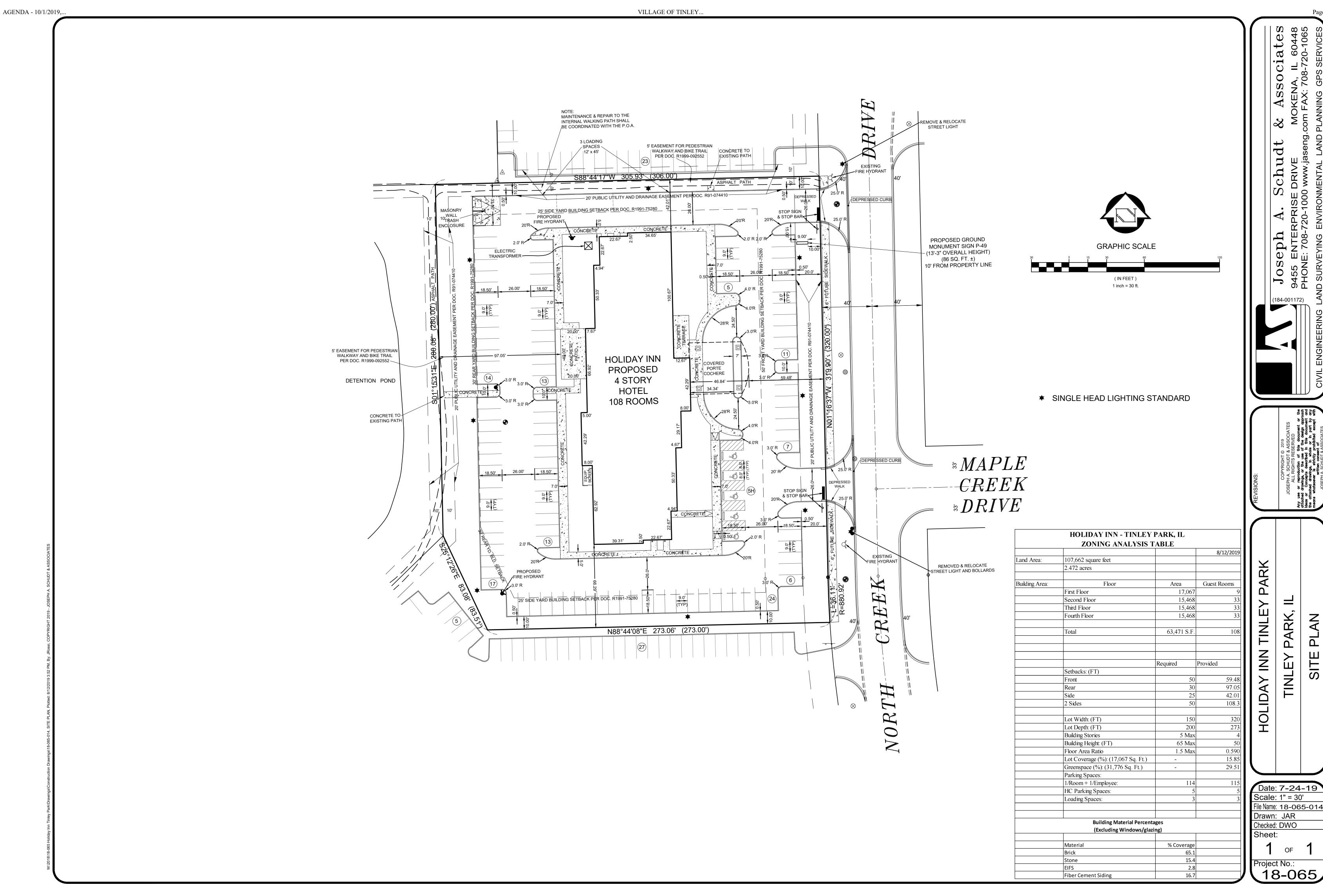


WINDOWS AND STOREFRONT



CEMENT FIBER SIDING





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PLAN SITE

Date: 7-24-19 Scale: 1" = 30' File Name: 18-065-014

SITE IMPROVEMENT PLANS

SD HOSPITALITY, LLC

4375 FRONTAGE ROAD OAK FOREST, IL 60452 ATTN: SHAILESH PATEL

SDHotelsLLC@gmail.com PHONE: 630.745.7344

ENVIRONS ARCHITECTS/PLANNERS INC. 17 JUNCTION DRIVE, SUITE 264

> GLEN CARBON, IL 62034 ATTN: MICHAEL F. SAPP msapp@environsap.com

> > PHONE: 618.791.1329

DRAINAGE CERTIFICATION

I, D. Warren Opperman, hereby certify that adequate storm water storage and drainage capacity has been provided for this development, such that surface water from the development will not be diverted onto and cause damage to adjacent property for storms up to and including the one hundred (100) year event, and that the design plans are in compliance with all applicable state, county, and Village ordinances.

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406

DUTY TO INDEMNIFY

The Contractor shall defend, indemnify, keep and save harmless the Village, Owner, and Engineer, and their respective board members, representatives, agents, and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to, the performance of the work under the Contract by the Contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (III. Rev. Stat. Ch.48, par.60 et seq.). And regarding the protection of adjacent landowners (III.Rev. Stat. Ch.17 1/2 par.51 et seq.). In the event of any such injury (including death) or loss or damage, or claims therefore, the Contractor shall give prompt notice to the owner.

Joseph A. Schudt & Associates 9455 ENTERPRISE DRIVE MOKENA, IL 60448 PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406

SIGNED: 8-12-19 LIC. EXP: __11-30-19

LEGEND(S) EXISTING SANITARY MANHOLE — — EXISTING CONTOUR LINE PROPOSED SANITARY MANHOLE PROPOSED CONTOUR LINE N—(— EXISTING SANITARY SEWER = = EXISTING CURB -(--- PROPOSED SANITARY SEWER PROPOSED CURB EXISTING VALVE IN VAULT ##/##/# EXISTING CURB TO BE REMOVED PROPOSED VALVE IN VAULT PROPOSED HUNG CURB EXISTING POWER POLE PROPOSED VALVE EXISTING TRANSFORMER PROPOSED REDUCER ── E — EXISTING ELECTRIC CABLE **EXISTING HYDRANT** EXISTING TELEPHONE PEDESTAL PROPOSED HYDRANT (t) EXISTING TELEPHONE MANHOLE ─W ── EXISTING WATERMAIN — T — EXISTING TELEPHONE CABLE P-W — PROPOSED WATERMAIN EXISTING TRAFFIC SIGNAL (mh) EXISTING STORM MANHOLE hh EXISTING HAND HOLE PROPOSED STORM MANHOLE (cb) EXISTING CATCH BASIN EXISTING GAS VALVE — G — EXISTING GAS MAIN PROPOSED CATCH BASIN (I) EXISTING INLET —ctv — EXISTING CABLE T.V. **EXISTING BORING LOCATION** PROPOSED CIRCULAR INLET -- EXISTING SIGN PROPOSED INLET -x --- X -- EXISTING FENCE LINE EXISTING STORM SEWER EXISTING DECIDUOUS TREE PROPOSED STORM SEWER **EXISTING EVERGREEN** —st——← EXISTING CULVERT >—< —(PROPOSED CULVERT EXISTING BUSH/HEDGE

INDEX							
Sheet Number	Sheet Title						
1	COVER SHEET						
2	EXISTING TOPOGRAPHY						
3	SITE GEOMETRIC PLAN						
4	SITE GRADING PLAN						
5	SITE UTILITY PLAN						
6	STORM WATER POLLUTION PREVENTION PLAN						
7	CONSTRUCTION SPECIFICATIONS						
8	CONSTRUCTION DETAILS						
9	CONSTRUCTION DETAILS						
10	M.W.R.D. NOTES						
11	DRAINAGE EXHIBIT						

业 EXISTING WETLAND

EXISTING LIGHT

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION:

LOT 1 IN FRIENDSHIP RESUBDIVISION OF LOTS 23, 24, AND 25 IN NORTH CREEK BUSINESS CENTER PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1996, AS DOCUMENT NO. R96-032091, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

PROPERTY ADDRESS: 18320 S. NORTH CREEK DRIVE, TINLEY PARK, IL 60477

PROPERTY INDEX NUMBER: 19-09-01-202-004-0000

TOTAL CONTIGUOUS OWNERSHIP: 2.471 ACRES

PROJECT AREA: 2.471 ACRES

SITE BENCHMARK:

SOUTHWEST HEADBOLT ON THE HYDRANT AT THE SOUTHWEST CORNER OF NORTH CREEK DRIVE AND MAPLE CREEK DRIVE. ELEVATION: 694.57 (NAVD 88)

1	8-12-19	JAR	REVISION	I PER VILLAGE				
No.	Date	By	Description					
	REVISIONS							
Dα	t e: 7-24-19	Dro	wn: JAR	SHEET	1	OF.	11	Project No
De	sign: DWO		proved: DWO	SHEET	ı		18-065	



GENERAL NOTES

17. a. All storm sewer must be reinforced concrete pipe in paved areas.

d. All flexible storm sewer pipe must be televised for final inspection.

designated as "LHP" type, they shall be reinforced concrete low head

with restrained joints (Meg-A-Lug or equal). Restrained joints (Meg-A-Lug

verified prior to the start of construction, and any discrepancies between

21. All coordinates refer to back of curb, centerline of manhole, pipe, or structure,

22. All curb radii refer to back of curb. Lane dimensions refer to face of curb or

23. The Contractor shall subscribe to all governing regulations and shall obtain

24. Field check all dimensions, coordinates, and elevations before proceeding

with new work. Notify the Engineer of any discrepancies immediately.

25. The Contractor shall provide for the safe and orderly passage of traffic and

26. Construction access points to the site shall be protected in such a way as to

27. Street paving and curbs to remain shall be protected from damage and, if

28. Prior to new work, the Contractor shall verify the location and elevation of

29. All sediment will be prevented from entering any existing storm drainage

Discrepancies shall be reported to the Engineer immediately.

from this project from storm sewers and drainage structures.

existing utility lines and structures to be connected to proposed work.

30. All utility connections to existing lines shall be constructed in accordance with

32. New watermain valves, including pressure tap valves, adjacent to an existing

33. Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment allowed with a maximum of 2 rubber adjusting rings) or to be

the regulations of the utility owner and to the satisfaction of the utility owner.

31. All work shall be in accordance with the specifications for the Village of Tinley Park.

watermain, and existing watermain valves shall only be operated by the Village

of Tinley Park, Department of Public Works personnel with a 48-hour notice

constructed by the contractor to the utility owner's satisfaction. Adjustments

or reconstructions not called for on the plans shall be considered incidental to

the contract. A total of no more than 8 and no less than 4 inches of adjusting

rings shall be provided at all utility structures. Adjusting rings shall be set in a bed of preformed non-hardening mastic (RUB-R-NEK or approved equal).

34. All connections to existing manholes shall be made by coring the existing

35. All storm sewer flared end sections for pipes greater than 12 inch diameter

36. Reproduceable "Record" drawings shall be provided by the contractor to

37. Structure lids shall be stamped "Village of Tinley Park" and "SANITARY",

38. Sanitary and Water stubs shall be marked with 4"x 4" wood posts.

39. One lane in each direction shall be open to traffic at all times except

manhole using a diamond or carbide tip cutter and installing a press seal

the Village of Tinley Park and Owner following completion of improvements.

between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.

are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701.

40. Traffic control standards which shall be included for use during construction

public streets or as required by the Village of Tinley Park.

Specifications in materials and workmanship.

prevent tracking of mud or soil onto public thoroughfares. At the end of each

day, the Contractor shall clean up all mud or soil which has been tracked onto

damaged, shall be replaced promptly to meet Village of Tinley Park Standard

systems by the use of hay bales, interceptor dikes or other approved functional

methods. The Contractor shall be responsible for removing sediment resulting

pedestrians where his operations abut public thoroughfares and adjacent property.

the plan and existing elevations shall be reported to the Engineer immediately.

pressure pipe (ASTM C-361-76). Alternately, proper watermain

19. All bends in the watermain of 10 degrees or greater shall be installed

20. All rims and inverts of existing sanitary and storm sewer shall be field

or equal) shall be used within three pipe lengths of a fitting. Thrust

b. All reinforced concrete pipe shall be ASTM C76 CL IV.

c. Sump pump discharge piping shall be PVC Schedule 40.

18. Where storm sewers cross over the tops of watermains and are

protection per note (8.) shall be provided.

blocking is required at all bends.

all necessary public agency permits.

edge of pavement.

(Monday-Friday).

Minimum adjusting ring height is 2".

PSX or CORE-N-SEAL boot in the cored opening.

shall be provided with grates per I.D.O.T. standards.

"STORM", or "WATER" for appropriate utilities.

The Village of Tinley Park - Public Works (Telephone 1-708-444-5500)

MWRD Field Office Phone Number (Telephone 1-708-588-4055),

and Joseph A. Schudt & Associates (Telephone 1-708-720-1000),

must be notified 2 working days prior to commencement of work.

4. All downspouts and footing drains shall discharge to the storm sewer.

5. All sanitary sewer construction requires stone bedding 1/4 inch to 1 inch in size, with

a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not

less than 4 inches, nor greater than eight inches. Bedding material shall be CA-7 and shall be extended at least 12 inches above top of pipe when using PVC pipe.

6. Any connections of dissimilar pipes shall be done in a manhole/structure, unless it

tie-ins close to a manhole/structure shall connect to the manhole/structure.

wye, tee, or an existing manhole, one of the following methods shall be used:

Wherever a sewer crosses under a watermain, the minimum vertical distance

from the top of the sewer to the watermain shall be 18 inches. Furthermore,

a minimum horizontal distance of 10 feet between storm and/or sanitary and

keeping a minimum 18 inch vertical separation; or the sewer is laid in the

same trench with the watermain located at the opposite side on a bench of

watermains shall be maintained unless: the sewer is laid in a separate trench.

undisturbed earth, keeping a minimum 18 inch vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the

sewer crosses above the watermain, then, for a distance of 10 feet on either

side of the watermain, the sewer pipe shall be PVC pressure pipe material or

9. Contractor shall bend watermain pipe uniformly under sewers without using

10. All sanitary manholes shall have a minimum inside diameter of 48 inches.

fittings providing that joint deflection does not exceed 5 degrees per joint for

pipe under 12 inches in size and 3 degrees per joint for pipe 14 inches and

11. All sanitary sewer, storm sewer, and water system construction shall conform to

the "Standard Specifications for Water and Sewer Main Construction in Illinois",

12. All paving and related improvements shall be constructed in accordance with the

Illinois Department of Transportation, "Standard Specifications for Road and Bridge

and in excavation around catch basins, manholes, inlets, and other appurtenances

sidewalks, and curb and gutters shall be backfilled with trench backfill. Trench backfill

shall be CA-6 material to subgrade and shall be mechanically compacted in 12" lifts. 14. 12", 10" & 8" diameter sanitary sewer pipe and fittings shall be PVC pipe, SDR 26

(ASTM D-3034) with flexible elastometric (O-ring) gaskets (ASTM D-3212), unless

otherwise noted. Where sanitary service crosses below watermain with less than

18 inches of separation, or where indicated elsewhere on plans, sanitary sewer

(ASTM D-2672 or ASTM D-3139). Sanitary sewers shall be air tested, mandrel

tested, and televised. Sanitary sewer manholes shall be provided with external

chimney seals (Cretex or equal). All Sanitary Manholes shall be provided with

(AWWA C-104) and hydrocarbon resistant gaskets (AWWA C-110) with brass

wedges for electrical continuity. Ductile iron watermain shall be provided with

polyethylene encasement (AWWA C-105). All watermain fittings, valves, and

hydrants shall have stainless steel bolts and shall be secured using Meg-A-Lug

restrained joints. Thrust blocking shall also be provided, with precast blocking

pressure loss. A disinfection test shall be completed using an initial chlorine

24 hours. All work shall comply with Village of Tinley Park standards.

16. Watermains and lot services shall be a minimum of 5'-6" below finished

concentration of 50 mg/l and a minimum residual concentration of 25 mg/l after

permitted. Watermain shall be pressure tested at 150psi for two hours with zero

15. Watermain shall be ductile iron, Class 52 (AWWA C-151) with cement lining

mac wrap at barrel section joints. Sanitary sewer manholes shall be air tested in accordance with ASTM C-1244-93, Standard Test Method for Concrete Sewer

pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints

which occur within the limits of, or within 2 feet of existing or proposed pavements.

13. All trenches caused by the construction of sewers, watermains, water service pipes,

over in size. All crossing (including services) shall have a minimum of 18 inches

Manhole steps shall be 16" min. wide plastic w/continuous 1/2 steel reinforcement,

of clearance and should extend 10 feet each side of the center of the crossing.

the watermain shall be constructed in a watertight casing.

a. Remove an entire section of pipe (breaking only the top of the bell) and replace

b. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion

of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.

7. When connecting to an existing sewer main by means other than an existing

is a service line, which will require a solvent style PVC saddle tee. Any service

2. Elevation is U.S.G.S. Datum. (NAVD 88)

with a wye or tee branch section

M.A. Industries or equal.

ground surface.

Construction in Illinois", current Edition.

Manholes by Negative Air Pressure (Vacuum) Test.

3. All floor drains shall discharge to the sanitary sewer.

VICINITY MAP

(NOT TO SCALE)

