

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Special Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, November 5, 2019, beginning at 8:00 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

8:00 PM CALL TO ORDER

 PLEDGE OF ALLEGIANCE

 ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

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

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE SPECIAL VILLAGE BOARD MEETING HELD ON OCTOBER 15, 2019.

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

COMMENTS: _____

ITEM #3

SUBJECT: RECEIVE A PRESENTATION ON COOK COUNTY UPDATES AND THE VILLAGE’S URBAN AREAS SECURITY INITIATIVE (UASI) GRANT FROM COOK COUNTY COMMISSIONER DONNA MILLER - **Clerk Thirion**

ACTION: Discussion: Cook County Commissioner Donna Miller will present Cook County updates and an update on the Village's UASI grant received from Cook County. **No specific action required.**

COMMENTS: _____

ITEM #4

SUBJECT: RECEIVE A PRESENTATION ON THE 2019 "TINLEY WISH" PROGRAM -
Trustee Brennan

ACTION: Discussion: This is the twenty-fourth (24th) year that Tinley Wish has helped families in Tinley Park during the holidays. **No specific action required.**

COMMENTS: _____

ITEM #5

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT
AGENDA ITEMS:

- A. CONSIDER ADOPTING ORDINANCE 2019-O-061 AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK.
- B. CONSIDER REQUEST FROM THE TINLEY PARK BULLDOGS YOUTH BASEBALL AND SOFTBALL TO CONDUCT A TAG DAY FUNDRAISER ON SATURDAY, APRIL 18, 2020, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER REQUEST FROM THE VETERINARY MEDICAL POLITICAL ACTION COMMITTEE TO CONDUCT A RAFFLE ON NOVEMBER 8 AND 9, 2019, WITH THE WINNER TO BE DRAWN AT THE TINLEY PARK CONVENTION CENTER ON NOVEMBER 9, 2019.
- D. CONSIDER ADOPTING RESOLUTION 2019-R-112 APPROVING AN ADD SERVICES AGREEMENT WITH KMA AND ASSOCIATES (WAYFINDING).
- E. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,389,785.96 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED OCTOBER 18, OCTOBER 25, 2019, AND NOVEMBER 1, 2019.

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

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER ORDINANCE NUMBER 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 an 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 Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER WAIVING FIRST READING AND ADOPTING ORDINANCE NUMBER 2019-O-071 GRANTING A 10 FOOT VARIATION FROM SECTION V.B. SCHEDULE II (SCHEDULE OF DISTRICT REQUIREMENTS) OF THE ZONING ORDINANCE TO PERMIT A REAR YARD SETBACK OF 20 FEET WHERE THE REQUIRED REAR YARD SETBACK IS 30 FEET TO CONSTRUCT A 150 SQ. FT. HOME ADDITION AT 16440 84TH AVENUE IN THE R-4 PD (SINGLE-FAMILY RESIDENTIAL, CHERRY HILL FARMS PUD) ZONING DISTRICT (AKRAM AREKAT) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Akram Arekat (owner), located at 16440 84TH Avenue, is seeking a Variation to permit a principal structure, three-season room, addition that encroaches within the required rear yard setback.

The Zoning Board of Appeals held a Public Hearing on October 10, 2019 and voted 3-1 to recommend approval of the requested Variation in accordance with plans as listed in the “List of Reviewed Plans” in the October 10, 2019 Staff Report. The Zoning Board of Appeals revised the recommended conditions to include a requirement that the base of the addition be constructed with brick materials that match the existing structure’s first-floor brick. **If first reading is waived, this Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER ADOPTING RESOLUTION 2019-R-113 APPROVING A FOUNDATION ONLY PERMIT (FOP) FOR UNION SQUARE TOWNHOMES (PHASE 2, BUILDING A) - **Trustee Mueller**

ACTION: Discussion: Union Square developer, Mike Halleran, is requesting a Foundation Only Permit (FOP) for Building A in Phase 2 of his townhome development located on the north side of 179th Street at Oak Park Avenue. He is requesting the FOP so that he can complete construction of the building by spring as part of his pre-sale obligations for 3 of the 5 units. A building permit cannot be issued due to the expiration of the MWRD permit for the project. An extension for the permit has been applied for, but it is uncertain as to when it will be issued. The granting of this permit will allow the developer to commence work on the foundation immediately. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #9

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: _____

ITEM #10

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: _____

ITEM #11

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: _____

ITEM #12

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. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- C. 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.
- D. 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.
- E. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

ADJOURNMENT

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Special Meeting of the Board of Trustees - Minutes

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD OCTOBER 15, 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 October 15, 2019. President Vandenberg called this meeting to order at 7:55 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
Absent:	None
Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

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

Motion was made by Trustee Glotz, seconded by Trustee Berg, to approve and place on file the minutes of the Regular Village Board Meeting held on October 1, 2019 and the minutes of the Special Village Board Meeting held on October 8, 2019. At this time a citizen addressed the Board with concerns about the adoption of the minutes stating that the minutes and video of the October 1, 2019 regular Village Board meeting do not match. He also referred to Ordinance 43.01 noting there are no rules in this Ordinance for special meetings. The concerned citizen stated that he feels the Board is not following their procedures set forth in the Ordinance by not asking if the public has any comments before an item is adopted. Village Attorney Connelly stated that nobody was denied an opportunity to address the Board and the minutes are a summary of what happened in the meeting. Vote by voice call. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to **APPOINT DIANE HULTSCH-MELONE TO THE POSITION OF ADMINISTRATIVE ASSISTANT IN THE CLERK'S OFFICE EFFECTIVE OCTOBER 21, 2019.** This position was advertised internally and externally, and the Village received over 100 applicants. After shortlisting the candidates, interviews, testing, and assessments were conducted. Diane was identified as the most qualified

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Special Meeting of the Board of Trustees - Minutes

candidate, with over 20 years of professional experience in working in office administration and as a support analyst. She is a graduate of Victor J. Andrew High School and attended both Moraine Valley and Prairie State Community Colleges. President Vandenberg asked if the Board had any comments or questions. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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

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

- A. CONSIDER REQUEST FROM THE ILLINOIS ARBORIST ASSOCIATION TO CONDUCT A RAFFLE ON NOVEMBER 5, 2019, AT THE TINLEY PARK CONVENTION CENTER.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,503,046.71 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED OCTOBER 4, AND OCTOBER 11, 2019.

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

Motion was made by Trustee Mueller, seconded by Trustee Berg, to adopt and place on file **RESOLUTION 2019-R-108 AUTHORIZING THE VILLAGE ATTORNEY TO APPLY TO THE CIRCUIT COURT OF COOK COUNTY FOR AN ORDER AUTHORIZING THE DEMOLITION OR REPAIR OF A DANGEROUS OR ABANDONED BUILDING LOCATED AT 6627 W. 173RD PLACE, TINLEY PARK, IL 60477.** The property located at 6627 W. 173rd Place has been an “attractive nuisance” since October 15, 2015, and is having a negative effect on the community. The owner has not placed the building in a safe state, is unable to do so, and the property is currently unable to be occupied. Staff is looking for the adoption of this Resolution to authorize the Village Attorney to apply to the Circuit Court of Cook County for an order authorizing the demolition or repair of a dangerous or abandoned building or structure. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to adopt and place on file **RESOLUTION 2019-R-106 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MORTON SALT, INC. OF OAKBROOK, IL FOR BULK ROAD SALT FOR FISCAL YEAR 2020.** The proposed contract is for the Village’s annual purchase of bulk salt. The Village received three (3) quotes from qualified vendors as follows:

The proposed contract price reflects a cost per ton.