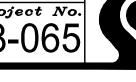
INDICATES SITE LOCATION

CONTACT JULIE AT 811 OR 800-892-0123 WITH THE FOLLOWING INFORMATION

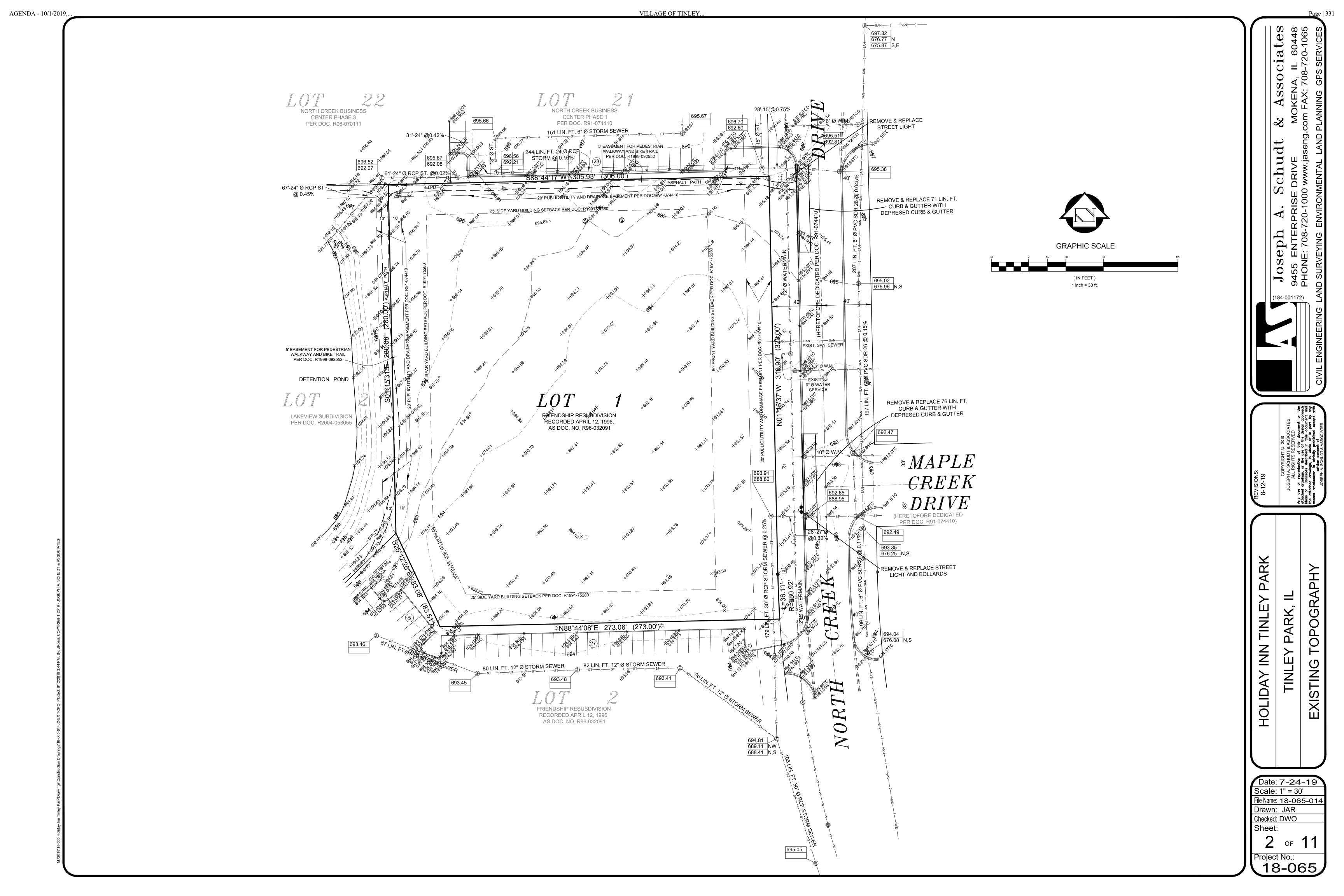
COUNTY-NAME WILL CITY / TOWNSHIP TINLEY PARK, IL / FRANKFORT

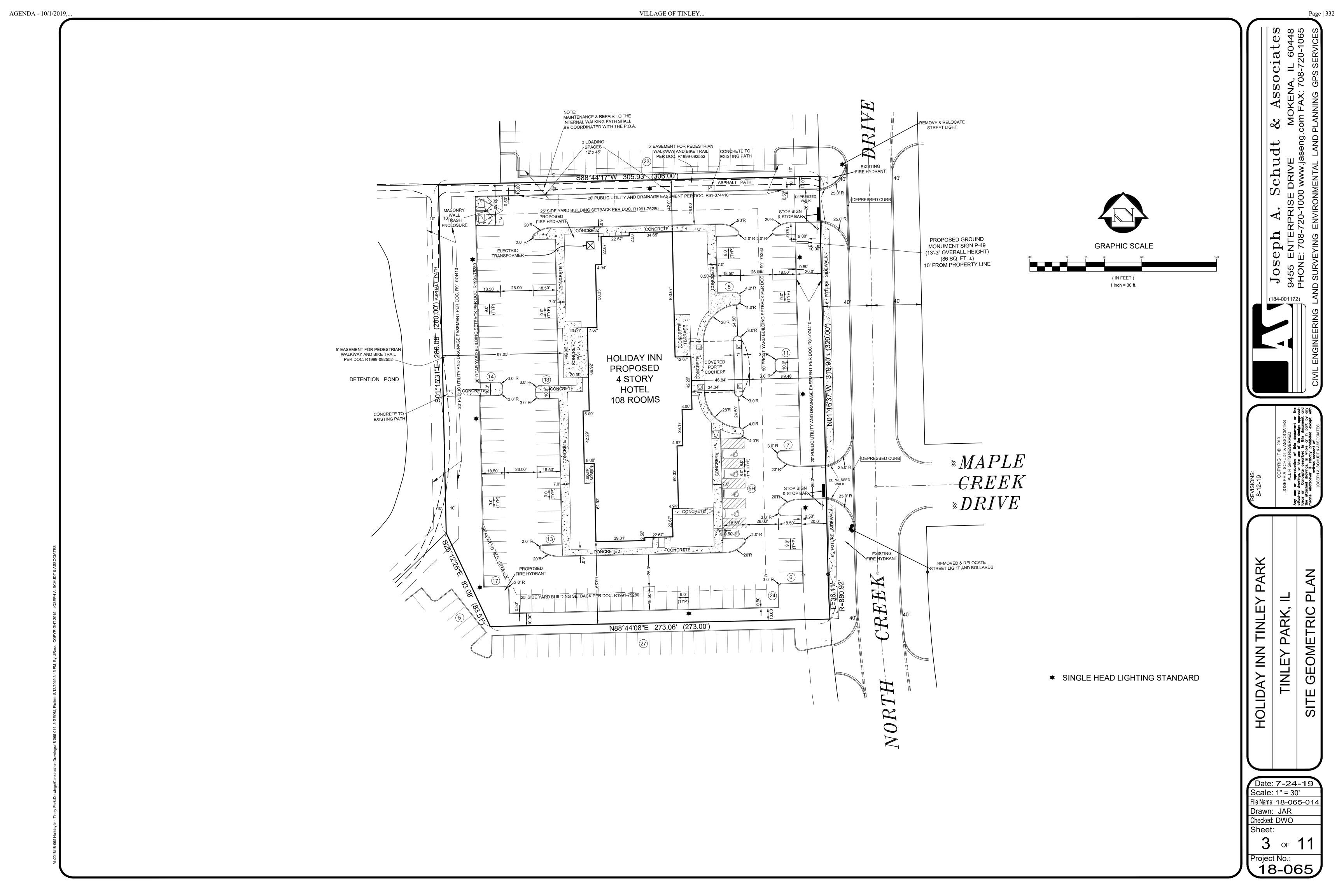
SEC & 1/4 SEC No. NE 1/4 1-35-12 Know what's below. 48 HOURS (2 days) BEFORE YOU DIG

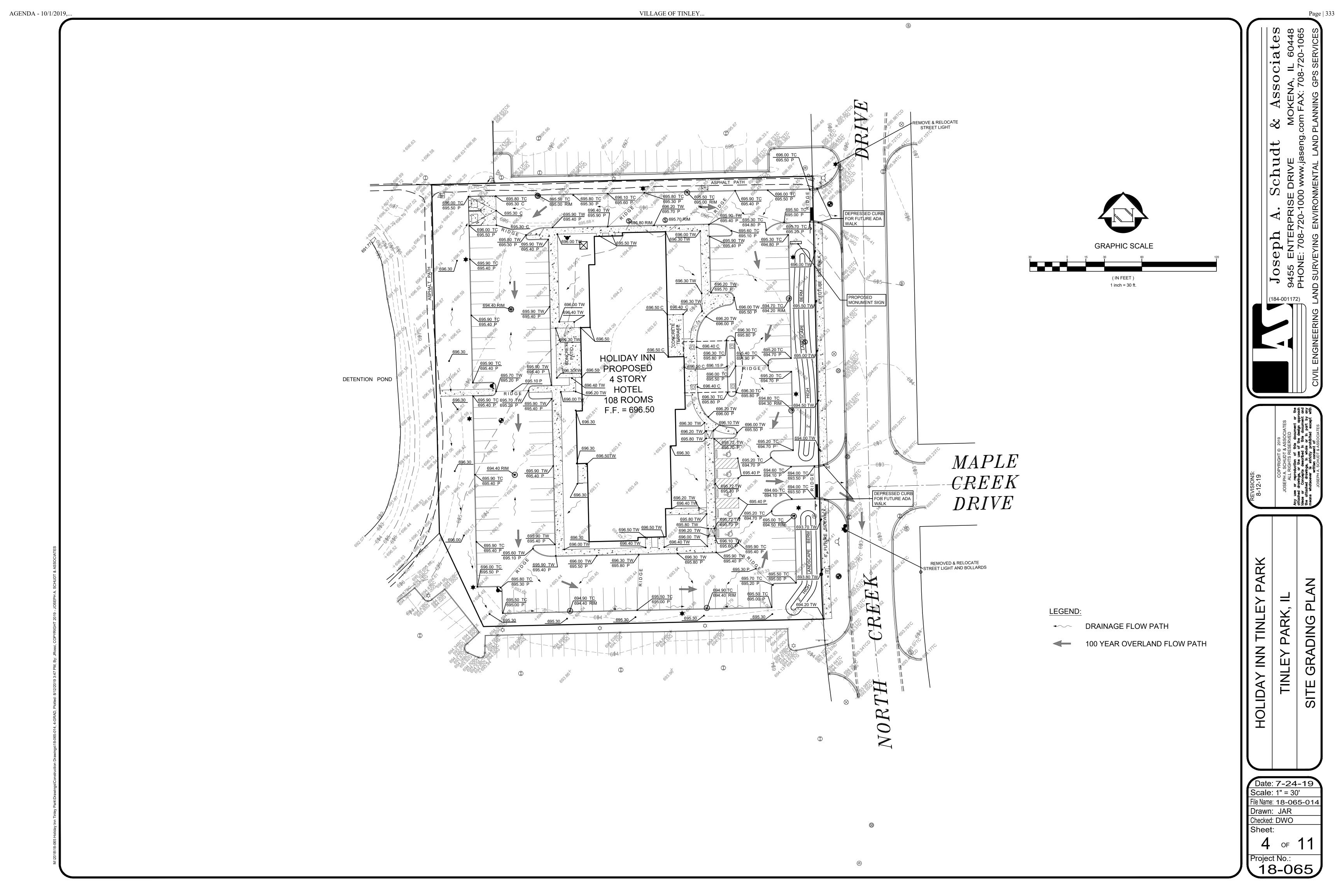
Call before you dig.

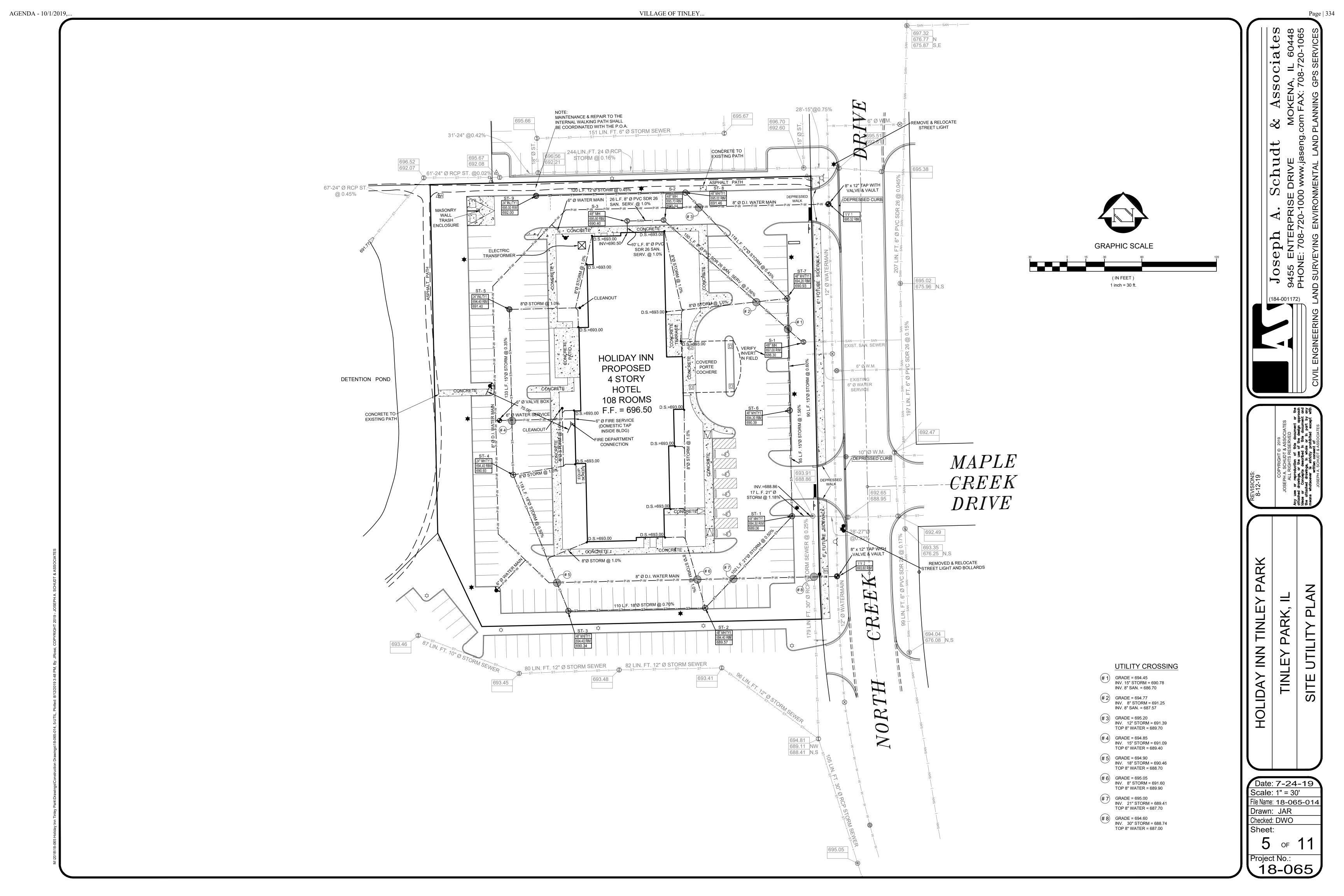












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STORM WATER POLLUTION PREVENTION PLAN

The purpose of this plan is to minimize erosion within the construction site and to limit sediments from leaving the construction site by utilizing proper temporary erosion control systems and providing ground cover within a reasonable amount of time.

Certain erosion control facilities shall be installed by the contractor at the beginning of construction. Other items shall be installed by the contractor as directed by the Engineer on a case by case situation depending on the contractor's sequence of activities, time of year, and expected weather conditions.

The contractor shall install permanent erosion control systems and seeding within a time frame specified herein and as directed by the Engineer, therefore minimizing the amount of area susceptible to erosion and reducing the amount of temporary seeding. The Engineer will determine if any temporary erosion control systems shown in the plan can be deleted and if any additional temporary erosion control systems, which may not be included in this plan, shall be added. The contractor shall perform all work as directed by the Engineer and as shown in Standard 280001.

Section 280. Temporary erosion control, of the standard specifications additionally supplements this plan.

SITE DESCRIPTION &

DESCRIPTION OF CONSTRUCTION ACTIVITY:

- The project is located South and West of 183rd Street and North Creek Drive in Tinley Park, IL 60477. The site disturbance acreage is 2.471 acres.
- Construction includes earthwork, parking improvements, and storm sewer improvements for a proposed site.
- 3. The project is not within the 100-year Floodplain limits

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE

Erosion control silt fencing shall be in placed prior to earthwork activities.

Site shall be cleared. Topsoil will be remove and graded as necessary, with all proposed roads graded to roughly 1-foot below final elevation on plans.

Utilities trenches shall have topsoil removed prior to construction of utilities. After completion of storm sewer construction, storm sewer inlet protection shall be placed at each open-grate structure.

Detention shall be topsoiled and seeded & covered with erosion control blanket

Concrete curb & gutter and bituminous areas shall be constructed.

AREA OF CONSTRUCTION SITE:

The total area of the construction site is estimated to be 2.471 acres by which 2.471 acres will be disturbed by excavation, grading, and other activities. Of this 2.471 acres, 0.00 acres are construction within the Public R.O.W.

OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- Information of the soils and terrain within the site was obtained from topographic surveys and soil borings that were utilized for the development of the proposed temporary erosion control systems.
- Project plan documents, specifications and special provisions, and plan drawings indicating drainage patterns and approximate slopes anticipated after grading activities were utilized for the proposed placement of the temporary erosion control

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:

The site shall drain into proposed stormwater detention ponds by means of a proposed storm sewer system, and overland flow. The stormwater detention system will reduce the peak stormwater runoff before discharging into existing Village storm sewer system.

CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- The drawings, specifications and special provisions will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices include temporary seeding, permanent seeding, mulching, protection of trees, preservation of nature vegetation, and other appropriate measures as directed by the Engineer. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Areas of existing vegetation, wood and grasslands, outside the proposed construction limits shall be identified by the Engineer for preserving and shall be protected from construction activities.
- Dead, diseased, or unsuitable vegetation within the site shall be removed as directed by the Engineer, along with required tree removal.
- As soon as reasonable access is available to all locations where water drains away from the project, temporary perimeter erosion barrier shall be installed as called out in this plan and directed by the Engineer.
- Bare and sparsely vegetated ground in high erodible areas as determined by the Engineer shall be temporarily seeded at the beginning of construction where no construction activities are expected within seven (7) days.
- Immediately after tree removal is completed, areas which are highly erodible as determined by the Engineer, shall be temporarily seeded when no construction activities are expected within seven (7) days.

- Establishment of these temporary erosion control measures will have additional benefits to the project. Desirable grass seed will become established in these areas and will spread seeds onto the construction site until permanent seeding/mowing and over seeding can be completed.
- The Village of Tinley Park is responsible for conducting site visits and verifying that the practices are working properly and determine if additional practices are needed for better soil erosion and sediment control. If additional practices are deemed necessary by the Village the contractor will implement the practice in a timely manner.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- During construction, areas outside the construction limits as outlined previously herein shall be protected. The contractor shall not use this area for staging, parking of vehicles of construction equipment, storage of materials or other construction related
- (a.) Within the construction limits, areas which may be susceptible to erosion as determined by the Engineer shall remain undisturbed until full scale construction is underway to prevent unnecessary soil erosion.
- (b.) As construction proceeds, the contractor shall institute the following as directed by the Engineer.
 - i. Place temporary erosion control facilities at locations shown on the plans.
 - ii. Temporarily seed erodible bare earth on a weekly basis to minimize the amount of erodible surface area within the contract limits.
 - iii. Provide temporary erosion control systems.
 - iv. Continue building up the embankment to the proposed grade while, at the same time, placing permanent erosion control final shaping to the slopes.
- (c.) Excavated areas and embankment shall be permanently seeded immediately after final grading. If not, they shall be temporarily seeded if no construction activity in the area is planned for seven (7) days.
- (d.) Construction equipment shall be stored and fueled only at designated locations. All necessary measures shall be taken to contain any fuel or other pollutant in accordance with EPA water quality regulations. Leaking equipment or supplies shall be immediately repaired or removed from the site.
- (e.) The contractor shall inspect the project daily during construction activities. Inspection shall also be done weekly and after rains of 1/2-inch or greater or equivalent snowfall and during the winter shutdown period. The project shall additionally be inspected by the construction field Engineer on a biweekly basis to determine that erosion control efforts are in place and effective and if other erosion control work is necessary.
- Sediment collected during construction of the various temporary erosion control systems shall be disposed of on the site on a regular basis as directed by the Engineer. The cost of this maintenance shall be included in the unit bid price for earth excavation for erosion control.
- (g.) The temporary erosion control systems shall be removed, as directed by the Engineer, after use is no longer needed or no longer functioning.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

SANITARY

SEWERS

- 1. Temporary erosion control systems shall be left in place with proper maintenance until permanent erosion control is in place and working properly and all proposed turf areas sodded and established.
- Once permanent erosion control systems as proposed in the plans are functional and established, temporary items shall be removed, cleaned up, and disturbed turf reseeded.
- 3. Upon completion of the industrial buildings, permanent landscaping features, including

MAINTENANCE AFTER CONSTRUCTION

Construction is complete after acceptance by the municipality. Maintenance up to this date will be by the contractor.

	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
		Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
	Annually early	Armor rill erosion areas with riprap or divert the runoff to a stable area
VEGETATED	spring and after	Inspect and repair down-slope of all spreaders and turn-outs for erosion
AREAS	heavy rains	Mow vegetation as specified for the area
		Remove obstructions, sediments or debris from ditches, swales and other open channels
		Repair any erosion of the ditch lining
DITCHES,		Mow vegetated ditches
SWALES AND	Annually spring and late fall and	Remove woody vegetation growing through riprap
OPEN STORMWATER	after beavy rains	Repair any slumping side slopes
CHANNELS	arter rieavy rains	Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge
011111111111111111111111111111111111111	Spring and late	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
CULVERTS	fall and after	Remove any obstruction to flow
	heavy rains	Repair any erosion damage at the culvert's inlet and outlet
CATCHBASINS	Annually in the	Remove sediments and debris from the bottom of the basin and inlet grates
O, (1 O) I D, (O) I (O	spring	Remove floating debris and oils (using oil absorptive pads) from any trap
		Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
ROADWAYS	Annually in the	Grade road shoulders and remove accumulated winter sand
AND PARKING	spring or as	
AREAS	needed	Grade gravel roads and gravel shoulders
		Clean-out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
		Inspect buffers for evidence of erosion, concentrated flow, or encroachment by
		development Manage the buffer's vegetation with the requirements in any deed restrictions
		Repair any sign of erosion within a buffer
RESOURCE AND	Annually in the	Inspect and repair down-slope of all spreaders and turn-outs for erosion
TREATEMENT	spring	·
BUFFERS		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean-out any accumulation of sediment within the spreader bays or turnout pools
		Mow non-wooded buffers no shorter than six inches and less than three times per year
		Inspect the embankments for settlement, slope erosion, piping, and slumping
METRONDS		Mow the embankment to control woody vegetation
WETPONDS AND		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
DETENTION	Annually in fall	Remove and dispose of sediments and debris within the control structure
BASINS	and after heavy	Repair any damage to trash racks or debris guards
	rains	Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
		Clean the basin of debris, sediment and hydrocarbons
FILTRATION	Annually in the	Provide for the removal and disposal of accumulated sediments within the basin
AND	spring and late	Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event
INFILTRATION BASINS	fall	Till, seed and mulch the basin if vegetation is sparse
DASINS		Repair riprap where underlying filter fabric or gravel is showing or where stones have
		dislodged
PROPRIETARY	As specified by	Contract with a third-party for inspection and maintenance
DEVICES	manufacturer	Follow the manufacturer's plan for cleaning of devices
OTHER	As specified for	Contact the department for appropriate inspection and maintenance requirements for
PRACTICES	devices	other drainage control and runoff treatment measures.

INSPECTION AND MAINTENANCE PLAN

MISCELLANEOUS:

- 1. Temporary erosion control seeding shall be applied at a rate of 100 lbs/acres, if directed.
- 2. Straw bales, hay bales, perimeter erosion barrier and silt fences will not be permitted for temporary or permanent ditch checks. Ditch checks shall be composed of aggregate, silt panels, rolled excelsior, urethane form/geotextile silt wedges, and/or any other material approved by the erosion and sediment control coordinator.
- 3. Sediment collected during construction by the various temporary erosion control systems shall be disposed of on the site on a regular basis, as directed by the Engineer. The cost of this maintenance shall be paid for at the contract unit price per cubic yard for earth
- 4. All erosion control products furnished shall be specifically recommended by the manufacturer for the use specified in the erosion control plan. Prior to the approval and use of the project, the contractor shall submit to the Engineer a notarized certification by the producer stating the intended use of the product and that the physical properties required for this application are met or exceeded. The contractor shall provide manufacturer installation procedures to facilitate the Engineer in construction inspection.

CONSTRUCTION ACTIVITY SEQUENCING:

- Erect perimeter silt fence.
- 2. Construct stabilized construction entrance.
- 3. Strip topsoil from site. 4. Mass grade site.
- Erect interior silt fence and repair re-establish perimeter silt fence.
- 6. Provide seeding and erosion control blanket in Detention Basin, slope area of south ditch and front yard setback areas.
- Establish seeding on regraded area.
- 8. Install/construct Storm Sewer System including inlet protection excavated drains and end section rip rap protection.

Engineer with a copy at the job site:

The following certificates shall be executed & provided to the Village of Tinley Park and

Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR-10) that authorizes the storm water discharges associated with activity from the construction site identifies as part of this certification."

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATES:

Contractor

Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

The Village of Tinley Park requires compliance with NPDES Phase II program. As such, all developments shall provide to the extent possible, construction site run-off control and illicit discharge prevention and elimination.

- 1. The owner is responsible for submitting the Notice of Intent (NOI) to the IEPA after the Storm Water Pollution Prevention Plan (SWPPP) is complete. The contractor is responsible for insuring that the NOI is postmarked at least 30 days before commencement of any work on site.
- 2. Prior to commencement of construction, the owner shall provide written notification to the IEPA of completion of the SWPPP and that said plan is available at the site.
- 3. The contractor is responsible for having the SWPPP on site at all times.
- 4. Inspection of controls will be completed by the owner at least once every 7 days and within 24 hours of a storm 0.5" or greater.
- 5. An Incident of Non-Compliance (ION) must be completed and submitted by the owner to the IPEA and copied to the Village if, at any time, an erosion or sediment control device fails.
- 6. A Notice of Termination (NOT) shall be completed by the owner in compliance with NPDES Phase II requirements when all permanent erosion control measures are in place with a 70% establishment rate of vegetation. The NOT shall be sent to the IEPA and the Village.
- 7. The contractor shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION AND THE OWNER WILL ASSUME RESPONSIBILITY OF ALL SOIL EROSION CONTROL MEASURES AFTER CONSTRUCTION.

<u>INSPECTION SCHEDULE</u>

1. <u>DIVERSION AND STRUCTURAL MEASURES</u> -WILL BE INSPECTED AT WEEKLY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING

WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.

3. <u>VEGETATIVE PLANTINGS</u> - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL. 4. REPAIRS - ANY EROSION CONTROL MEASURES,

ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 1-2 DAYS. 5. MOWING - DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED

FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW. 6. <u>FERTILIZATION</u> - SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER, WILL BE INSPECTED AND FERTILIZED AS

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

1. INSTALL SEDIMENT CONTROL MEASURES: VC VEGETATIVE CHANNEL BF BARRIER FILTER

SE STABILIZED CONSTRUCTION ENTRANCE 2. GRADE SITE/STOCKPILE TOPSOIL.

3. PRESERVE AND PROTECT EXISTING VEGETATION 4. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES:

TS TEMPORARY SEEDING VF VEGETATIVE FILTER M MULCHING 5. VEGETATIVE COVER ON ALL AREAS TO

TS TEMPORARY SEEDING 6. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS WITH 7 DAYS OF:

PS PERMANENT SEEDING SO SODDING 7. INSTALL PERMANENT LANDSCAPING

NOTE:
PROVIDE TEMPORARY SEEDING FOR ALL DISTURBED

PARKWAYS FASEMENTS DETENTION PONDS ETC. TO BE LEFT. LONGER THAN 7 DAYS BEFORE PERMANENT SEEDING/FINAL LANDSCAPING IS TO OCCUR.

2. SEDIMENT BASINS AND PONDS -STRUCTURAL MEASURES, OR OTHER RELATED NECESSARY.

BE EXPOSED LONGER THAN 7 DAYS:

& REMOVE TEMPORARY EROSION CONTROL 8. PERFORM CONTINUING MAINTAINENCE.

SOIL PROTECTION CHART INSPECTION AND MAINTENANCE PLAN FOR QUALIFIED SEWER CONSTRUCTION STABILIZATION A. KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH INSPECTION SCHEDULE CORRECTIVE ACTIONS SEEDING DORMANT ANNUALLY INSPECT ALL SANITARY SEWERS FOR BLOCKAGES SEEDING CLEAN SANITARY SEWERS AS NECESSARY SODDING USING VARIOUS METHODS AS REQUIRED SUCH AS JETTING, RODDING, ETC. MULCHING F

PERENINIAL RYEGRASS 45 LBS./AC. + 2 TONS STRAW MULCH PER ACRE. SPRING OATS 100 LBS./AC. . WHEAT OR CEREAL RYE 150 LBS./AC.

STRAW MULCH 2 TONS/AC. IRRIGATION NEEDED DURING JUNE. JULY AND SEPT.

PERENINIAL RYEGRASS 30 LBS./AC.

. KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH

IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING.

Sheet: OF

Project No.:

Checked: DWO

Date: 07-24-19

File Name: 18-065-014

Scale: N/A

Drawn: JAR

GENERAL CONDITIONS

- 1. Village of Tinley Park Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), and Joseph A. Schudt & Associates (Telephone 708-720-1000). must be notified (2) working days prior to commencement of work.
- 2. The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- 3. No construction plans shall be used for construction unless specifically marked "FOR CONSTRUCTION". Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive. Any discrepancies located in the Village Right-of-Way or easements shall be confirmed with the Village Engineer.
- 4. All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.
- 5. Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.
- 6. Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.
- 7. Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.
- 8. Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.
- 9. The contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- 10. Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.
- 11. Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas have underground and/or overhead service facilities in the vicinity of the proposed work, the contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of these facilities. The contractor shall call J.U.L.I.E. at "811" or (800) 892-0123 for utility locations.
- 12. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract, and no additional compensation will be allowed.
- 13. All existing traffic signs, street signs, etc., which interfere with construction operations and not noted for removal or disposal shall be removed and reset by the contractor at locations as designated by the Engineer. This shall be considered incidental to the contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the contractor at his own expense. All signs not required to be reset shall be delivered to the Municipality or County as appropriate.
- 14. All permanent type pavements or permanent improvements which abut the proposed improvement and must be removed, shall be saw-cut prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- 15. Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 645.09 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.
- 16. The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.
- 17. Special attention is drawn to the fact that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

- 18. Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.
- 19. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.
- 20. The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

- 1. Work under this section shall include but not be limited to the
- A. Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.
- B. Stripping of topsoil from all excavation, pavement and structural clay fill areas.
- C. Stockpiling of topsoil at locations as directed by the Owner or Engineer. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter or other litter and waste products including other extraneous materials not conductive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.
- D. Clay cut and Clay fill with compaction within roadway and all other structural fill areas.
- E. Clay Cut and Excavation of all lakes and waterways per plan including all treatments.
- F. Placement and compaction of clay to standards as required on the construction plans to the design subgrade elevations. The contractor will note that the elevations shown on the construction plans are finished grade elevations and that pavement thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.
- G. Backfilling and compaction behind new curbs and gutters.
- H. Movement and compaction of soil material from the construction of underground utilities.
- I. Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).
- J. If required, removal from site of all excess earth material including excess utility trench spoil after final grading.
- 2. The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the
- 3. Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.
- 4. The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility
- 5. Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and
- 6. During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.
- 7. Whenever, during construction operations, any loose material is deposited in the flow line of gutter, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed at the close of each working day. At the conclusion of construction operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
- 8. All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL. I mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.
- 9. Soil erosion control specifications shall be considered as part of this section.
- 10. All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.

UNDERGROUND

- 1. Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.
- 2. All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.
- 3. All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

- 4. All structure sections, adjusting rings and frames shall be securely sealed to each other or to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed, bituminous mastic (RAM-NEK, or Approved Equal). This mastic shall be applied in such a manner that no surface water or ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)
- 5. The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.
- 6. The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications. No watermain valves or B-Boxes shall be turned or operated by anyone other than Village employees.
- 7. The contractor shall provide the Engineer and the Municipality, and/ or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field tiles, cleanouts, wyes, service stubs, B-Boxes, and underdrains as required.
- Separation between water mains and sewers must be maintained in accordance with Section 41-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.
- 9. Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet 6 inches.
- 10. Valves shall be Mueller, Clow, or approved equal, mechanical joint. resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.
- 11. All watermains shall be bedded with compacted, granular CA-7 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6". Trench backfill for watermains shall be CA-7 with the top 12 inches CA-6.
- 12. All bends in the watermain of 10 degrees or greater shall be installed with thrust blocking or as directed by project Engineer per standard detail.
- 13. Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water", and "Village of Tinley Park".
- 14. Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water", and "Village of Tinley Park".
- 15. All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.
- 16. All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.
- 17. All hydrants shall be of the compression or gate type, as manufactured by EJIW, 5BR-250.
- 18. All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.
- 19. Curb inlets are to be EJIW 1050Z1, or as indicated on the plans.
- 20. Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-7 for gradation. Cost for bedding shall
- 21. Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 95% Mandrel is required and will not be used prior to 45 days after backfilling.

be merged with unit price bid for the sewer.

- 22. 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-tap' and hub-wye or hub-tee saddle.
- 23. All Sewer Main connections to an existing sanitary sewer main shall
- 24. Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212) and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing PVC SDR 26 (ASTM 3034) pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection. Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints
- 25. All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.
- 26. Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

- 1. Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.
- 2. The proposed pavement shall consist of the subgrade course (as specified) base course, Bituminous Concrete Binder course (IL-19.0, N50), and Bituminous Concrete Surface course, (Mix D, N50) or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.
- 3. Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.
- 4. Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.
- 5. All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Village Engineer prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.
- 6. 3/4" thick Premoulded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.
- 7. Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.
- 8. Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA)
- 9. Two (2) coats of concrete sealer in conformance with the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.
- 10. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.
- 11. The paving contractor shall be responsible for providing all coring, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality
- 12. Concrete sidewalks shall have two (2) #4 Rebar, 10 foot in length, centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals. Concrete walks shall be seven (7) inches thick at all driveway crossings.

SEDIMENTATION & EROSION CONTROL

- 1. All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.
- 2. When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and settlement. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.
- 3. All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
- 4. Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.
- 5. Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.
- 6. Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.
- 7. Seeding shall conform to section 250 of the "Standard Specifications".

Construction Specification --Pollution Control & Soil Erosion & Sediment Control

The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.

All material furnished shall meet the requirements of the material specifications listed in this specification.

3. Erosion and sediment control measures and works The measures and works shall include, but are not limited to, the following: Staging of earthwork activities.—The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. **Seeding**—Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork

Mulching--Mulching to provide temporary protection of the soil surface from erosion. Diversions--Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed. Stream crossings--Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when the crossings are no longer required or when permanent measures are installed

Sediment basins—Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. Sediment filters--Straw bale filters or geotextile sediment fences trap sediment from areas of limited

runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed Waterways--Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. Other--Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government,

4. Chemical pollution

The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.

The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. All public access or haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and ecommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.

6. Maintenance, removal, and restoration All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near

7. Standards and Specifications Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.

Illinois Urban Manual

Construction Specification Name	Co
Clearing	1
Clearing and Grubbing	2
Contractor Quality Control	9
Corrugated Polyethylene Tubing	4
Digging, Transporting, Planting and	70
Establishment of Trees, Shrubs and Vines	
Drainfill	2
Ductile-Iron Pipe	5
Earthfill	2
Excavation	2
Field Fence	9
Field Office	9
Geotextile	9
Identification Markers or Plaques	9
Mobilization and De-mobilization	
Plastic Pipe	4
Pollution Control	4
Reinforced Concrete Pressure Pipe Conduits	4
Seeding, Sprigging and Mulching	(
Sodding	20
Stripping, Stockpiling, Site Preparation and	75
Spreading Topsoil	
Topsoiling	20
Traffic Control	

Illinois Urban Manual Practice Standard

Bioretention Facility

Dust Control

Construction Road Stabilization

Code Date

11/2013

1/1999

2/1994

800

806

825

English Control Disulant	830	(/2000
Erosion Control Blanket	830	6/2009
Filter Strip	835	1/1999
Infiltration Trench	847	1/1999
Inlet Protection - Fabric Drop	860	2/1994
Inlet Protection - Paved Areas	861	5/2011
Inlet Protection - Sod Filter	862	11/1999
Land Grading	865	2/1994
Mulching for Seeding and Soil Stabilization	875	6/2010
Permanent Vegetation	880	10/2001
Permanent Vegetation	880a	10/2001
Table A - Grass, Forb and Sedge Species		
for Low Maintenance Areas		
Permanent Vegetation	880b	10/2001
Silt Fence	920	4/2012
Sodding	925	12/1994
Stabilized Construction Entrance	930	8/1994
Temporary Concrete Washout Facility	954	6/2009
Temporary Sediment Trap	960	10/2001
Temporary Seeding	965	12/1994
Topsoiling	981	2/1994
Tree Protection	990	4/2000

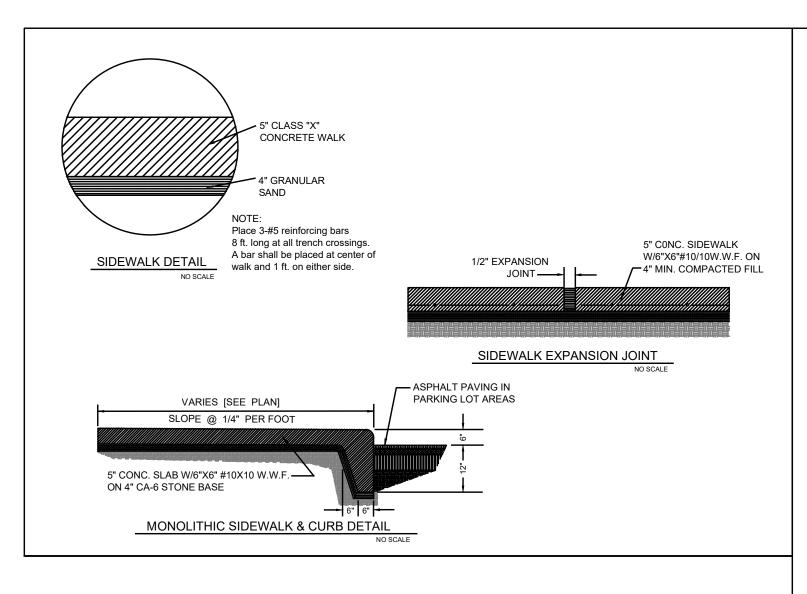
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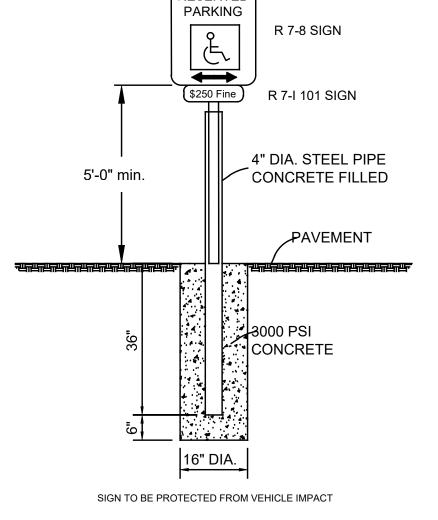
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Date: 7-24-19 Scale: N/A File Name: 18-065-014 Drawn: JAR Checked: DWO Sheet:

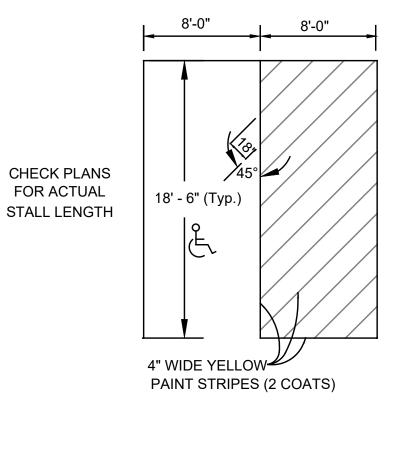
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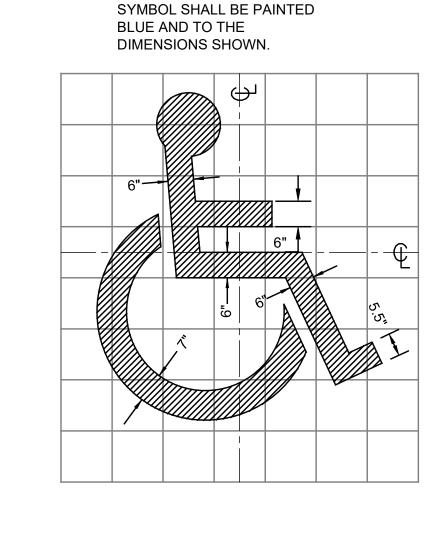
AGENDA - 10/1/2019, VILLAGE OF TINLEY... RESERVED





63' Typical Bay Width -- 4" Wide Yellow Painted Stripes (typ.)



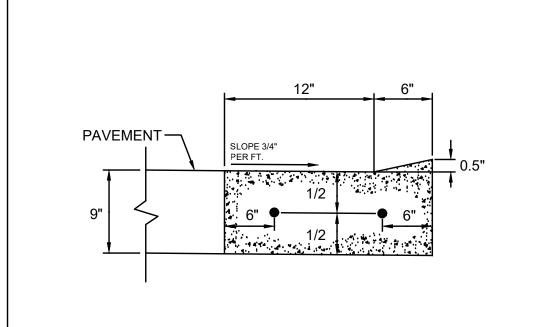


HANDICAPPED STRIPING DETAIL

HANDICAPPED SIGN DETAIL N.T.S.

NOTE: Minimum height to bottom of sign is to be 5'-0" per III. Rev. Stat. ch 95 1/2 par 11-301. SIGN TO BE LOCATED NO MORE THAN 5' FROM FRONT OF PARKING STALL.