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<u>Vendor</u>	<u>Cost Per Ton</u>
Morton Salt, Inc.	\$87.36
Midwest Salt	\$94.24
Chicago Salt	\$101.00

The delivery of the 5,500 tons of salt is guaranteed under the terms of the contract. This item was discussed at the October 8, 2019, Public Works Committee and recommended for approval. Consider final authorization of a contract with Morton Salt Inc. of Oakbrook, IL for Bulk Road Salt in the amount of \$87.36 per ton. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brennan, to adopt and place on file **RESOLUTION 2019-R-109 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND F.H. PASCHEN FOR THE 80TH AVE. TRAIN STATION STAIRCASES, RAILINGS, PAVER REPLACEMENT/REPAIR PROJECT.** Shortly after the original opening of the 80th Ave. Train Station in 2012, the Public Works Department identified railings in the area that were lifting from the concrete and damaging the surrounding staircases and curbing. As time has progressed, additional heaving of railings, separation of stair nosing, and "freeze/thaw" destruction to the concrete in the area continued. The Village Board approved Public Works to start replacing/repairing the staircases and railings last year (2018). This request is for completion of the entire replacement/repair project. Based on previous discussions with the Village attorney and staff members, it was recommended to complete all of the remaining damaged areas at once in lieu of partially completing phases over the next few years. Please reference the following breakdown of all items to be replaced/repared:

- Main Front Entrance Staircase: \$62,928.63
- East Ramp – North Tunnel: \$44,437.92
- East Ramp – South Tunnel: \$52,027.17
- West Ramp – North Tunnel: \$56,591.57
- West Ramp – South Tunnel: \$76,328.30
- Staircase Into Building/Entrance Staircase: \$70,923.19
- Railings: \$458,971.57
- Stair Repairs: \$30,140.54
- Staircase #1: \$46,605.25
- Staircase #3: \$46,605.25
- Staircase #4: \$46,605.25

Funding is budgeted and available in the approved FY20 Budget, Municipal Buildings Fund.

Budget Available	\$600,000.00
<u>Contract Amount</u>	<u>\$1,002,184.84</u>
Difference – Over Budget	\$402,184.84

Consider awarding a contract to F.H. Paschen in the amount of \$1,002,184.84. This item was discussed at the Public Works Committee meeting held on October 8, 2019 and recommended for approval. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. Assistant Public Works Director Urbanski stated the Village is attempting to make the repairs in its entirety. Trustee Brady noted that these repair issues are a safety issues as discussed at the Public Safety Committee held on October 8, 2019. Trustee Brennan asked the Village Attorney Connelly to present an update on the legal ramifications regarding these repairs. Village Attorney Connelly stated we are in consent communication with the companies responsible for design and construction and a resolution has

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not been made. The cost for repairs will be a part of communications going forward and potential litigation if needed. Trustee Mueller stated it is time for these repairs to be made. President Vandenberg asked how long has the Village be trying to rectify this. Assistant Public Works Director Urbanski stated since 2012. Trustee Brady asked when the work will begin. Assistant Public Works Director Urbanski noted that the intent is to get some perimeter stair cases done and continue the additional project repairs in the spring. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Glotz, to adopt and place on file **RESOLUTION 2019-R-110 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MINUTEMAN SECURITY TECHNOLOGIES FOR AUTOMATIC LICENSE PLATE READERS (ALPR)**. During the RFP process, Assistant Village Manager Patrick Carr identified a grant opportunity with the Department of Homeland Security. The application awarded the Village a grant for initial intersections at a reimbursable amount of \$223,000.

Funds are budgeted and available in FY20 Capital Fund:

Budget Amount:	\$ 453,182.00
Contract Amount:	\$ 242,559.25
Grant Reimbursement:	\$(223,000.00)
Difference – UNDER BUDGET -	\$ 433,622.75

Consider awarding a contract to Minuteman Security Technologies in the amount of \$242,559.25. This item was discussed at the Public Safety Committee meeting on October 8, 2019 and recommended for approval. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. President Vandenberg inquired as to the bidders for this project. Assistant Manager Carr stated there were three (3) bidders. Assistant Public Works Director Urbanski presented an overview of the request for proposal process. President Vandenberg asked if they would do install and maintenance. Assistant Public Works Director Urbanski stated yes. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Berg to adopt and place on file **RESOLUTION 2019-R-111 AUTHORIZING RENEWAL OF LIABILITY INSURANCE COVERAGES FOR DECEMBER 1, 2019 TO NOVEMBER 30, 2020 WITH THE ILLINOIS COUNTIES RISK MANAGEMENT TRUST (ICRMT)**. The Village's current insurance policy with the Illinois Counties Risk Management Trust (ICRMT) will expire December 1, 2019. Therefore, the Village's insurance broker, Alliant Mesirow, has submitted an updated application to ICRMT for renewal pricing. The Village's annualized premium for the 2019 policy year was \$745,654. This figure covers general liability, automobile liability, law enforcement liability, public official's liability, property, workers compensation, cyber and crime. Currently, deductibles (or self-insured retention limits) under ICRMT vary between \$100,000 and \$150,000 dependent upon the type of liability insurance, while the workers compensation deductible is \$300,000. Maintaining the current deductibles, the renewal premium for the 2020 policy year is quoted at \$769,624. Overall, the Village has had a good claims year in terms of keeping costs to a minimum, which has contributed to keeping the premium similar to the previous year. This item was discussed at the Committee of the Whole on October 15, 2019 prior to this meeting. President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote

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

Motion was made by Trustee Brennan, seconded by Trustee Mueller, to adopt and place on file **ORDINANCE 2019-O-062 AMENDING TITLE XI, CHAPTER 112, SECTION 112.22 OF THE TINLEY PARK MUNICIPAL CODE—ADDITION OF ONE (1) CLASS EV LIQUOR/VIDEO LICENSE (HAPPY BITES, 8021 183RD STREET, UNIT E)**. The proposed Ordinance would increase the Class EV Liquor/Video Licenses by one (1). The applicant, Happy Bites, is opening a full services restaurant and bar at 8021 183rd Street, Unit E. Video gaming will be permitted at this location. Upon approval of this Ordinance, the total number of Class EV Liquor Licenses would be ten (10). President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. President Vandenberg stated this item has been discussed and vetted thoroughly. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to adopt and place on file **ORDINANCE 2019-O-063 AMENDING TITLE XI, CHAPTER 112, SECTION 112.22 OF THE TINLEY PARK MUNICIPAL CODE—ADDITION OF ONE (1) CLASS AV LIQUOR/VIDEO LICENSE (ISLAND BISTRO, 7020 183RD STREET)**. The proposed Ordinance would increase the Class AV Liquor/Video Licenses by one (1). The applicant, Island Bistro, is opening a full services restaurant and bar at 7020 183rd Street. Under this license video gaming will be permitted at this location. Upon approval of this Ordinance, the total number of Class AV Liquor Licenses would be fifteen (15). President Vandenberg stated that this item was in its final adoption stage and asked if anyone cared to address the Board. Trustee Glotz stated he had concerns with how the taxes are paid on this property. The petitioner clarified his statements from discussion at the Administration and Legal Committee held on October 8, 2019. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Mueller. Nays: Glotz. Absent: None. President Vandenberg declared the motion carried.

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

Deputy Village Clerk Godette stated that the decennial census count will take place in 2020. In preparation the Village has formed a Complete Count Committee comprised of a cross section of community members. On October 25, 2019, a Census Representative will be located in the lobby at the Village Hall from 2:00 p.m. to 4:00 p.m. with information about recruitment for census jobs and information on the 2020 Census.

Fire Chief Forest Reeder thanked the public, Board, and staff for supporting the Fire Department at their Open House. He also presented a certificate to Trustee Brady for completing the Fire Department's Citizens Fire Academy. Trustee Brady had a scheduling conflict and was unable to attend the Fire Academy graduation.

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

Trustee Brennan noted that Trick or Treat Hours on Halloween, October 31st, will be from 3:30 p.m. to 7:00 p.m. He also congratulated Fire Chief Reeder for being nominated to the Moraine Valley Community College Hall of Fame.

Trustee Brady stated that St. Stephen's Catholic Church will be hosting a First Responder Mass and

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breakfast on Sunday, October 20, 2019, at 10:00 a.m.

Trustee Glotz thanked Assistant Village Manager Pat Carr for working to get the grant to for the license plate reader cameras.

President Vandenberg stated that he was contacted by former Economic Development Director Patrick Hoban with information that Tinley Park was recognized for the receiving the accreditation for economic development at the International Conference for Economic Development. He thanked Mr. Hoban and the Economic Development team for their hard work with this.

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

A citizen stated his concerns with the public comment rules at special meetings. He also had concerns about Village Ordinance 43.01. Village Attorney Connelly noted that this Ordinance 43.01 includes the statement subject to the Illinois Open Meetings Act. According to the Open Meetings Act public comments at special meetings can pertain only to items on the agenda.

Motion was made by Trustee Mueller, seconded by Trustee Berg, at 8:41 p.m. to adjourn to Executive Session to discuss the following:

- A. 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.
- B. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.
- C. 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 AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.

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

Motion was made by Trustee Mueller, seconded by Trustee Glotz, to adjourn the Executive Session and reconvene the special Board meeting. Vote by voice call. President Vandenberg declared the motion carried and reconvened the special Board meeting at 9:12 p.m.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to adjourn the special Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board

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meeting at 9:12 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:

Village President

ATTEST:

Village Clerk

DRAFT

**RECEIVE A PRESENTATION ON
COOK COUNTY UPDATES AND
THE VILLAGE'S URBAN AREAS
SECURITY INITIATIVE (UASI)
GRANT FROM
COOK COUNTY COMMISSIONER
DONNA MILLER**

CLERK THIRION

**RECEIVE PRESENTATION
ON THE 2019
TINLEY WISH PROGRAM**

Trustee Brennan

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2019-0-061

**AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL
PROPERTY OWNED BY 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 NUMBER 2019-O-061

**ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL
PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK**

WHEREAS, pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4), the Corporate Authorities of the Village of Tinley Park may dispose of personal property owned by the Village when, in the opinion of a simple majority of the Corporate Authorities, such property is no longer necessary or useful to, or for the best interests of, the Village; and

WHEREAS, the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, deem it no longer necessary, useful or in the best interests of the Village to retain the surplus personal property in Exhibit A attached.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the personal property listed on **Exhibit one (1)** is declared to be surplus personal property because it is no longer useful to the Village.

Section 2: That the Village Manager, or his designee, is authorized to dispose of the surplus personal property of the Village in any manner he sees fit.

Section 3: 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 5th day of November, 2019, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 5th day of November, 2019, by the President of the Village of Tinley Park.

By: _____
Village President

ATTEST:

By: _____
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-061, "AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK," which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 5, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of November, 2019.

VILLAGE CLERK

EXHIBIT 1

SURPLUS EQUIPMENT LIST

VIN #	Vehicle Number	Year	Manufacturer	Vehicle / Equipment Description
3B7KF26Z81M278040	679	2001	Dodge	Pickup Truck
1J4PR4GK4AC159715	73	2010	Jeep	Cherokee
1FTWF31557EA36316	80	2007	Ford	F350, 3/4 Ton Pick-up
1FTSE34LX7DB45758	34	2007	Ford	E350 Van



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

Attention: Deputy Village Clerk

As a part of Tinley Park Bulldogs ongoing fundraising efforts, I would like to officially request permission for "Shake the Can" solicitation at the intersections of Harlem Avenue/171st Street and Oak Park Ave/171st Street. It is understood that solicitation cannot occur on Harlem Avenue. Our preferred date and time is listed below:

Saturday, April 18, 2020 @ 8am-3pm

Please confirm your approval as soon as possible.

Regards,
Emily Wilson

Director of Fundraising and Sponsorships
Tinley Park Youth Baseball Inc. (Tinley Park Bulldogs)

*Fiduciary
Letter written
& notarized*

RAFFLE LICENSE APPLICATION

VILLAGE OF TINLEY PARK
16250 South Oak Park Avenue

DATE: 10/25/19

- 1. NAME OF ORGANIZATION: Veterinary Medical Political Action Committee
- 2. ADDRESS: 1121 Chatham Rd Springfield, IL 62670
- 3. MAILING ADDRESS IF DIFFERENT FROM ABOVE:

4. ADDRESS OF PLACE FOR RAFFLE DRAWING
18501 Convention Center Dr., Tinley Park, IL 60477

- 5. CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION: (MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)
- | | | | |
|--------------------------------------|-------------------------------------|-----------------------------------|---|
| RELIGIOUS <input type="checkbox"/> | CHARITABLE <input type="checkbox"/> | LABOR <input type="checkbox"/> | FRATERNAL <input type="checkbox"/> |
| EDUCATIONAL <input type="checkbox"/> | VETERANS <input type="checkbox"/> | BUSINESS <input type="checkbox"/> | <input checked="" type="checkbox"/> Other |

6. HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE: Decades.

7. PLACE AND DATE OF INCORPORATION: Springfield, IL

8. NUMBER OF MEMBERS IN GOOD STANDING: No Members

9. PRESIDENT/CHAIRPERSON: Erika Eigenbrod DVM
 ADDRESS: 1121 Chatham Rd Springfield IL PHONE: _____

10. RAFFLE MANAGER: Debbie Lakamp
 ADDRESS: 1121 Chatham Rd Springfield IL 62704
 PHONE: _____

- 11. DESIGNATED MEMBER(S) RESPONSIBLE FOR CONDUCT & OPERATION OF RAFFLE:
- NAME: Erika Eigenbrod DVM
 ADDRESS: See above PHONE: _____
- NAME: Debbie Lakamp
 ADDRESS: See above PHONE: _____

(ATTACHED ADDITIONAL SHEET IF NECESSARY)

RAFFLE APPLICATION | 2

RAFFLE INFORMATION

12. DATE(S) FOR RAFFLE TICKET SALES (INCLUDE DAYS OF THE WEEK)

Nov. 8 & 9 - Friday - Saturday

13. LOCATION OF TICKET SALES:

Tinley Park Convention Cntr.

14. LOCATION FOR DETERMINING WINNERS:

Tinley Park Convention Cntr

15. DATE(S) FOR DETERMINING WINNERS: (INCLUDE DAYS OF THE WEEK)

Nov. 9, Saturday

16. TOTAL RETAIL VALUE OF ALL PRIZES:

\$ 418.93 (MAXIMUM PRIZE AMOUNT \$250,000)

17. MAXIMUM RETAIL VALUE OF EACH PRIZE:

\$ 299.99 + 118.94

18. MAXIMUM PRICE CHARGED OF EACH TICKET(CHANCE) SOLD

\$ 1/2n \$10 3 for \$30

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.

FIDELITY BOND [X] 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 objections. 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: VMPAC / IL State Veterinary Medical Assn. EXECUTIVE DIRECTOR: Deborah Rakamp

ERISA Fidelity Bond	
For Non-Union Employee Welfare and Pension Benefit Plans Subject to ERISA	
Company Name: Hartford Fire Insurance Company	BOND NUMBER: 83BDDRH5118
Company Code: 1	

DECLARATIONS

ITEM 1: Insured: Illinois State Veterinary Medical Association VM PAC IVME
and any other employee welfare or pension benefit plan subject to the Employee Retirement Income Security Act of 1974, and any amendment thereto, for which the entity identified in ITEM 2 is the Insured Plan(s) Sponsor during the Bond Period.

ITEM 2: Insured Plan(s) Sponsor: Illinois State Veterinary Medical Association

ITEM 3: Mailing Address: 1121 Chatham Road, Springfield, IL 62704

ITEM 4: Bond Period: From September 17, 2015 until cancel 12:01 a.m. local time at the address shown in ITEM 3

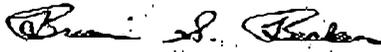
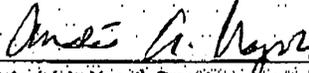
ITEM 5: Limit of Liability: \$400,000

ITEM 6: Riders: This Bond includes the following riders at inception:

ITEM 7: Cancellation of Prior Insurance: By the acceptance of this Bond, you give notice to us terminating or cancelling prior bonds or policies numbered _____ The termination or cancellation is effective as of the time this Bond becomes effective.

ITEM 8: Address for Claim Notices to Company: The Hartford, Attn: Bond Claim
Hartford Plaza, 690 Asylum Avenue
Hartford, CT 06115

This Bond has been signed by our President and Corporate Secretary, but it shall not be binding unless it is countersigned by our authorized representative.