90° Parking Lot Striping Detail

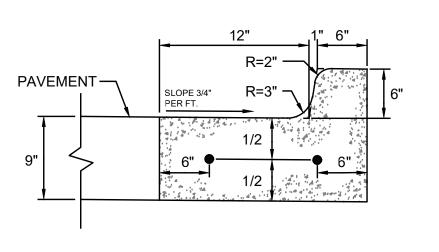


CURB CONSTRUCTION NOTES:

- 1. At all joints and radii points, provide and install 2-#6 dowel bars 30" long with 5" long 1" diam. dowel caps, bars to be greased. Maximum joint spacing not to exceed 40'.
- 2. All curb shall be built on a minimum 2" thick granular cushion.
- 3. Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

SPECIAL DEPRESSED CURB

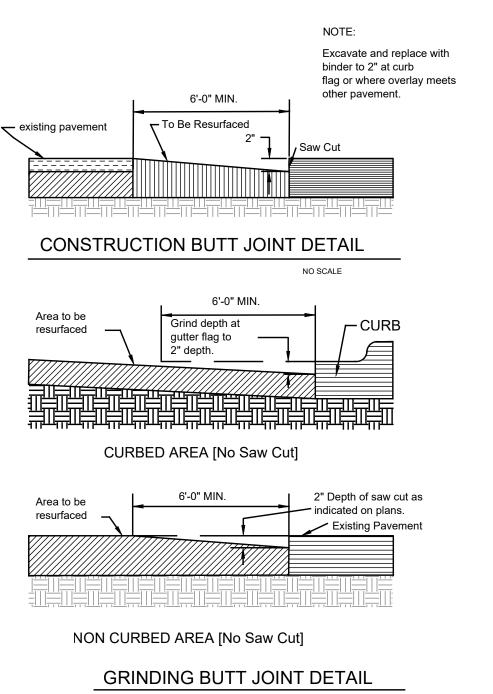
SEE I.D.O.T. STANDARD **DETAIL No. 2356-2**

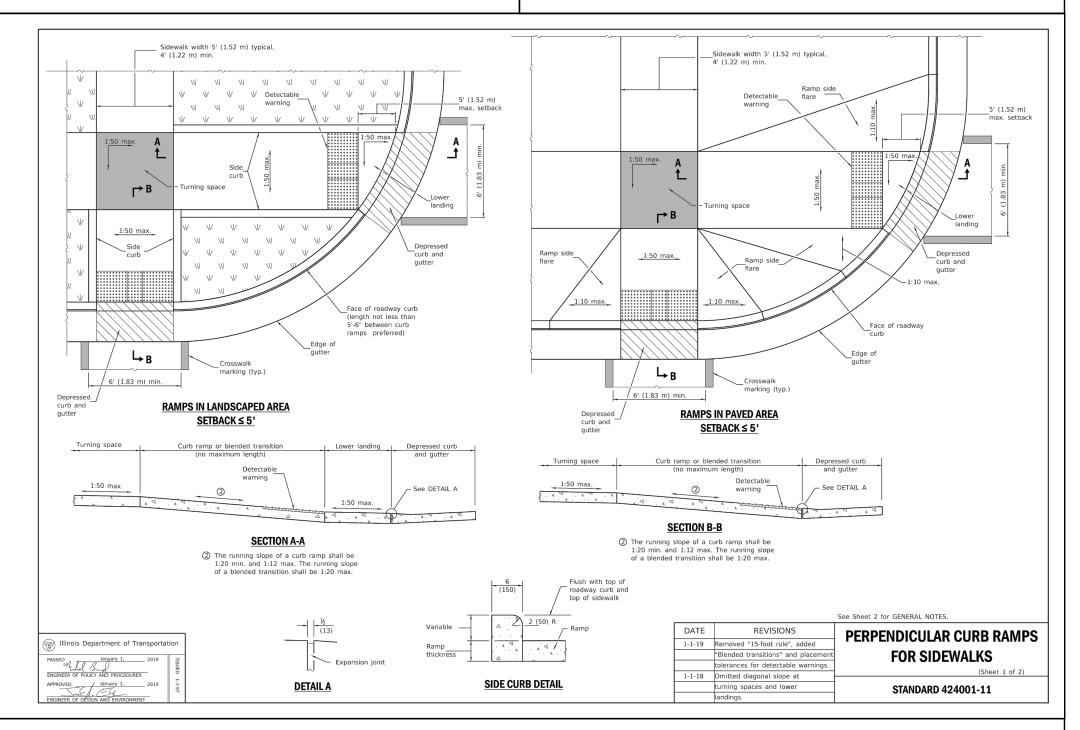


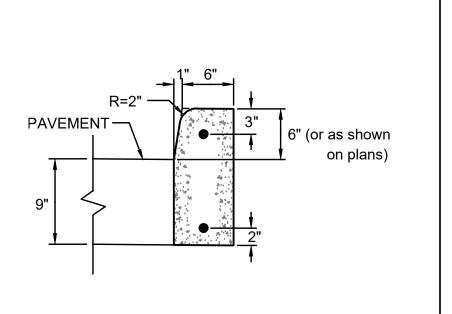
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TYPICAL BARRIER CURB



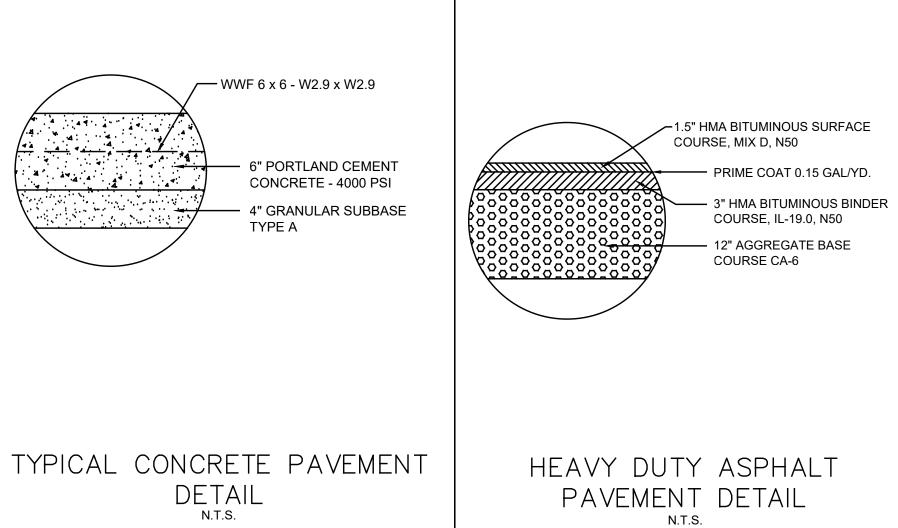


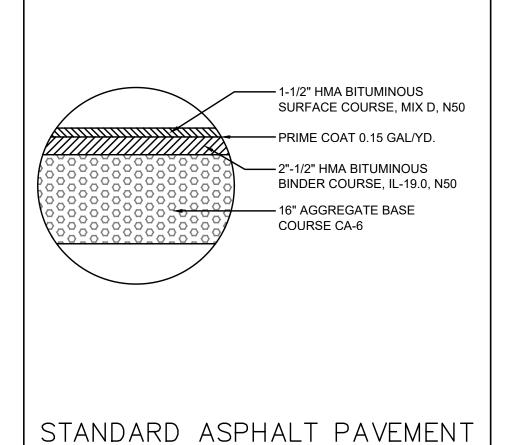


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- 1. At all joints and radii points, provide and install 2-#6 dowel bars 30" long with 5" long 1" diam. dowel caps, bars to be greased. Maximum joint spacing not to exceed 40'. 2. All curb shall be built on a minimum 2" thick
- granular cushion. 3. Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

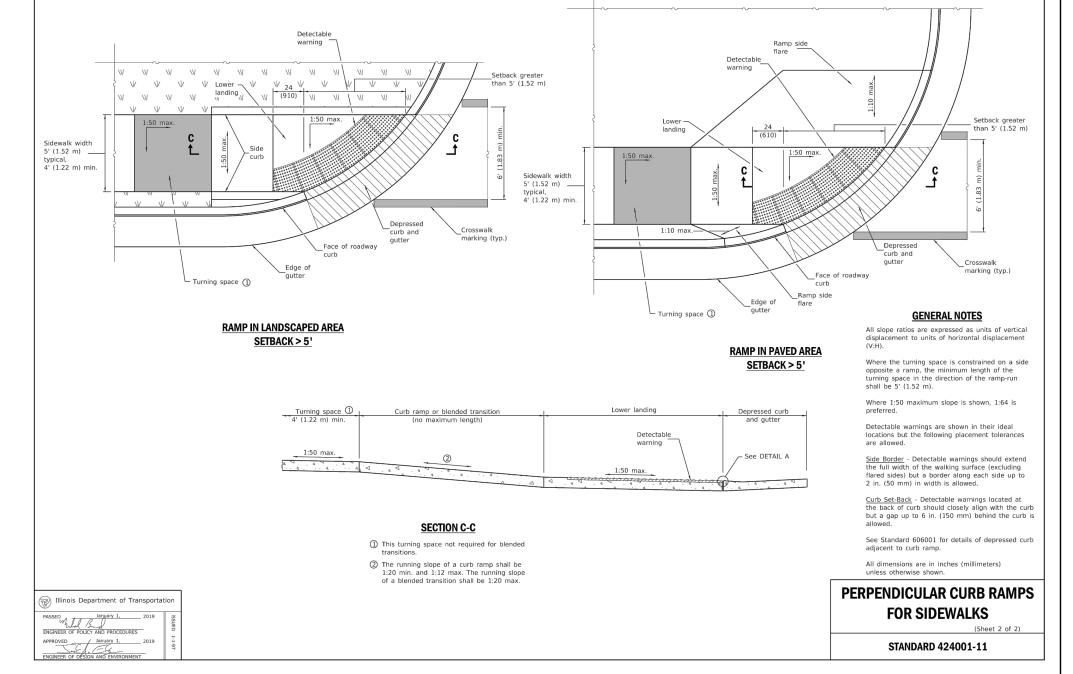
TYPICAL TYPE "B" CURB





DETAIL

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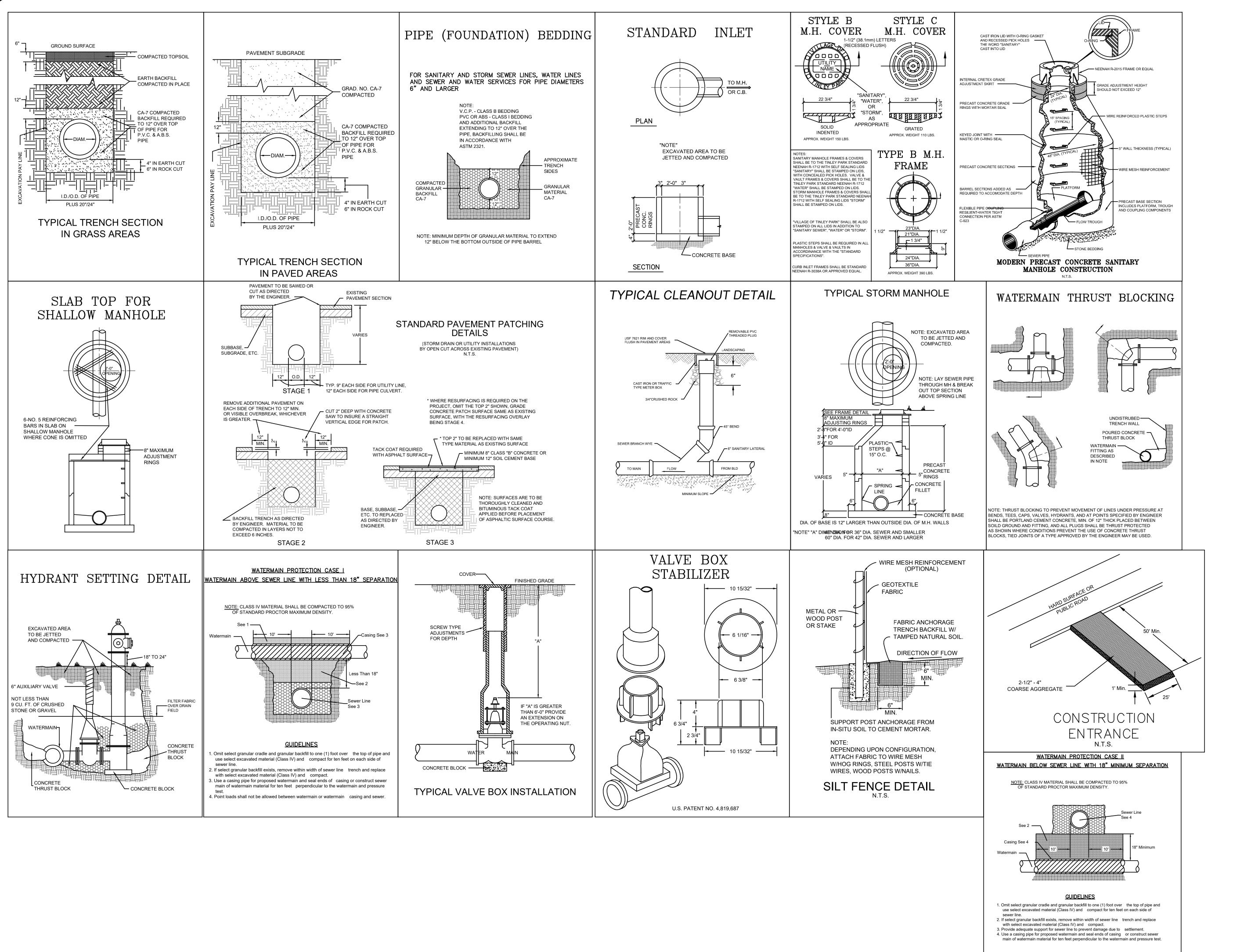
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- APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- 3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT
- 6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- 7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- 8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
- 10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
- 12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR
- 13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
- DRAINAGE AREA HAS BEEN STABILIZED.
- SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
- BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
- DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM
- FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- SITE INSPECTOR, OR MWRD.

A. REFERENCED SPECIFICATIONS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION; * VILLAGE OF TINLEY PARK MUNICIPAL CODE;
- * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
- * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- 1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
- 2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- 3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

- 1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- 2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- 3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK
- 4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
- 5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- 6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS
- 8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL
- 9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- 10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES

OF THE MUNICIPALITY, MWRD, AND OWNER.

OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

- I. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND
- SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS. 2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE

UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN

- TESTED AND ACCEPTED. 3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL
- 4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
- FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION). 5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- 6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- 7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

(PIPE MATERIAL TO BE AS INDICATED ON THE PLANS)

ABOVE THE TOP OF THE PIPE WHEN USING PVC.

PE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	
ITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	
EINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443	
AST IRON SOIL PIPE	ASTM A-74	ASTM C-564	
JCTILE IRON PIPE	ANSI A21.51	ANSI A21.11	
DLYVINYL CHLORIDE (PVC) PIPE INCH TO 15-INCH DIAMETER SDR 26 3-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212	
IGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED))
ATER MAIN QUALITY PVC		, , ,	
INCH TO 36-INCH	ASTM D-2241	ASTM D-3139	
INCH TO 12-INCH	AWWA C900	ASTM D-3139	
I-INCH TO 48-INCH	AWWA C905	ASTM D-3139	

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIO	
POLYPROPYLENE (PP) PIPE			
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477	
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477	

- 8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12"
- 9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
- 10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY"
- 11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
- a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH
- A WYE OR TEE BRANCH SECTION. c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
- 12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A
- WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED. 13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH
- GRANULAR MATERIAL OR REMOVED. 14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRÉ-CAST REINFORCED
- 15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
- 16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
- 17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED. AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
- 18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

- E. EROSION AND SEDIMENT CONTROL
- 1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE

- 5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

- 9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
- PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN
- 14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING
- 15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS.
- 16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL
- 17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED
- 18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE
- 19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED
- AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED
- 21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS
- 22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN
- 23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN
- 24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER,

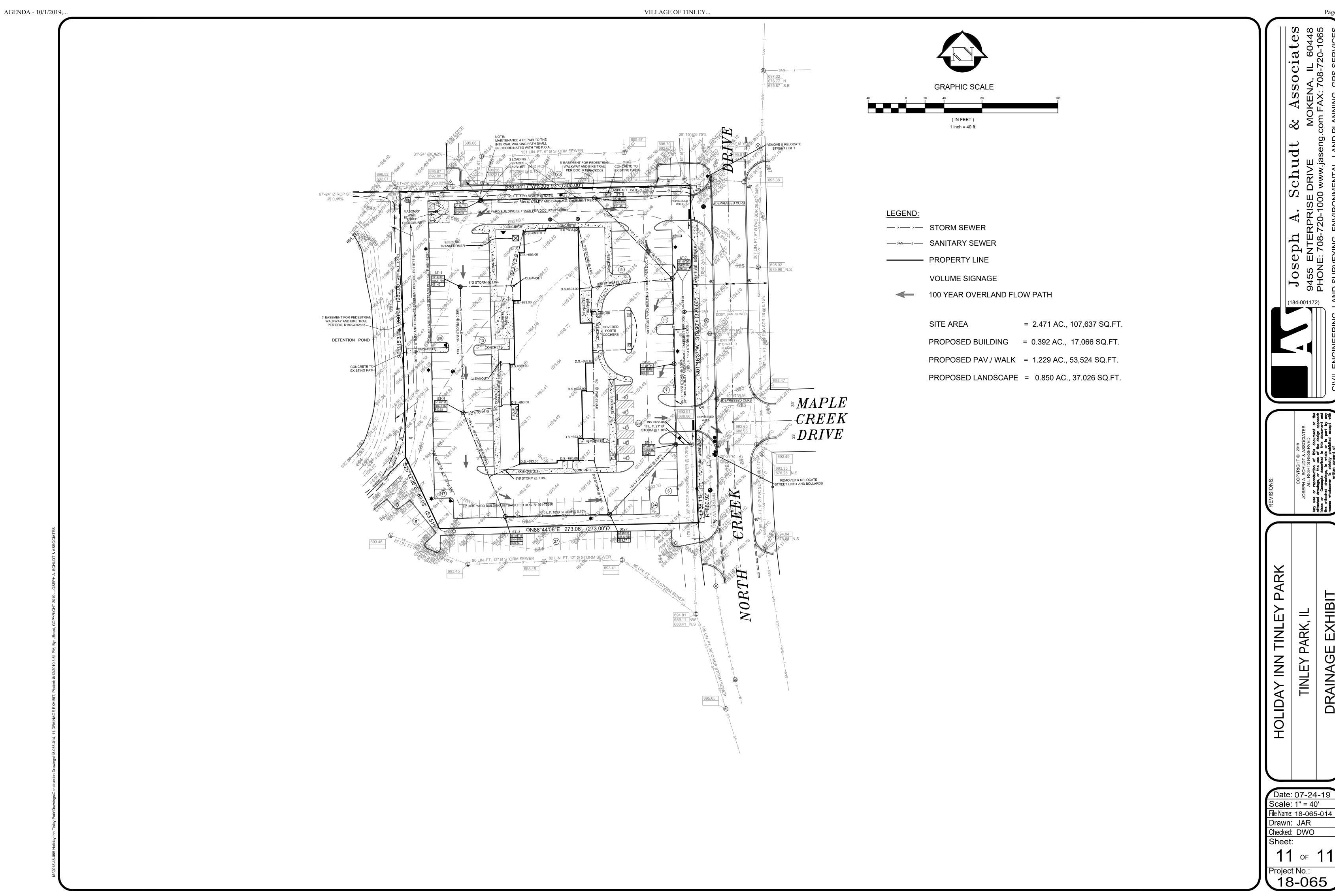
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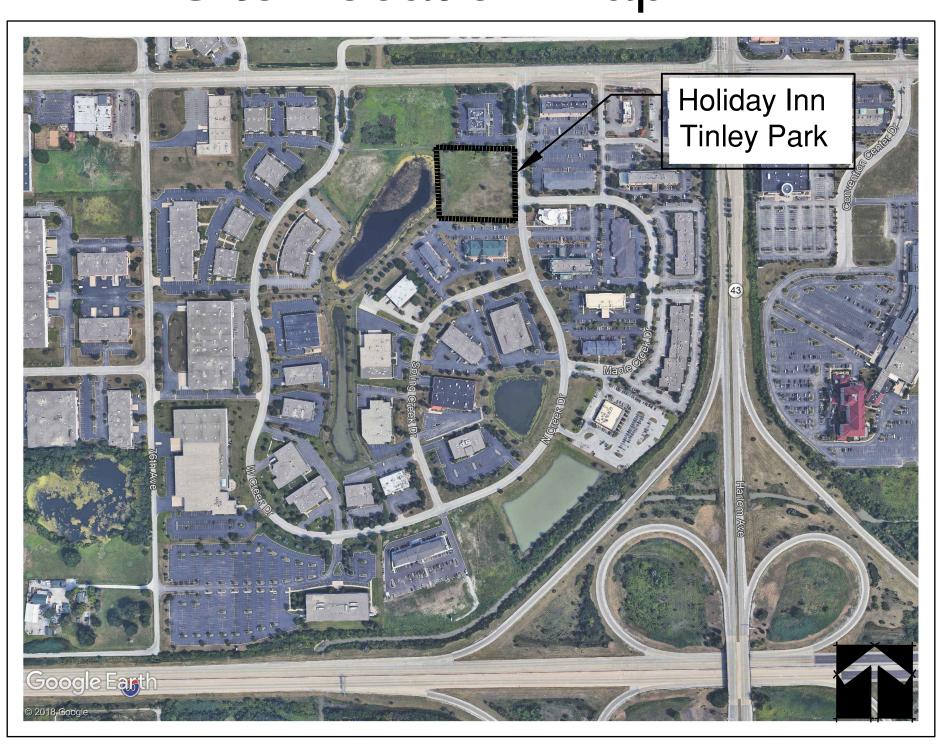
AGENDA - 10/1/2019,...