Brian S. Becker, Corporate Secretary **Andre A. Napoli, President**

Countersigned by: _____, Authorized Representative

In consideration of the payment of premium and subject to all of the terms of this Bond, we agree with you to provide coverage as stated in the Bond. Various provisions in this Bond restrict coverage. Read the entire Bond carefully to determine rights, duties and what is or is not covered. Throughout this Bond the words "you" and "your" refer to the Insured shown in ITEM 1. The words "we", "us" and "our" refer to the Company providing this Bond. Words and phrases in quotation marks are defined in the Bond.

- I. INSURING AGREEMENT**
We will pay only for loss of your "funds or other property":
A. which results directly from "fraud or dishonesty" committed by an "employee" of any "employee benefit plan(s)" who is also an "employee" of the Insured Plan(s) Sponsor, while acting alone or in collusion with other persons; and
B. which results from acts committed or events occurring at any time and discovered by you during the Bond Period shown in the Declarations or no later than one year following the termination or cancellation of the Bond.
- II. LIMIT OF LIABILITY**
The most we will pay for loss in any one "occurrence" is the applicable Limit of Liability shown in the Declarations.
If two or more "employee benefit plan(s)" are insured jointly under this Bond, you must select a Limit of Liability that is sufficient to provide a Limit of Liability for each plan which is at least equal to that required under "ERISA" as if each plan was separately insured.
If, at the inception of this Bond the Limit of Liability is equal to or greater than that required under "ERISA", then the Limit of Liability applicable to any insured "employee benefit plan(s)" at the time a loss is discovered shall equal the amount required under "ERISA" at the beginning of the "employee benefit plan(s)" current fiscal year, but in no event to exceed \$500,000 (Five Hundred Thousand Dollars) per insured "employee benefit plan."
If two or more "employee benefit plans" are insured jointly under this Bond, any payment which we make for loss sustained by two or more plans, or of commingled "funds or other property" of two or more plans, which arises out of one "occurrence" will be shared by each plan sustaining loss in the proportion that the Limit of Liability required under "ERISA" for each plan bears to the total of those limits.
- III. DEFINITIONS**
A. "Employee" means any natural person who is:
1. a trustee, officer, employee, administrator or manager, except a trustee, administrator or manager who is an independent contractor, of any "employee benefit plan(s)" insured under this Bond; or
2. a director or trustee of the Insured Plan(s) Sponsor while that person is handling "funds or other property".
B. "Employee benefit plan(s)" means any employee welfare or pension benefit plan that is subject to "ERISA".
C. "ERISA" means the Employee Retirement Income Security Act of 1974 or any amendment thereof.
D. "Fraud or dishonesty" has the meaning as set forth in "ERISA" Title 29 Code of Federal Regulations Section 2580.412-9.
E. "Funds or other property" has the meaning as set forth in "ERISA" Title 29 Code of Federal Regulations Section 2580.412-4.
F. "Insured Plan(s) Sponsor" means the entity shown in Item 2. of the Declarations that establishes or maintains the insured "employee benefit plan(s)".
G. "Occurrence" means an actual or alleged act or series of acts involving the "fraud or dishonesty" of one or more "employee(s)" of an "employee benefit plan(s)", whether acting alone or in collusion with others, that results in the loss of your "funds or other property".
- IV. EXCLUSIONS**
This Bond does not apply to and we will not pay for:
A. EMPLOYEE CANCELLED UNDER PRIOR INSURANCE
Loss caused by any "employee" of yours, or predecessor in interest of yours, for whom similar prior insurance has been cancelled and not reinstated since the last cancellation.
B. INDIRECT LOSS
Loss that is an indirect result of any act or "occurrence" covered by this Bond, including but not limited to loss resulting from:
1. your inability to realize income that you would have realized had there been no loss of or damage to your "funds or other property"; or
2. payment of damages of any type for which you are legally liable except compensatory damages arising directly from a loss covered under this Bond; or
3. payment of costs, fees or other expenses you incur in establishing either the existence of or the amount of loss under this Bond.