LANDSCAPE PLAN FOR:

HOLIDAY INN TINLEY PARK

18320 S, North Creek Drive Tinley Park, IL 60477

Site Location Map



Owner:

SD Hospitality, LLC 4375 Frontage Road Oak Forest, IL 60452 630.745.7344

Landscape Architect: Metz & Company 826 E. Maple Street Lombard, IL 60148 630.561.3903

Engineer:

Joseph A. Schudt & Associates 9455 Enterprise Dr. Mokena, IL 60448 708.720.1000

Architect:

Envisions Architect/Planners 17 Junction Drive, Suite 264 Glen Carbon, IL 62034 618.791.1329

SHEET INDEX

SHEETDESCRIPTIONCS-1COVER SHEETL-1TREE PRESERVATION PLANL-2LANDSCAPE PLANL-3DETAILS, NOTES & SPECIFICATIONS

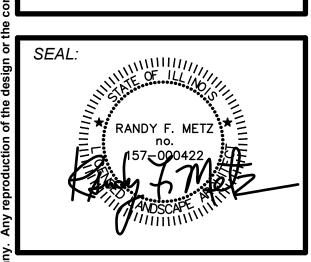
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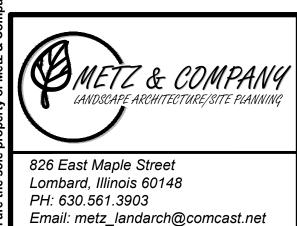
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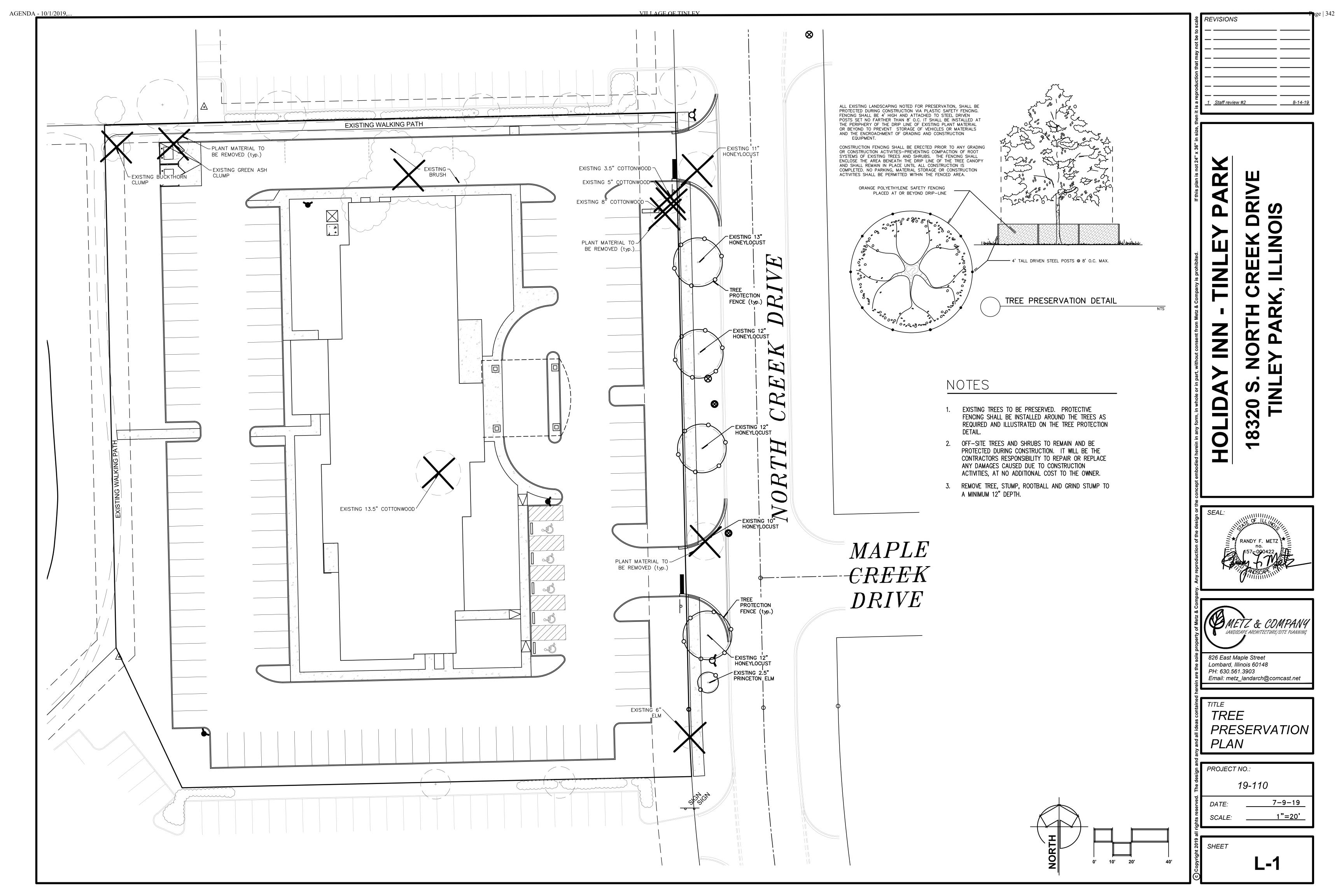
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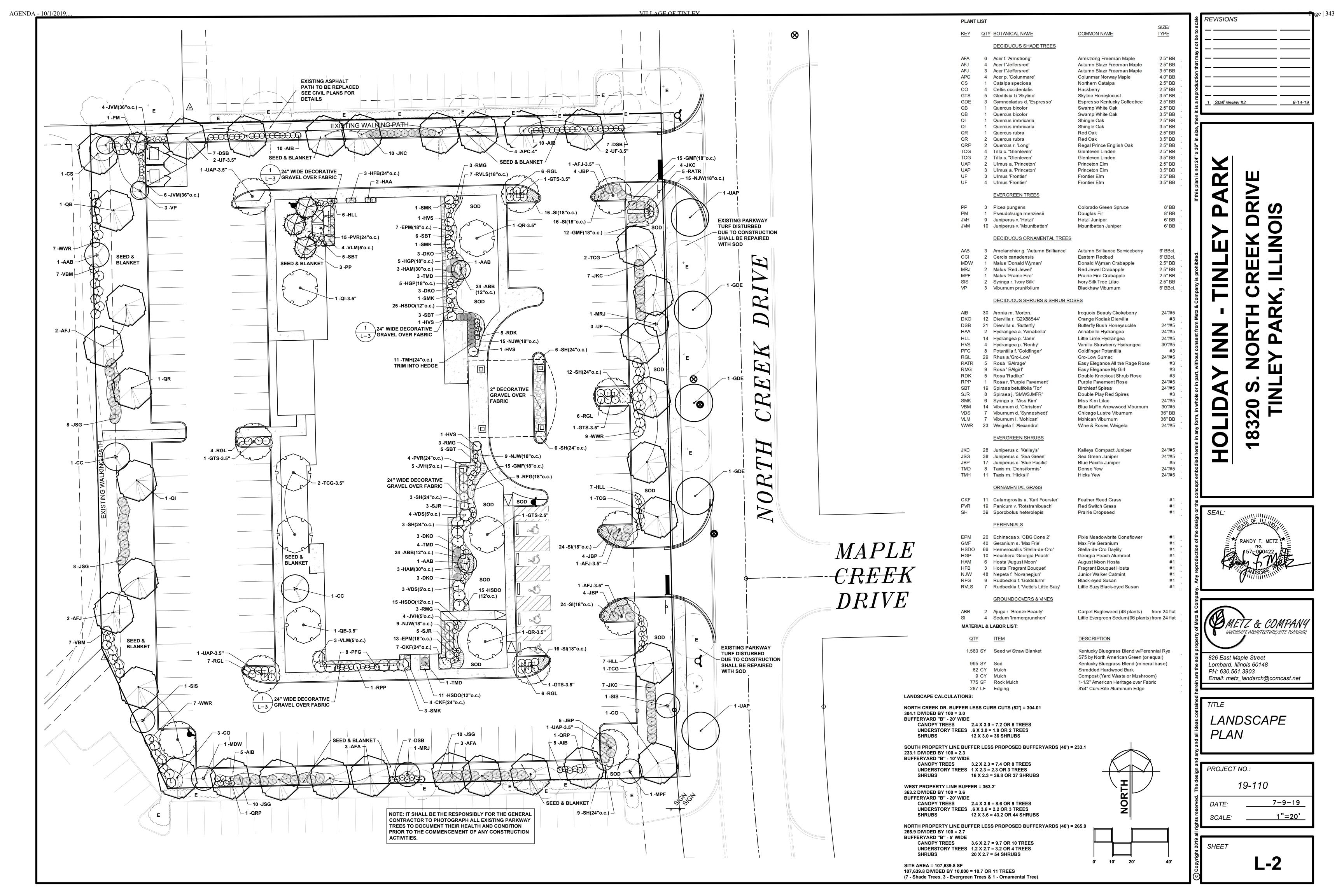
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1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

- A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y., 10036, B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C.
- Hortus Third. The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York, D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

2.6 SUBSTITUTIONS

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown

2.2 NOMENCLATURE The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury

.5 TEMPORARY STORAGE Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect

Topsoil for required filling and spreading shall be obtained from on-site stock pile(s) generated from site stripping. In the event that the quantity of stock piled topsoil is insufficient then topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, was debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this

The soil, to be acceptable topsoil, shall meet the following criteria ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent

Architect and is subject to his inspection prior to said approval.

TEXTURE: No more than 25 percent cla

SOLUBLE SALT: No more than 1000 ppm CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1)

sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanica analysis and Bio assay.

2.9 MULCH Mulch shall consist of the following

Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushroom

Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves. SOUTHERN PINE BARK (conifer mulching)

Pine bark shall be horticultural-grade milled pine bark with 80% by volume sized between 0.1 and 15.0 mm. Pine bark shall be composted sufficiently to breakdown all woody materials and shall be screened. The pH range shall be between 4.0 and 7.0.

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.

Woodace (14-3-3) slow-release briquettes

Perennials, Groundcovers, Ornamental Grasses & Vines Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.

Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect

Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.

F. Deciduous & Evergreen Trees

2.11 TREE WRAPPING MATERIA

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit

B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the

3.12 MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

CONTINUED MAINTENANCE For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility

to occasionally inspect the quality of the Owner's maintenance.

A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect. 2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

. ONE YEAR PERIOD The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials

EXCLUSIONS The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.

GUARANTEE PERIOD INSPECTION During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard

Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent 2. pH: No lower than 5.0 nor higher than 8.0

3. TEXTURE: No more than 25 percent clay. 4. SOLUBLE SALT: No more than 1000 p

5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanica

2.2 COMMERCIAL FERTILIZER AND DELIVERY

and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following 1. PRIOR TO SEEDING AND/OR SODDING 6-24-24

Nitrogen...... 6% Phosphorous..... 2. AFTER SEEDING AND/OR SODDING 18-5-9

Phosphorous...... 5% a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.

2.3 GRASS SEED (if specified) Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other

PROPORTION BY WEIGHT TYPE OF GRASS

CONVENTIONAL TURF GRASS MIX (if specified) ... KENTUCKY BLUEGRASS (blend of 3 cultivars ... PERENNIAL RYEGRASS (blend of 2 cultivars) .. CREEPING RED FESCUE

(Apply at 5 lbs./1.000 S.F. for mechanical seeding

(Apply at 7 lbs./1,000 S.F. for mechanical seeding 2. SALT TOLERANT MIX (if specified)

.. 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS .. CREEPING RED FESCUE

... KENTUCKY BLUEGRASS .. PERENNIAL RYEGRASS

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise

2.4 EROSION CONTROL BLANKET STRAW BLANKET (if specified)

a. S-75 Straw Blanket (North American Green) b. AEC Premier Straw Blanket (American Excelsior Company c. or equivalent

a. SC-150 Straw/Coconut Blanket (North American Green b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)

2.5 HYDROMULCH (if specified)

SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839 Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the

sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm

tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS April 1 * to May 31 Aug. 15 to Sept. 30

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all

3.2 SOD - The accepted seasons for laying sod shall be as follows: SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.

2. FALL SODDING shall be performed from August 15 to October 31. Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by

the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass. absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be

responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. 2. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the

Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be guoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in

accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in B. MOWING
 1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of

2. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing. . Seeded areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

2. Sodded area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per

1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:

1. Grass shall display a reasonably uniform distribution of grass plants. Grass shall display vigorous growth and be green and healthy in appearance.
 Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or If any mistakes, omissions, or discrepancies are found to exist with the work

Any materials with damaged or crooked/disfigured leaders, bark abrasion,

opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure. Under no circumstances should these plans be used for construction purposes

product, the Landscape Architect shall be promptly notified so that they have the

without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others.

The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes. Quantity lists are supplied as a convenience. However, Bidders and the Installing

Contractor should verify all quantities. The drawings shall take precedence over

the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

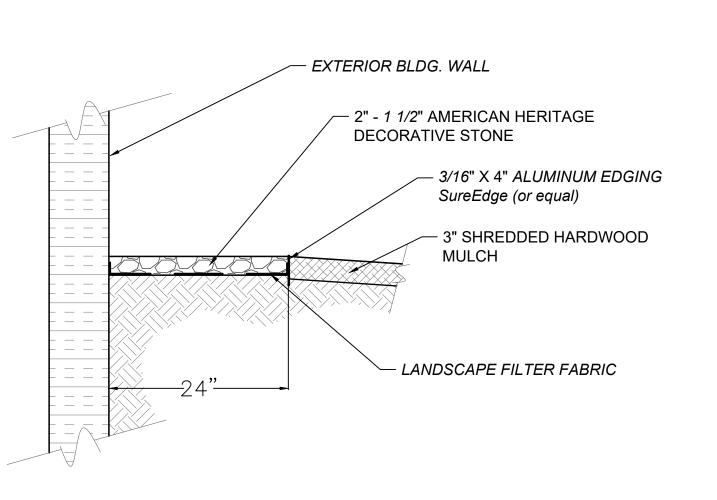
Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond All bed lines and tree saucers shall require a hand spaded edge between lawn and

Grading shall provide slopes which are smooth and continuous. Positive drainage

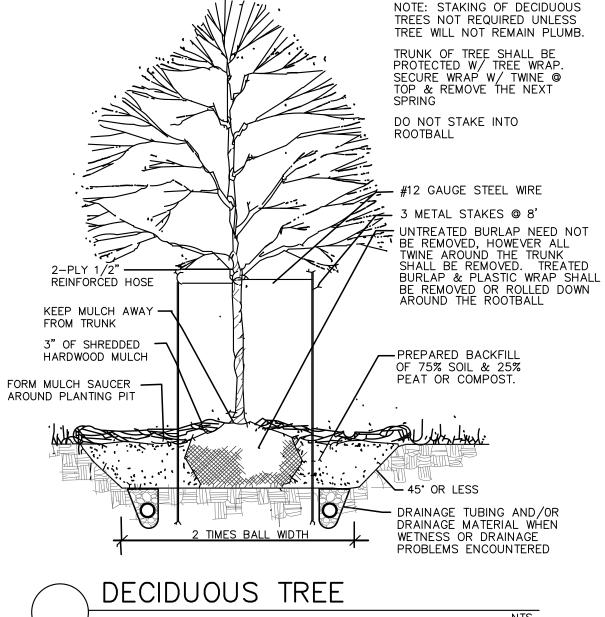
Sod shall be mineral base only.

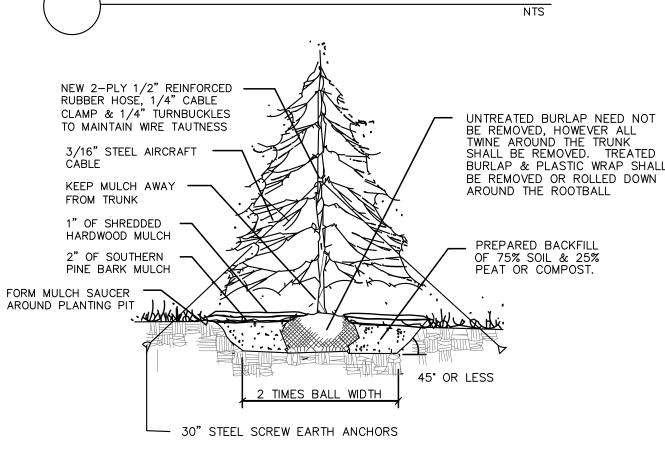
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

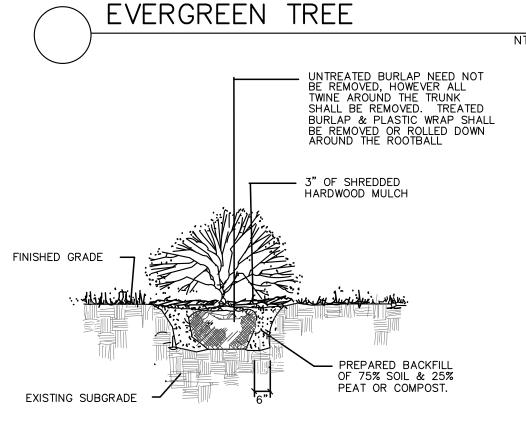
All plant material shall be guaranteed for one (1) year from the date of acceptance.

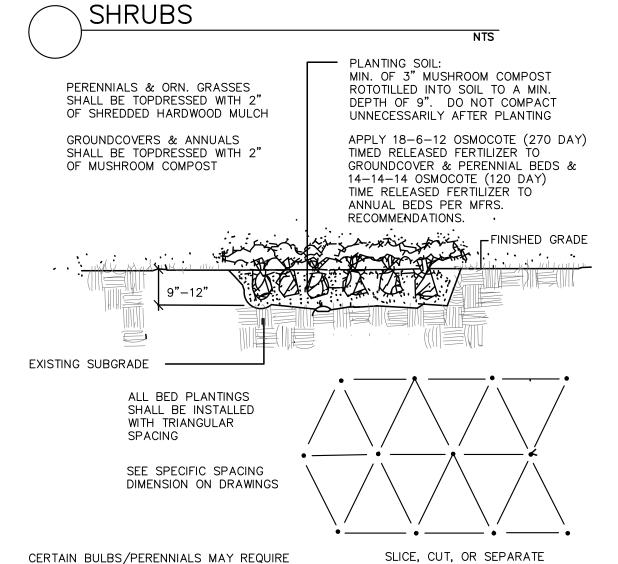


DETAIL - MAINTENANCE GRAVEL STRIP









EXTERIOR ROOTS ON ROOT-BOUND

CONTAINER PLANTS TO PROMOTE

ROOT GROWTH.

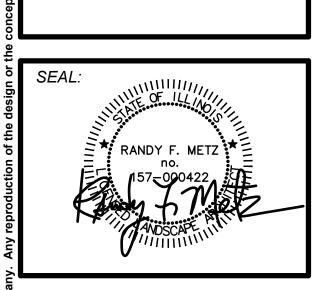
BED PLANTING DETAIL (PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVERS & ANNUALS)

OTHER PLANTING DEPTHS. CONSULT BULB

DISTRIBUTOR FOR PRECISE DEPTHS.

REVISIONS Staff review #2

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DETAILS, NOTES & SPECIFICATIONS

19-110 7-9-19 1"=20'

PROJECT NO .:



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

September 19, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 19, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Curt Fielder, Acting Chairman

Eduardo Mani MaryAnn Aitchison

James Gaskill Stephen Vick

Absent Plan Commissioner(s): Garrett Gray

Lucas Engel Angela Gatto Tim Stanton

Village Officials and Staff: Paula Wallrich, Planning Manager

Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for September 19, 2019 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the August 15, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GASKILL to approve the minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING

Item #1 WORKSHOP/APPROVAL: UNION SQUARE NORTH- 6822 179TH STREET, 17884-17890 OAK PARK

AVENUE – SITE PLAN, PLAT OF RESUBDIVISION, PLAT OF ABROGATION

Consider a request from Michael and Kevin Halleran to approve the Site Plan for Union Square North and the Plat of Re-Subdivision and Plat of Abrogation for properties located at 6822 179th Street, 17884-17890 Oak Park Avenue.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman

Eduardo Mani MaryAnn Aitchison James Gaskill Stephen Vick

Absent Plan Commissioner(s): Garrett Gray

Lucas Engel Angela Gatto Tim Stanton

Guests: Kevin Halleran, Petitioner

Warren Opperman, Attorney

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. This is a minor change to a project that was brought before the Village in 2017. Since that time the developers have constructed and sold their models on the south side of 179th Street and have now begun construction on their second building and are ready to construct the last two buildings on the north side of 179th Street.

Ms. Wallrich noted that sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179th Street, which was originally planned for six 2-bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2-bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks for the building fronting on Oak Park Avenue they have decreased the width of the units slightly from what was originally proposed. This has resulted in slight modifications to the plat of subdivision as well as an easement on the north side of the property just north of building B. The public utility easement had to be reduced from 5 feet to 3 feet which required a Plat of Abrogation or a Vacation of a portion of the easement. The Village engineers have approved this to accommodate all the public utilities that need to go through the area. There is also a very large utility pole in front of building A so they have increased the front yard setback from 5 feet to 10 feet.

	PROPOSED CHANGES IN SITE PLAN					
Approved Proposed Comment/code requirement						
1	6.97'	6.85'	5' minimum			
2	5'	10'	5' -15' FY setback (utility lines)			
3	9.24'	4.24'	Reduction of green space/detention			

4	7.20'	5.0'	5' minimum		
5	5'	3'	5' max, reduction of easement		
6	18'	16'	Reduced to accommodate AC units		
7	2.7'	4.3'	Increased to accommodate AC units		
8	5.02'	5.0'	5' -15' FY setback		

Ms. Wallrich stated that none of the proposed changes result in a Variance and none of them complicate the engineering that was approved for the project. Landscaping was not impacted and the number count remains the same.

The Site Plan makes minor adjustments to the width and location of the two buildings on the north side of 179th Street and minor changes to the Plat of Subdivision and the Plat of Abrogation.

Motion 1:

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISISONER VICK to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval. ACTING CHAIRMAN FIELDER declared the motion carried by voice call.

Motion 2:

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval.

AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

Motion 3:

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval.

AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

This will be heard at the Village Board on October 1, 2019

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING

Item #2 WORKSHOP/PUBLIC HEARING: HOLIDAY INN- 18320 NORTH CREEK DRIVE-SITE PLAN, SPECIAL

USE FOR A SUBSTANTIAL DEVIATION

Consider the application from SC Hospitality to approve a Site Plan and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development (PUD) to allow for the construction of a 63,471 sq. ft. four-story hotel. Exceptions to the PUD include deviations from the sign regulations and the Urban Overlay District related to the location of the parking lot in the front and side yards, the depth of the front yard setback, and allow for two curb cuts rather than cross-access easements for property located at 18320 North Creek Drive.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman

Eduardo Mani MaryAnn Aitchison James Gaskill Stephen Vick

Absent Plan Commissioner(s): Garrett Gray

Lucas Engel Angela Gatto Tim Stanton

Guests: Shailesh Patel, Petitioner

Chirag Patel, Petitioner Warren Opperman, Attorney

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. This is a Site Plan Approval and Special Use Permit for a Special Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel on the property located at 18620 North Creek Drive.

The proposed Holiday Inn hotel is 63,471 sq. ft. and four stories tall on a 2.47 acre lot in the North Creek Business Park. The full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar.

Mr. Ritter noted that this proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The exceptions require a Special Use for a Substantial Deviation to approve Exceptions for the following items:

- 1. Increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance.
- 2. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the proposed 76 sq. ft. as required by the Zoning Ordinance.
- 3. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.

- 4. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
- 5. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.

The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD). The PUD was originally approved in 1991 with the base ORI zoning and then in 1995 a portion of the area was changed from the ORI base zoning to General Business (B-3) base zoning. The PUD includes a mixture of office, light industrial and commercial uses. The area has the largest concentration of hotels in the Village with a total of seven.

The site is also located within the Urban Overly District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Mr.Ritter stated that staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. The Applicant has positioned the majority of the parking lot behind the building with a decreased front yard along North Creek Drive. They have also planned for pedestrian connections and sidewalks throughout the site.

The PUD regulations specifically designate hotels as a permitted use within the PUD, although the Villages' Zoning Ordinance also permits hotels within the ORI zoning District.

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions should be looked at in terms of their conformance to their overall PUD's design and goals.

The Exceptions include:

- 1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback
 - b. Allowing parking in the front yard
 - c. Maximum of one curb cut per site
 - d. Required cross-access to adjacent properties
- 2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
 - a. Maximum number of wall signs
 - b. Maximum sign face area for wall signs
 - c. Allowing Parking in the front and side yards

The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Mr. Ritter noted that due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site. Cross-access and shared parking opportunities are limited due to all adjacent lots being previously developed without cross-access to this site. The maximum of one curb cut is also not feasible without the ability for cross-access to another site. One curb cut would create difficult turning movements for emergency vehicles and delivery trucks to enter and leave the site. The signage exceptions will help identify the hotel from multiple different roadways that surround it. The wall sign related requests are similar to those made for the Woodspring Suites and Wingate hotels. The first draft of the site plan submitted by the Applicant included all parking in the front of the hotel. Staff worked with the Applicant on the proposed plan which provides a double line of parking in the rear yet maintains accessible parking, some customer parking and a covered circle entry/drop off area at the front of the hotel which is

consistent with industry standards. With adequate landscape screening staff is confident the proposed site plan meets the integrity of the PUD and UDOD and other hotel site designs in the PUD. While there are a variety of site plan configurations in the PUD the specific layouts are more of a reflection of the lot configuration (lot shape and width) then compliance with the PUD regulations.

The Zoning Code requires one parking space per room plus one parking space for each employee that may be on-site at any time. There are 108 rooms and the maximum number of employees is six, the requirement for a total number of parking spaces is 114. The proposed site plan provides 115 parking spaces (110 regular and five ADA) and complies with the Zoning Code.

Mr. Ritter reported that the proposed landscape plan has been reviewed by the Village's Landscape Architect and finds it to be in general conformance with the Village's Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard minimum of ten feet and the total amount of landscaping due to the location of the North Creek Business Park walkway on the property. The Village's consultant supports this bufferyard and recognizes the area functions appropriately in providing space to separate the commercial properties; the proposed landscaping was increased in the remaining five feet to the greatest extent possible. One area of concern is the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by increasing the density and size of landscaping throughout the site perimeter and building foundation. For example, each tree will be planted at three inch caliber instead or the minimum require 1.5 inches. The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. Any further landscaping additions require a reduction in the size of the building or a decrease in parking spaces, which is not economically feasible. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, and Sleep Inn. Below is a list of the Landscaping deficiencies in the proposed plan.

Please note the following abbreviations: $CT = Canopy\ Tree,\ US = Understory\ Tree,\ SH = Shrub,\ T = Tree$

BUFFERYARD REQUIREMENTS							
Location	Required Width	Proposed Width	Deficit	Length	Required Plantings	Proposed Plantings	Deficit
North					12 CT	8 CT	-4 CT
("B"	10'	5'	5'	265'	4 US	3 US	-1 US
Bufferyard)					53 SH	44 SH	-9 SH

PARKING LOT LANDSCAPING STANDARDS							
Location	Requirement	Provided	Deficit	Comments			
Parking Lot	15% of parking lot area to be landscaped or 7,681 square feet	1,900 square feet	5,781 square feet	51,208 s.f. of parking lot shown on landscape plan (area stops at property line)			

Mr. Ritter displayed an architectural rendering of the proposed building. The Petitioner delivered samples of some of the building material that the Commissioners examined. Staff's recommendation is to include newer elements and high-end materials not traditionally used in a Holiday Inn Building. The proposed building meets the Building Code material requirements (60% face brick) and includes 65.1% face brick. 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. They do not plan to use any green up lighting.

The Applicant proposes five signs: four wall signs and one freestanding sign. The sign plan indicates that the front and rear

of the hotel will display a 125 sq. ft. wall sign on the upper level of the building. The sides will display a 78 sq. ft. sign on the upper level of the building. The Applicant has proposed one freestanding sign along North Creek Drive. The proposed signage does not meet the Village's Sign Regulations.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of the building frontage not to exceed 123 sq. ft. per sign. Since the building's front and rear linear frontage is 245.1 ft., the maximum size of 120 sq. ft. per sign is permitted. The proposed front and rear wall signs are about 125 sq. ft. each which is 5 sq. ft. larger than permitted. The side wall signs have a linear frontage of 62 and 57.33 feet, therefore they are limited to 62 and 57.33 sq. ft. respectively. The proposed wall signs are 76 sq. ft. in size. Mr. Ritter commented that these signs are corporate standard sizes, however wall sign sizes can be designed and reduced to meet the required maximum.

The Zoning Code and PUD Sign Regulations also stipulate that a maximum of two wall signs are permitted and four signs are proposed.

The freestanding monument-style sign is compliant with the size, height and location required. The sign will have a stone base that matches the building's stone. However, the width of the base of the freestanding sign is non-compliant. The base of a ground/monument-style sign is required to be equal in width to the sign face or wider. The width of the base must be expanded.

The Applicant has provided a photometric plan that provides light via 23 LED light fixtures throughout the site. The plan indicates light spillage of less than one foot candle at the east edge of the property line along North Creek Drive. The proposed lighting plan is in compliance with the new lighting standards with respect to fixture type, illumination intensity and light intensity at the property lines. Staff has recommended pedestrian lighting along the existing North Creek walkway.

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL, to open the Public Hearing for Holiday Inn - 18320 North Creek Drive-Site Plan, Special Use for a Substantial Deviation. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved.

ACTING CHAIRMAN FIELDER 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 FIELDER 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.

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

- 1. Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.
- 2. Review proposed site plan, location of parking fields, and site circulation.
- 3. Discuss the proposed landscape plan and required waivers.
- 4. Discuss request for exceptions in regards to the wall sign sizes and total number.
- 5. Discuss the freestanding sign monument base width and design.
- 6. Discuss the need for pedestrian lighting along the North Creek walking path.

ACTING CHAIRMAN FIELDER asked for comments from the Commissioners regarding the Open Items.

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ACTING CHAIRMAN FIELDER noted in order to meet the criteria of the development there is no way to change the parking to meet the UOD requirements

.

CHAIRMAN VICK noted the thing that helps this site is having the curb cut across from Maple Creek Drive. This eases the area to line up with the offsets.

Warren Opperman, Attorney noted that the landscaping was beefed up in order to compensate for the deficit in the parking lot. The tree caliper requirement is 1 ½" and the trees being proposed will be 3". We tried to compensate with the number of plantings around the building.

COMMISSIONER VICK noted the new proposed color rendering of the building is much better that the original colors. The first rendering looked very institutional.

ACTING CHAIRMAN FIELDER noted he does not feel it is necessary to have four signs all the way around the hotel. He would like to scale it down to two signs rather than the four.

Chirag Patel, Petitioner noted that the front of the building is on the east side facing Harlem. The north side faces 183rd Street. There is a lot of development proposed in that area and it makes sense to have the signs on the east and west.

ACTING CHAIRMAN FIELDER noted they won't need a sign on the south side as it will not be seen from the highway. There are businesses and other hotels that will block it. There will also be a highway sign that will say there is a Holiday Inn at this exit.

Mr. Patel noted the north, east and west would be most desirable.

Mr. Opperman noted the Holiday Inn sign sizes are the standard manufactured sign sizes and requested the standard size of the wall signs remain as proposed. They would be willing to make the base of the free standing monument sign larger to meet the requirement.

ACTING CHAIRMAN FIELDER noted the amount of signs are more important that the sizes of the signs.

COMMISSIONER VICK noted he would like to see the sizes stay the same and limit the amount to three signs rather than four.

ACTING CHAIRMAN FIELDER noted there is no pedestrian lighting in that area of the path now and it would only be in that one area. He feels this would be better to hold this off to the future when sidewalks are completed.

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON, to close the Public Hearing for Holiday Inn - 18320 North Creek Drive-Site Plan, Special Use for a Substantial Deviation. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved.

Mr. Ritter went through the Standards for Special Use.

- 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;
 - a. The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of a hotel that will provide accommodations for visitors of the community. The proposed Holiday Inn project will be constructed meeting current Village building codes and will benefit surrounding businesses and properties.

- 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;
 - a. 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 because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.
- 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;
 - a. The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed, including all adjacent properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - a. The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Holiday Inn site. Drainage has been accounted for within the existing pond to the west of the site.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - a. The proposed plans include site access by utilizing two curb cuts on North Creek Drive that allow for ingress/egress to the site and efficient site circulation. No cross-access is established on the adjacent and previously developed properties, limiting the ability for cross-access to be utilized on the Holiday Inn site. The site incorporates walkways on-site and provides for space for a future public sidewalk to be installed.
- 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.
 - a. The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, maximum number of wall signs and maximum sign face area for wall signs. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - a. The proposed Holiday Inn project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing additional property and hotel tax revenue where the existing vacant property is generating minimal tax revenue. Visitors will benefit from a larger selection of hotel brands in town, while surrounding businesses will benefit from the visitors that spend money in town.

Motion 1 (Site Plan):

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER MANI to grant the Petitioner, SD Hospitality LLC, Site Plan Approval to construct an approximately 63,471 sq. ft. and four story tall Holiday Inn hotel development consisting of 108 rooms and various amenities on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The freestanding sign base shall be revised to be at least as wide as the sign face.
- 2. The number of wall signs will be reduced from 4 to 3.
- 3. Site Plan Approval is subject to final engineering review and approval.
- 4. Site Plan approval is subject to approval of the Substantial Deviation with exceptions to the the PUD.

AYES: VICK, AITCHISON, GASKILL, MANI, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the motion was unanimously approved.

Motion 2 (Special Use):

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance (increased front yard setback, allowing parking in the front yard, number of curb cuts per site, required cross-access to adjacent properties) to the Petitioner, SD Hospitality LLC, to permit a Holiday Inn hotel development on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) 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, subject to the following conditions:

- 1. The freestanding sign base shall be revised to be at least as wide as the sign face.
- 2. The number of wall signs will be reduced from 4 to 3.

AYES: VICK, AITCHISON, GASKILL, MANI, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the motion was unanimously approved.

This will go before the Village Board at the October 1, 2019 meeting.

GOOD OF THE ORDER:

- 1. The Ground Breaking for the South Street Boulevard project was held and there was a pre-construction meeting this morning
- 2. The Magnuson project is getting underway for a Foundation Permit to be issued shortly.
- 3. The Planners are attending the American Planning Association Meeting next week.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER AITCHISON, seconded by PLAN COMMISSIONER GASKILL to adjourn the Regular Meeting of the Plan Commission of September 19, 2019 at 8:10 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN FIELDER declared the meeting adjourned.



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

*Additional Information is Required for Specific Requests as Outlined in Specific Addendus Special Use for:	ms
Planned Unit Development (PUD) Concept Preliminary Final Deviation Variation Residential Commercial for Annexation Rezoning (Map Amendment) From to Preliminary Final Value Preliminary Final Value Preliminary Final Preliminary Final Value Preliminary Final P	
PROJECT & PROPERTY INFORMATION	
Busines Manuel HOUGOV IDD HOTOL	
400 D 400 11111	
Project Description: 108 Room 4 Story Hotel Project Address: 18320 S. North Creek Dr. Property Index No. (PIN): 19-09-01-202-004-0000	
Topics Address.	• • • • • • • • • • • • • • • • • • • •
Zoning District: ORI-PD (UD-1) Lot Dimensions & Area: 305.93' x 319.90' (2.47	AC)
Estimated Project Cost: \$ 14.5 Million	
OWNER OF RECORD INFORMATION	
Please supply proper documentation of ownership and/or designated representative for any corporation.	
Name of Owner: SD Hospitality, LLC Company: SD Hospitality, LLC	
Street Address: 4375 Frontage Road City, State & Zip: Oak Forest, IL 60452	
E-Mail Address: SDHotelsLLC@gmail.com 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:	
Will the same of t	
Relation To Project:	<u> </u>
malata. Wa mada A	

2 | Page



I hereby authorize __

Updated 12/18/2018

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

(print clearly) to act on my behalf and advise that they have full authority

to act as my/our representative in be bound by all terms and agreem		y and project, including modifying any project or request presentative.	t. I agree to			
Property Owner Signature:						
Property Owner Name (Print):						
<u>Acknowledgements</u>						
Village Manager, Corpora member or Chair, does no obligate the Village. Furth limited to, motions, resol	tion Counsel and/or any employ of have the authority to bind or ner, Applicant acknowledges, un utions, and ordinances} by the E	nder Illinois law, the Village President (Mayor), Village Trayee or agent of the Village or any Planning and Zoning Corolligate the Village in any way and therefore cannot bin inderstands and agrees that only formal action (including, Board of Trustees, properly voting in an open meeting, coolicant, legal, equitable, or otherwise.	ommission nd or . but not			
of subject site(s) as part o	 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	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.					
	by signing this application certing the correct to the best of their kn	rify that the above information and all supporting adden nowledge.	THIS I			
Property Owner Signature:			ONIGIN,			
Property Owner Name (Print):	SHAILESH	PATEL	SIGNAT			
Applicant Signature: (If other than Owner)						
Applicant's Name (Print):						
Date	AAA4 21 2 00					



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

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN 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 may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. 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 some preliminary feedback on any concept plans or ideas prior to making a submittal

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. All beneficiaries of a property must be disclosed.
A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation 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.
✓ Plans and Surveys including all details listed on the Site Plan checklist (next page).
Please make the following document submittals:
Submit all applications, plans and documents stated above electronically via email/USB

- drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
- One (1) paper copy of all plans in size 11" x 17"
- One (1) paper copy of full size Arch D (24" x 36") plans (scalable).

Required Plan Submittal Items			Village Received
1.	Site Plan Approval Application	V	
2.	Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	V	
3.	Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	✓	
4.	Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	✓	
5.	 Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations). 	✓	
6.	Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	✓	
7.	Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (.5 foot candles maximum allowed at the property line); and iii. Ten (10) feet beyond the property lines.	✓	

8.	Floor Pi	ans, including:		
٥.		a. Preliminary floor plan layout of all buildings;		
	_	Labels for the type of use of the area; and		
		· · · · · · · · · · · · · · · · · · ·		
	c.	Labels for square footage of the area.		
9.	Prelimi	liminary Engineering Plans, including but not limited to:		
	a.	Drainage and water flow patterns or routes;	✓	
	b.	On-site detention;		
	C.	Existing and proposed roadway configurations (adjacent public streets and interior		
		roadways/driveways);		
	d.	Future roadway or access connections (if necessary); and		
	e.	Cross access easement(s).		
10.	Signage			
	a.	Dimensioned color elevations of ground, wall and directional signage		
	b.	A diagram showing the location of the proposed signage with setbacks from property lines		
		and internal drive aisles or parking lots; and		
	c.	Include description of sign materials and method of illumination.		
		·		
11.	Elevatio	✓		
	a.	Building elevations showing all four sides of all buildings.		
		i. Elevations should be fully-dimensioned including height, width, and depth of all		
		major building elements and components, and identify all building materials; and		
	b.	Color renderings or 3D model of site.		
	C.	Elevation of trash enclosure area with building materials identified (if applicable).		
12.	Building	Material Samples (may be submitted after initial Staff Review, but prior to placement on a	7	
	Plan Co	mmission agenda)		
	a.	Samples of proposed materials including, but not limited to:		
		 Wall materials such as bricks, stone, and siding; 		
		ii. Roofing;		
		iii. Light fixtures; and		
		iv. Windows, moldings, shutters, and awnings.		
		b. Provide final information on all building materials with vendor, color, and sizes, where		
		relevant, in a table format.		
13.	Prelimi	nary Plat(s) (if applicable)		
ı				

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at http://www.tinleypark.org. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100

Email: planning@tinleypark.org

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2019-R-104

A RESOLUTION APPROVING AND ACCEPTING A PLAT OF RE-SUBDIVISION FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT 6822-6830 179TH STREET AND 17884-17890 OAK PARK AVENUE

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, and 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-104

A RESOLUTION APPROVING AND ACCEPTING A PLAT OF RE-SUBDIVISION FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT 6822-6830 179TH STREET AND 17884-17890 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 Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois have considered the Final Plat of Re-Subdivision for Union Square ("Petitioner") located at 6822-6830 179th Street and 17884-1789 Oak Park Avenue, (the "Plat), a true and correct copy of which is attached hereto and made a part hereof as **Exhibit 1**; 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 that said Plat be approved and accepted.

- **NOW, THEREFORE**, **Be It Resolved** by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:
- <u>Section 1:</u> The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.
- **Section 2:** That the President and Board of Trustees of the Village of Tinley Park hereby approve and accept the Plat attached hereto and all necessary Village officials are hereby authorized to execute the Plat prior to final recording subject to final review and revision by the Village Attorney and Village Staff.
- **Section 3:** That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this	day of	, 2019, by the Corporate Authorities of the Village of
Tinley Park on a roll call vo	ote as follows	s:
AYES:	_	
NAYS:	_	
ABSENT:	_	
PASSED THIS day	v of	_, 2019.
AYES:		
NAYS:		
ABSENT:		
APPROVED THIS	day of	, 2019.
		VILLAGE PRESIDENT
ATTEST:		
VILLAGE CLER	LK	

STATE OF ILLINOIS COUNTY OF COOK COUNTY OF WILL)))	SS				
		CLERK'S	S CERTIFICA	ГЕ		
I, KRISTIN A. THIRION, and State of Illinois, DO Resolution No. 2019-R- 10 RE-SUBDIVISION FOR 6822-6830 179 TH STREET the President and Board of IN WITNESS WH	HEREBY 04, "A R THE UI Γ AND 1 Trustees	Y CERTII ESOLUT: NION SQ 7884-178 s of the Vi	FY that the for ION APPROVE TOWN APPROVE TOWN OAK PAR illage of Tinley	regoing is ING AND NHOME I K AVENU Park on (a true and of ACCEPTIN PROJECT IJE," which voctober	correct copy of IG A PLAT OF LOCATED AT was adopted by, 2019.
the Village of Tinley Park	this		day of		_, 2019.	
			KRIST	IN A. THI	RION, VILI	LAGE CLERK

Tinley Park

Petitioner

Kevin Halleran Mike Halleran

Property Location

6820-6830 179th Street

Parcel Size

.45 (north parcel) .44 (south parcel)

Zoning

NG (Neighborhood General)

Approvals Sought

Site Plan Approval Plat of Subdivision Plat of Abrogation

Project Planner

Paula J. Wallrich, AICP Planner Manager

VILLAGE OF TINLEY... PLAN COMMISSION STAFF REPORT

September 19, 2019

UNION SQUARE TOWNHOMES- Site Plan and Plat of Resubdivision

6822-6830 179th Street, 17884-17890 Oak Park Avenue





EXECUTIVE SUMMARY

Kevin and Mike Halleran, developers of Union Square Townhomes located at the corner of Oak Park Avenue and 179th Street, received approval of their Site Plan at the August 20, 2017 Plan Commission and their Plat of Subdivision at the June 7, 2016 Village Board meeting. Since that time the developers have constructed and sold their models on the south side of 179th Street, have begun construction on their second building and are ready to construct the last two buildings on the north side of 179th Street. Pre-sales have been good and the developers are anxious to break ground this spring.

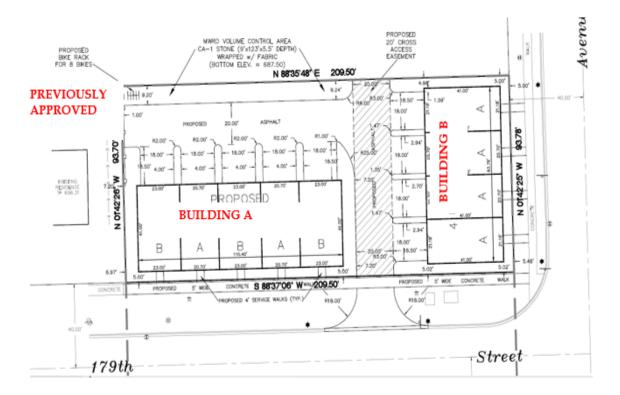
Sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179th Street, which originally planned for six 2- bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2- bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks the building fronting Oak Park Avenue has decreased the width of the units slightly from what was originally proposed.

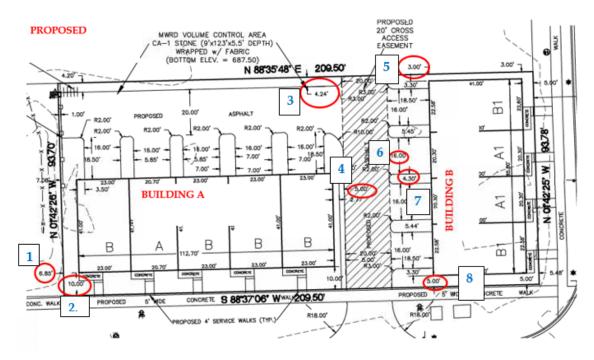
The proposed revisions meet all Legacy Code requirements for the designated zoning district (Neighborhood General (NG); it also meets the intent of the Landscape Ordinance. The façade will remain the same as originally proposed and constructed on the south side of 179th Street.

The proposed site plan changes necessitate a change in the Subdivision Plat therefore a Plat of Resubdivision is submitted for the Commission's approval. In addition, the five foot Public Utility and Drainage Easement at the north end of the building fronting Oak Park Avenue has been reduced by two feet and therefore a Plat of Abrogation is also submitted for review.

The proposed site plan provides for a change in the two structures on the north side of 179th Street. This is the result of a change in the market demand for the number of bedrooms which indicates a preference for 3-bedroom units. The two structures on the north side of 179th Street will still comprise nine condo units however the structure fronting 179th Street (Building A) will add one 3-bedroom "B" unit and reduce the number of 2-bedroom "A" units by one, and the structure facing Oak Park Avenue (Building B) will add two 3- bedroom "B-1" units and reduce the number of 2-bedroom units by two and revise the "A" units to a A-1" unit which is slightly smaller. (See the plans below.)







In addition Building A will increase its front yard setback by five feet due the utility poles in the front yard (see photo). Other proposed changes (noted in red circles above) are outlined in the table below.

The 2 and 3-bedroom units in Building B have also been slightly reduced in width from the 2 and 3-bedroom units in Building A so that they comply with Village setbacks. The 2-bedroom unit had been reduced from 20.7' to 20.3' and the 3-bedroom unit has been reduced from 23' to 22.58'. This change will be imperceptible and will not change the appearance of the façade.



	PROPOSED CHANGES IN SITE PLAN			
	Approved Proposed Comment/code requirement		Comment/code requirement	
1	6.97'	6.85'	5' minimum	
2	5'	10'	5' -15' FY setback (utility lines)	
3	9.24'	4.24'	Reduction of green space/detention	
4	7.20'	5.0'	5' minimum	
5	5'	3'	5' max, reduction of easement	
6	18'	16'	Reduced to accommodate AC units	
7	2.7'	4.3'	Increased to accommodate AC units	
8	5.02'	5.0'	5' -15' FY setback	

Due to some outstanding issues related to the Plat of Re-subdivision staff recommends conditioning the Plan Commission's recommendation of the Site Plan on final engineering approval.

PLAT OF RE-SUBDIVISION REVIEW

Due to the changes in the Site Plan there are changes required in the Subdivision Plat. The proposed plat has received engineering. Staff recommends conditioning the Plan Commission's recommendation on final engineering approval.

PLAT OF ABROGATION REVIEW

Due to the Site Plan changes the Public Utility and Drainage Easement located at the northeast corner of the parcel has been reduced from 5 feet to 3 feet. Therefore a Plat of Abrogation is necessary to reduce the existing easement. The petitioner's engineer states this is adequate to accommodate utility needs; staff recommends conditioning the Plan Commission's recommendation on final engineering approval.

RECOMMENDATION/RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the following motions are:

Motion #1

"...make a motion to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval."

Motion # 2

"...make a motion to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval."

Motion #3

"...make a motion to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval."

Union Square – 6822-6830 179th Street, 17884-17890 Oak Park Avenue **LIST OF SUBMITTED PLANS**

	Submitted Sheet Name	Prepared By	Date On Sheet
1 of 1	Union Square North ReSubdivision	JAS	undated
1 of 1	Site Geometric Plan	JAS	07/30/11of
1of 1	Plat of Abrogation	JAS	undated
3 of 3	Site Grading Plan	JAS	08/28/19
1 of 1	Site Utility Plan	JAS	7/22/19

JAS Joseph A. Schudt & Associates

IRG Ives/Ryan Group, Inc.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING

Item #1 WORKSHOP/APPROVAL: UNION SQUARE NORTH- 6822 179TH STREET, 17884-17890

OAK PARK AVENUE - SITE PLAN, PLAT OF RESUBDIVISION, PLAT OF

ABROGATION

Consider a request from Michael and Kevin Halleran to approve the Site Plan for Union Square North and the Plat of Re-Subdivision and Plat of Abrogation for properties located at 6822 179th

Street, 17884-17890 Oak Park Avenue.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman

Eduardo Mani MaryAnn Aitchison James Gaskill Stephen Vick

Absent Plan Commissioner(s): Garrett Gray

Lucas Engel Angela Gatto Tim Stanton

Guests: Kevin Halleran, Petitioner

Warren Opperman, Attorney

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. This is a minor change to a project that was brought before the Village in 2017. Since that time the developers have constructed and sold their models on the south side of 179th Street and have now begun construction on their second building and are ready to construct the last two buildings on the north side of 179th Street.

Ms. Wallrich noted that sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179th Street, which was originally planned for six 2-bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2-bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks for the building fronting on Oak Park Avenue they have decreased the width of the units slightly from what was originally proposed. This has resulted in slight modifications to the plat of subdivision as well as an easement on the north side of the property just north of building B. The public utility easement had to be reduced from 5 feet to 3 feet which required a Plat of Abrogation or a Vacation of a portion of the easement. The Village engineers have approved this to accommodate all the public utilities that need to go through the area. There is also a very large utility pole in front of building A so they have increased the front yard setback from 5 feet to 10 feet.

	PROPOSED CHANGES IN SITE PLAN			
	Approved	Proposed	Comment/code requirement	
1	6.97'	6.85′	5' minimum	
2	5′	10'	5' -15' FY setback (utility lines)	
3	9.24'	4.24'	Reduction of green space/detention	
4	7.20′	5.0′	5' minimum	
5	5′	3′	5' max, reduction of easement	
6	18'	16′	Reduced to accommodate AC units	
7	2.7′	4.3'	Increased to accommodate AC units	
8	5.02'	5.0'	5' -15' FY setback	

Ms. Wallrich stated that none of the proposed changes result in a Variance and none of them complicate the engineering that was approved for the project. Landscaping was not impacted and the number count remains the same.

The Site Plan makes minor adjustments to the width and location of the two buildings on the north side of 179th Street and minor changes to the Plat of Subdivision and the Plat of Abrogation.

Motion 1:

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISISONER VICK to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval. ACTING CHAIRMAN FIELDER declared the motion carried by voice call.

Motion 2:

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval.

AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

Motion 3:

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for

Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval.

AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

This will be heard at the Village Board on October 1, 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					
50.034					
Project Name:	Union Square				
Project Description:	Reconfigure North Parcel for 9 u	nits with new sizes			
Project Address:	17884-17890 Oak Park Ave. 6822-6830 179th Street	Property Index No. (PIN):	See Attached		
Zoning District:	NG Neighborhood (Legacy)	Lot Dimensions & Area:	94' x 209.50' (0.45 Acres)		
	t: \$	•	, , , , , , , , , , , , , , , , , , , ,		
OWNED OF DEC	CORD INFORMATION				
557	er documentation of ownership and/or	designated representativ	e for any corporation.		
	ike & Kevin Halleran	Company: 179 OPA	•		
Street Address: 17	7331 Valley View Drive	City, State & Zip: Tink	ey Park, IL 60477		
E-Mail Address:		Phone Number:			
			•		
APPLICANT INF	ORMATION				
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:		<u> </u>			
Street Address:		City, State & Zip:			
E-Mail Address:		Phone Number:			



VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

can lead to substantial delays to the	ailure to have the property owner or designated representative present at the public meeting project approval. If the owner cannot be present or does not wish to speak at the public to be signed by the owner for an authorized repetitive.
to act as my/our representative in reg	(print clearly) to act on my behalf and advise that they have full authority ards to the subject property and project, including modifying any project or request. I agree to made by the designated representative.
	erin Halleran
Acknowledgements	
Village Manager, Corporation member or Chair, does not ha obligate the Village. Further, A limited to, motions, resolution	erstands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission we the authority to bind or obligate the Village in any way and therefore cannot bind or Applicant acknowledges, understands and agrees that only formal action (including, but not as, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate sor entitlement on the applicant, legal, equitable, or otherwise.
	sion, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections pre-hearing and fact finding review of requests. These individuals are given permission to s to the request being made.
	vill be obtained and installed by the Petitioner on their property for a minimum of 10 days ese may be provided by the Village or may need to be produced by the petitioner.
 The request is accompanied b scheduling any public meeting 	y all addendums and required additional information and all applicable fees are paid before as or hearings.
Applicant verifies that all outs	tanding fees and monies owed to the Village of Tinley Park have been paid.
	act, engineering, contracted review or other required fees and donations shall be paid prior rmits, occupancy permits, or business licenses.
	igning this application certify that the above information and all supporting addendums and creet to the best of their knowledge.
Property Owner Signature:	
Property Owner Name (Print):	Gerin Wallerens
Applicant Signature: (If other than Owner)	
Applicant's Name (Print):	
Date: 8	122/19



VILLAGE OF TINLEY PARK, ILLINOIS PLAT (SUBDIVISION, CONSOLIDATION, EASEMENT) 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 Plat Approval from the terms of the Zoning and Subdivision Ordinance as well as the Illinois Plat Act. 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 some preliminary feedback on any concept plans or ideas prior to making a submittal.

concept plans or ideas prior to making a submittal.	
Schedule a pre-application meeting with Planning Department staff to review the feasibe the proposal, discuss applicable Ordinance requirements, and receive preliminary feedback	oility of ck.
General Application form is complete and is signed by all property owner(s) and applica applicable). Include all engineering and surveyor contact information.	nt (if
Ownership documentation is submitted for all affected properties and indicating proper ownership through a title report or title policy. If a corporation or partnership, document the authorized agent must be supplied. All beneficiaries of properties must be disclosed.	r tation of
A written project narrative detailing the general nature and specific aspects of the propbeing requested. Details on any existing or proposed uses, grading, utility, use or other p changes, existing uses/tenants.	osal roperty
A Plat of Subdivision/Consolidation/Easement of the property that is prepared by a regi surveyor and has all up-to-date structures and property improvements indicated.	ster land
Plan/plat indicating existing and proposed grading, utilities and structures.	
Preliminary grading, public right-of-way, utility and other engineering information may required to be submitted for a Plat of Subdivision depending upon the extent of the subdiproject and related improvements. Please see the Village of Tinley Park's Subdivision and Development Regulations for specific info and standards.	ivision 🧦
Hearing fees differ based upon the request and the need for engineering and constructi review and observation fees. An expected fee total will be provided upon initial review of	on f the

plans and final fee total will need to be paid prior to the scheduling of a public meeting.



VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN 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 may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting Site Plan approval. 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 some preliminary feedback on any concept plans or ideas prior to making a submittal

General Application form is complete and is signed by the property owner(s) and applicant (if	
oplicable).	
Ownership documentation is submitted indicating proper ownership through a title report or the policy. If a corporation or partnership, documentation of the authorized agent must be applied. All beneficiaries of a property must be disclosed.	
A written project narrative detailing the general nature and specific aspects of the proposal eing requested. Details on existing conditions, any parking requirements, property changes, ndscaping, building design, proposed uses/tenants, public improvements or any other site desietails should be described. Any additional requests such as a Special Use or Variation should be dicated 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- ate structures and property improvements indicated.	
Plans and Surveys including all details listed on the Site Plan checklist (next page).	
Please make the following document submittals:	
Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment)	

- drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
- One (1) paper copy of all plans in size 11" x 17"
- One (1) paper copy of full size Arch D (24" x 36") plans (scalable).

	Required Plan Submittal Items	Applicant Submitted	Village Received
1.	Site Plan Approval Application	✓	
2.	Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	V	
3.	Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	V	
4.	Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.		
5.	Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).		
6.	Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting		
7.	Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (.5 foot candles maximum allowed at the property line); and iii. Ten (10) feet beyond the property lines.		

8.	Floor Plans, including:		
}	a. Preliminary floor plan layout of all buildings;		
	b. Labels for the type of use of the area; and		
	c. Labels for square footage of the area.		
9.	Preliminary Engineering Plans, including but not limited to:	7	
	a. Drainage and water flow patterns or routes;		
	b. On-site detention;		
	c. Existing and proposed roadway configurations (adjacent public streets and interior		
	roadways/driveways);		
	d. Future roadway or access connections (if necessary); and		
	e. Cross access easement(s).		
10.	Signage Plans, including:		
	 Dimensioned color elevations of ground, wall and directional signage 		
	b. A diagram showing the location of the proposed signage with setbacks from property lines		
	and internal drive aisles or parking lots; and		
	 Include description of sign materials and method of illumination. 		
11.	Elevations and Renderings		
	 a. Building elevations showing all four sides of all buildings. 		
	 Elevations should be fully-dimensioned including height, width, and depth of all 		
	major building elements and components, and identify all building materials; and	[
	b. Color renderings or 3D model of site.		
	 c. Elevation of trash enclosure area with building materials identified (if applicable). 		
12.	Building Material Samples (may be submitted after initial Staff Review, but prior to placement on a	.7	
	Plan Commission agenda)		
	 Samples of proposed materials including, but not limited to: 		
	 Wall materials such as bricks, stone, and siding; 		
	ii. Roofing;		
	iii. Light fixtures; and		
	iv. Windows, moldings, shutters, and awnings.		
	 Provide final information on all building materials with vendor, color, and sizes, where 		
	relevant, in a table format.		
13.	Preliminary Plat(s) (if applicable)		

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at http://www.tinleypark.org. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park Planning Department 16250 S. Oak Park Avenue Tinley Park, IL 60477 Phone: (708) 444-5100

Email: planning@tinleypark.org

Zoning Analysis Table Union Square (North Parcel) 179th Street & Oak Park Ave.

Lot#	Address	PIN#	Original Footprint	Proposed Footprint
13	17884 Oak Park Ave	28-31-105-079	21.18' x 41.00'	22.58 x 41.00
12	17886 Oak Park Ave	28-31-105-078	20.70' x 41.00'	20.30 x 41.00
11	17888 Oak Park Ave	28-31-105-077	20.70' x 41.00'	20.30 x 41.00
10	17890 Oak Park Ave	28-31-105-076	21.18' x 41.00'	22.58 x 41.00
14	6822 179th Street	28-31-105-080	23.00' x 41.00'	23.00' x 41.00'
15	6824 179th Street	28-31-105-081	20.70' x 41.00'	23.00' x 41.00'
16	6826 179th Street	28-31-105-082	23.00' x 41.00'	23.00' x 41.00'
17	6828 179th Street	28-31-105-083	20.70' x 41.00'	20.70' x 41.00'
18	6830 179th Street	28-31-105-084	23.00' x 41.00'	23.00' x 41.00"
19	Common Area	28-31-105-085		

North Parcel - 9 Units

19,639 Sq. Ft. (0.45 Acres)

Residential Units = 9

Density = 20 Units/Acre

Parking Required = 14 Cars (1.5 cars/unit)

Parking Provided = 36 Cars (4/Unit (2 Garage + 2 Driveway))

Building Footprint Area

Lot Coverage

Original (9 units) = 7,961 Sq. Ft.	40.54%
Proposed (9 units) = $8,137$ Sq. Ft.	41.43%

Greenspace

Original= 4,218 Sq. Ft. (21.48%) Proposed= 3,942 Sq. Ft. (20.07%)

Frontyard Setback = 5.00'

Sideyard Setback = 3.00' Mininum / 6.85' Maximum

Building Height= 37'-7"

Gross Floor Area = 21, 260.9

Floor Area Ratio (F.A.R.) = 1.08

Tinley Park, IL빛 VICINITY MAP

(IN FEET) 1 inch = 20 ft.

UNION SQUARE NORTH RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 24, 2016 PER DOCUMENT NUMBER 1623729105 IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

P.I.N. 28-31-105-076 P.I.N. 28-31-105-077 P.I.N. 28-31-105-078 P.I.N. 28-31-105-079 P.I.N. 28-31-105-080 P.I.N. 28-31-105-081 P.I.N. 28-31-105-082 P.I.N. 28-31-105-083 P.I.N. 28-31-105-084 P.I.N. 28-31-105-085

(NOT TO SCALE) INDICATES SITE LOCATION **EASEMENT PROVISIONS** An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to The Village of Tinley Park

Commonwealth Edison Company SBC Telephone Company, Authorized C.A.T.V. Franchise, Grantees

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

MUNICIPAL UTILITY EASEMENTS

Non-exclusive, perpetual easements are hereby reserved for and granted to the Village of Tinley Park, Illinois, its successors and assigns over all areas marked "Public Utility and Drainage Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, install, remove, repair, inspect, maintain, and operate overland drainage services and storm water volume control routes, storm and/or sanitary sewers and services, and water mains and services, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village in, over, upon, along, under and through said indicated easement, together with right of access across and upon the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, roots or other plants and appurtenances without obligation to restore or replace and without need for providing compensation therefore on the easement that interfere with the operation of the sewers, mains, and services provided. No permanent buildings, structures or other obstructions shall be placed on said easements without the prior written consent of the Village, but same may be used at the risk of the owner for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Tinley Park and to Village approval as to design and location.

An easement is hereby reserved for and granted to

NI-COR GAS COMPANY

its respective successors and assigns ("NI-COR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Public Utility and Drainage Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-COR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-COR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)) as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

OWNERS CERTIFICATE

STATE OF ILLINOIS? COUNTY OF COOK 5 53

179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the said property to be surveyed and subdivided with the

Dated This _____day of _____, A.D. 20___. 179 OPA, LLC 17331 Valley View Drive Tinley Park, IL 60477

dedications and easements as shown on the hereon drawn plat.

SCHOOL DISTRICT CERTIFICATE

This is to certify that to the best of my knowledge, we, the above, as Owners of the property herein described in the surveyor's certificate, which will be known as Union Square Subdivision is located within the boundaries of Community Consolidated School District 146, Bremen High School District 228, and South Suburban College District 510, in Cook County, Illinois.

Dated This _____ day of _____, A.D. 20___.

NOTARY PUBLIC

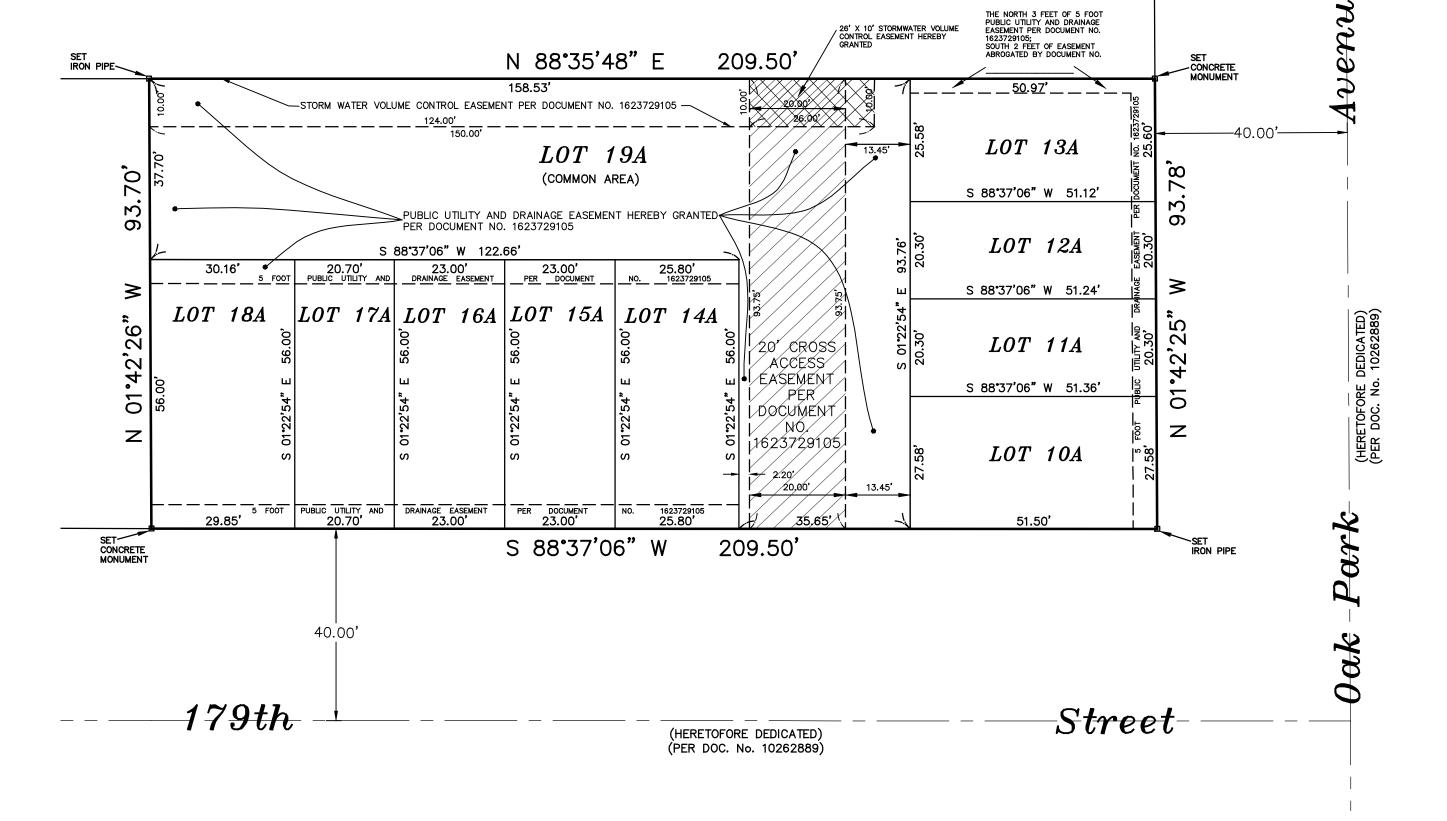
STATE OF ILLINOIS? COUNTY OF COOK \$ SS

_, a Notary Public in and for the County in the State aforesaid, do hereby certify that , of 179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, personally known to

me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Limited Liability Company.

Given under my hand and Notarial seal this _____ day of _____ A.D. 20___.

Notary Public My commission expires:



LOT AREAS

LOT 10A 1,418 SQ. FT. (0.033 ACRES) LOT 11A 1,041 SQ. FT. (0.024 ACRES) LOT 12A 1,039 SQ. FT. (0.024 ACRES) LOT 13A 1,306 SQ. FT. (0.030 ACRES) LOT 14A 1,445 SQ. FT. (0.033 ACRES) LOT 15A 1,288 SQ. FT. (0.030 ACRES) LOT 16A 1,288 SQ. FT. (0.029 ACRES) LOT 17A 1,159 SQ. FT. (0.026 ACRES) LOT 18A 1,680 SQ. FT. (0.038 ACRES) LOT 19A 7,973 SQ. FT. (0.183 ACRES) TOTAL 19,637 SQ. FT. (0.450 ACRES)

An Easement for Storm Water Volume Control is hereby reserved for and granted to the owners within Union Square Subdivision for purposes of meeting storm water requirements for the Metropolitan Water Reclamation District of Greater Chicago over and upon these areas marked "Storm Water Volume Control Easement".

A 20 foot wide Cross Access Easement is hereby reserved for and granted to adjoining property owners to Union Square Subdivision for means of access over and upon these areas marked "20' Cross Access Easement".

MAIL FUTURE TAX BILLS TO: 179 OPA, LLC 17331 Valley View Drive Tinley Park, IL 60477



Joseph A. Schudt & Associates

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

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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JOSEPH A. SCHUDT & ASSOCIATES ALL RIGHTS RESERVED Any use or reproduction of this document or the attached drawings, or the use of the design approach ideas or Concepts described in this locument and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of JOSEPH A. SCHUDT & ASSOCIATES

PLAN COMMISSION

Approved by the Plan Commission of the Village of Tinley Park, Cook County, Illinois, at a meeting held on the _____ , A.D. 20

BOARD OF TRUSTEES

Approved and accepted this , A.D. 20____, by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois.

Village President Village Clerk

VILLAGE CLERK

This is to certify that I, Village Clerk of the Village of Tinley Park, Cook County, Illinois, find no deferred installments of outstanding or unpaid special assessments dues against the hereon drawn property

Dated this _____, A.D. 20___

Village Clerk

SURVEYORS CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF WILL

This is to certify that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and subdivided the above described property and further described as follows:

LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 24, 2016 PER DOCUMENT NUMBER 1623729105 IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

This property contains 0.450 acres, more or less, all in the Village of Tinley Park, Cook County, Illinois.

Lot corner monuments to be set upon construction completion.

I further certify that I have Consolidated the same into lots as shown. This plat correctly represents said survey. Monuments shown are in place as located. Dimensions are in feet and decimal parts thereof.

This is to certify that we have examined FIRM Map Number 17031C0708 J, Effective date August 19, 2008, as issued by the Federal Emergency Management Agency for Cook County, with reference to the above named tract, by elevation, and find the property to be in Zone X (No shading) which is an area determined to be outside the 0.2% annual chance (500-year) flood plain and Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% annual chance (100-Year) flood, also known as the base flood, where base flood elevations have been determined. This statement is for Flood Insurance purposes only and does not necessarily indicate all areas subject to flooding.

Engineer & Surveyor: Joseph A. Schudt & Associates (184-001172) 9455 Enterprise Drive Mokena, IL 60448 1-708-720-1000

PROFESSIONAL SURVEYOR STATE OF LLINOIS

Illinois Professional Land Surveyor No. 3152 (Exp. 11-30-20)

9-17-19 14 - 077 - 012A

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2019-R-105

A RESOLUTION APPROVING AND ACCEPTING A PLAT OF ABROGATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT 6822-6830 179TH STREET AND 17884-17890 OAK PARK AVENUE

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, and 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-105

A RESOLUTION APPROVING AND ACCEPTING A PLAT OF ABROGATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT 6822-6830 179TH STREET AND 17884-17890 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 Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois have considered the Plat of Abrogation of a public utility and drainage easement for the union square townhome project located at 6822-6830 179th Street and 17884-17890 Oak Park Avenue, a true and correct copy of which is attached hereto and made a part hereof as **Exhibit 1**; 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 that said Plat be approved and accepted.

- **NOW, THEREFORE**, **Be It Resolved** by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:
- <u>Section 1:</u> The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.
- **Section 2:** That the President and Board of Trustees of the Village of Tinley Park hereby approve and accept the Plat attached hereto and all necessary Village officials are hereby authorized to execute the Plat prior to final recording subject to final review and revision by the Village Attorney and Village Staff.
- **Section 3:** That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 1st day of October, 2019, by the Corporate Authorities of the Village of

Tinley Park on a roll call vote as follows:					
PASSED THIS 1st day of October, 2019.					
AYES:					
NAYS:					
ABSENT:					
APPROVED THIS day of, 2019.					
-					
	VILLAGE PRESIDENT				
ATTEST:					
VILLAGE CLERK					

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

CLERK'S 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-105, "A RESOLUTION APPROVING AND ACCEPTING A PLAT OF ABROGATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE UNION SQUARE TOWNHOME PROJECT LOCATED AT6822-6830 179TH STREET AND 17884-17890 OAK PARK AVENUE," which was adopted by the President and Board of Trustees of the Village of Tinley Park on October 1, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 1st day of October, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

Tinley Park

Petitioner

Kevin Halleran Mike Halleran

Property Location

6820-6830 179th Street

Parcel Size

.45 (north parcel) .44 (south parcel)

Zoning

NG (Neighborhood General)

Approvals Sought

Site Plan Approval Plat of Subdivision Plat of Abrogation

Project Planner

Paula J. Wallrich, AICP Planner Manager

VILLAGE OF TINLEY... PLAN COMMISSION STAFF REPORT

September 19, 2019

UNION SQUARE TOWNHOMES- Site Plan and Plat of Resubdivision

6822-6830 179th Street, 17884-17890 Oak Park Avenue





EXECUTIVE SUMMARY

Kevin and Mike Halleran, developers of Union Square Townhomes located at the corner of Oak Park Avenue and 179th Street, received approval of their Site Plan at the August 20, 2017 Plan Commission and their Plat of Subdivision at the June 7, 2016 Village Board meeting. Since that time the developers have constructed and sold their models on the south side of 179th Street, have begun construction on their second building and are ready to construct the last two buildings on the north side of 179th Street. Pre-sales have been good and the developers are anxious to break ground this spring.

Sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179th Street, which originally planned for six 2- bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2- bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks the building fronting Oak Park Avenue has decreased the width of the units slightly from what was originally proposed.

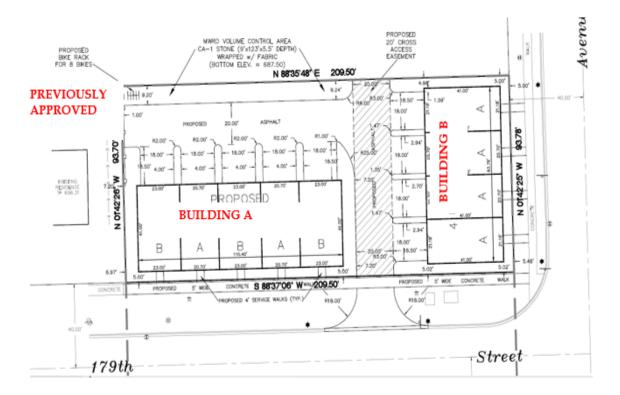
The proposed revisions meet all Legacy Code requirements for the designated zoning district (Neighborhood General (NG); it also meets the intent of the Landscape Ordinance. The façade will remain the same as originally proposed and constructed on the south side of 179th Street.

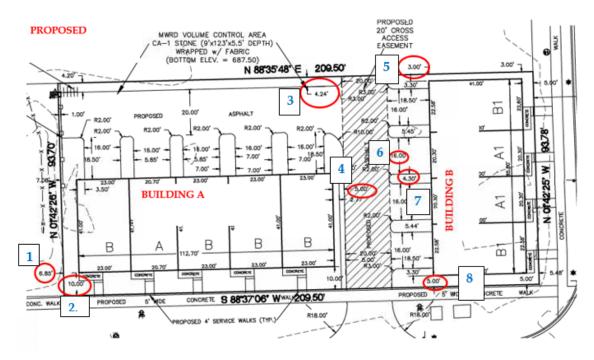
The proposed site plan changes necessitate a change in the Subdivision Plat therefore a Plat of Resubdivision is submitted for the Commission's approval. In addition, the five foot Public Utility and Drainage Easement at the north end of the building fronting Oak Park Avenue has been reduced by two feet and therefore a Plat of Abrogation is also submitted for review.

SITE PLAN REVIEW

The proposed site plan provides for a change in the two structures on the north side of 179th Street. This is the result of a change in the market demand for the number of bedrooms which indicates a preference for 3-bedroom units. The two structures on the north side of 179th Street will still comprise nine condo units however the structure fronting 179th Street (Building A) will add one 3-bedroom "B" unit and reduce the number of 2-bedroom "A" units by one, and the structure facing Oak Park Avenue (Building B) will add two 3- bedroom "B-1" units and reduce the number of 2-bedroom units by two and revise the "A" units to a A-1" unit which is slightly smaller. (See the plans below.)







In addition Building A will increase its front yard setback by five feet due the utility poles in the front yard (see photo). Other proposed changes (noted in red circles above) are outlined in the table below.

The 2 and 3-bedroom units in Building B have also been slightly reduced in width from the 2 and 3-bedroom units in Building A so that they comply with Village setbacks. The 2-bedroom unit had been reduced from 20.7' to 20.3' and the 3-bedroom unit has been reduced from 23' to 22.58'. This change will be imperceptible and will not change the appearance of the façade.



PROPOSED CHANGES IN SITE PLAN			
	Approved	Proposed	Comment/code requirement
1	6.97'	6.85'	5' minimum
2	5'	10'	5' -15' FY setback (utility lines)
3	9.24'	4.24'	Reduction of green space/detention
4	7.20'	5.0'	5' minimum
5	5'	3'	5' max, reduction of easement
6	18'	16'	Reduced to accommodate AC units
7	2.7'	4.3'	Increased to accommodate AC units
8	5.02'	5.0'	5' -15' FY setback

Due to some outstanding issues related to the Plat of Re-subdivision staff recommends conditioning the Plan Commission's recommendation of the Site Plan on final engineering approval.

PLAT OF RE-SUBDIVISION REVIEW

Due to the changes in the Site Plan there are changes required in the Subdivision Plat. The proposed plat has received engineering. Staff recommends conditioning the Plan Commission's recommendation on final engineering approval.

PLAT OF ABROGATION REVIEW

Due to the Site Plan changes the Public Utility and Drainage Easement located at the northeast corner of the parcel has been reduced from 5 feet to 3 feet. Therefore a Plat of Abrogation is necessary to reduce the existing easement. The petitioner's engineer states this is adequate to accommodate utility needs; staff recommends conditioning the Plan Commission's recommendation on final engineering approval.

RECOMMENDATION/RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the following motions are:

Motion #1

"...make a motion to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval."

Motion # 2

"...make a motion to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval."

Motion #3

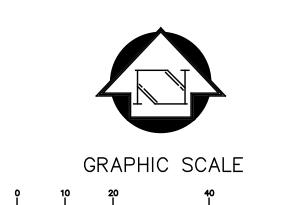
"...make a motion to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval."

Union Square – 6822-6830 179th Street, 17884-17890 Oak Park Avenue **LIST OF SUBMITTED PLANS**

	Submitted Sheet Name	Prepared By	Date On Sheet
1 of 1	Union Square North ReSubdivision	JAS	undated
1 of 1	Site Geometric Plan	JAS	07/30/11of
1of 1	Plat of Abrogation	JAS	undated
3 of 3	Site Grading Plan	JAS	08/28/19
1 of 1	Site Utility Plan	JAS	7/22/19

JAS Joseph A. Schudt & Associates

IRG Ives/Ryan Group, Inc.



(IN FEET)

1 inch = 20 ft.

Joseph A. Schudt & Associates

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

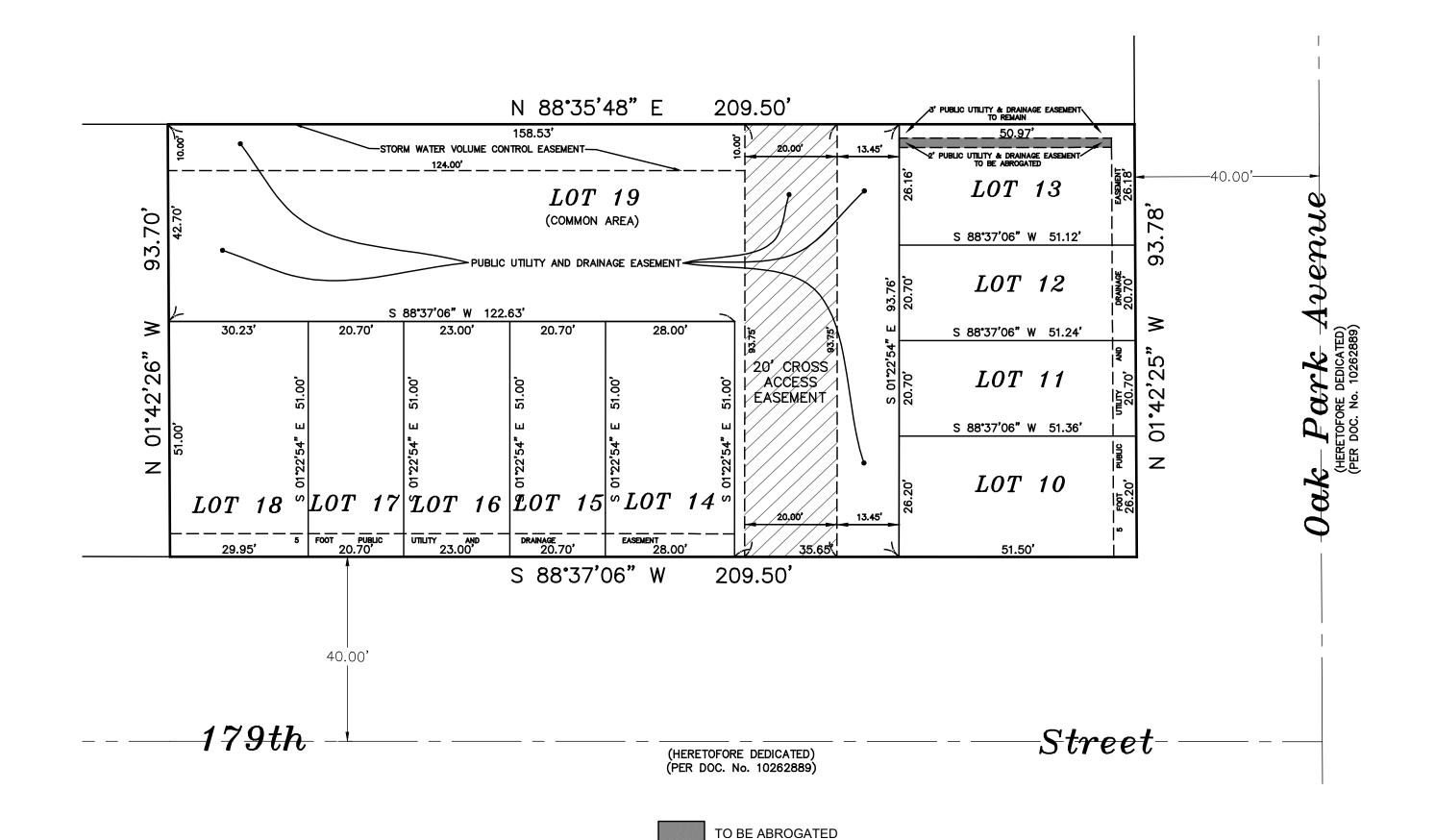
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

PLAT OF ABROG

OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

The South 2.00 feet of the North 5.00 feet of Lot 13 (except the East 5.00 feet thereof) in Union Square Subdivision, being a subdivision of part of the West half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof Recorded August 24, 2016, as Document No. 1623729105, in Cook County, Illinois.

P.I.N.: 28-31-105-079-0000



OWNERS CERTIFICATE

STATE OF ILLINOIS SS

179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the said property to be surveyed and subdivided with the dedications and easements as shown on the hereon drawn plat.

Dated This ______day of ______, A.D. 20___.

179 OPA, LLC 17331 Valley View Drive Tinley Park, IL 60477

NOTARY PUBLIC

STATE OF ILLINOIS SS

_____, a Notary Public in and for the County in the State aforesaid, do hereby certify that _____, of 179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Limited Liability Company.

Given under my hand and Notarial seal this _____ day of _____ A.D. 20___.

Notary Public My commission expires:

BOARD OF TRUSTEES APPROVAL

Approved and accepted this _____ day of _____ , A.D. 20___, by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois.

BY: ______Village President

Village Clerk

VILLAGE CLERK'S CERTIFICATE

This is to certify that I, Village Clerk of the Village of Tinley Park, Cook County, Illinois, find no deferred installments of outstanding or unpaid special assessments dues against the hereon drawn property.

Dated this _____, A.D. 20___.

Village Clerk

SURVEYORS CERTIFICATE

STATE OF ILLINOIS COUNTY OF WILL SS.

Joseph A. Schudt & Associates hereby certify that they have surveyed the property described hereon from official plats and records, and that the plat hereon drawn is a correct representation of said survey. All dimensions in feet and decimal parts thereof.

MOKENA, ILLINOIS ____ _, A.D. 20___ .

JOSEPH A. SCHUDT & ASSOCIATES

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152



STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.
- B. 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.
- C. 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.
- D. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.