Item	Description	\$175.00	\$150.00	\$120.00	\$85.00	\$100.00	\$75.00	Subtotal Hours	Subtotal Costs
		PIC	PD	SPM	PM	SGD	GD		
Phase I - Construction Documents									
1	Finalize Signage Details	1			2	4	2	9	\$ 895.00
2	Coordinate with IDOT for signage plan approval	1		2	6		2	11	\$ 1,075.00
3	Review as-built drawings for reuse of existing foundation	1		1	1	2		5	\$ 580.00
4	Coordinate with vendors to make recommendations regarding reuse of existing foundations	1			2	2		5	\$ 545.00
5	Review as-built drawings for existing Village LED Monument			1	1	1	1	4	\$ 380.00
6	Make recommendations for modifications to existing LED Monument		1	1	1	2			\$ 555.00
7	Prepare 100% Construction Document Package	0.5		1	1	2	2	6.5	\$ 642.50
8	Develop Signage Specifications (10 14 00)	0.5		2	2	2		6.5	\$ 697.50
9	Submit 100% Construction Document Package for Final Approval	1			1			2	\$ 260.00
10	Incorporate comments, revise accordingly, and submit final Construction Document Package	1	1		3	4		9	\$ 980.00
11	Village of Tinley Park Approval				1			1	\$ 85.00
Totals:		7	2	8	21	19	7	59	\$ 6,695.00
Phase II - Bidding Negotiation / Construction Administration									
1	Develop Bid Form		1	1	2			4	\$ 440.00
2	Prepare Invitation to Bid and Coordinate with Village Purchasing Department			1	2			3	\$ 290.00
3	Conduct an on-site pre-bid meeting (Site Visit #1)		5		6	5		16	\$ 1,760.00
4	Answer RFI's			1	2	2		5	\$ 490.00
5	Issue Addenda				1	1		2	\$ 185.00
6	Review Substitutions				1	1		2	\$ 185.00
7	Receive Bids and Analyze Unit Costs for Accuracy				2			2	\$ 170.00
8	Value Engineer to Ascertain Best Value to Village	0.5		1		2		3.5	\$ 407.50
9	Review Bidder References	0.5			2	0.5		3	\$ 307.50
10	Make Recommendations as to Award	0.5	0.5	0.5	1			2.5	\$ 307.50
11	Review Contract Documents	1		4	4			9	\$ 995.00
12	Conduct an on-site Kick-off Meeting and Site Walk-Through with Fabricator (Site Visit #2)		5		6	5		16	\$ 1,760.00
13	Coordinate permits and approvals with regulatory agencies with Village/Contractor	0.5		4	4	4		12.5	\$ 1,307.50
14	Review Project Schedule			1	2			3	\$ 290.00
15	Review Shop Drawings	0.5			2	2	2	6.5	\$ 607.50
16	Review Samples/Prototypes	0.5			1	1	1	3.5	\$ 347.50
17	Obtain Signed and Sealed Structural Drawings				2	1		3	\$ 270.00
18	Review Payment/Change Order Requests			0.5	2			2.5	\$ 230.00
19	Site Walk-Through to Field Locate and State Sign Locations (Site Visit #3)		4		4	4		12	\$ 1,340.00
20	Conduct Scheduled Progress Conference Calls with Village Representative and Fabricator				5	5		10	\$ 925.00
21	Visit Fabricator Shop to Review Fabrication Progress (Site Visit #4)		4		4	4		12	\$ 1,340.00
22	Review Installation On-Site (Site Visit #5)		5		6	5		16	\$ 1,760.00
23	Develop Punch List				2	2		4	\$ 370.00
24	Submit Punch List Documents to Fabricator and Village for Approval				2			2	\$ 170.00
25	Village of Tinley Park Approval				0.5			0.5	\$ 42.50
26	Secure As-builts				1	1		2	\$ 185.00
27	Project Close-out			0.5	1			1.5	\$ 145.00
Totals:		4	24.5	14.5	67.5	45.5	3	159	\$ 16,627.50
Totals for Phases I and II		11	26.5	22.5	88.5	64.5	10	218	\$ 23,322.50
Additional Expenses									\$ -
Grand Total - Not to Exceed									\$ 23,322.50

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Voucher List
Village of Tinley Park

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184444	10/18/2019	010318	ADVOCATE CHRIST MEDICAL CNTR	101019	15 HEARTSAVER CPR/AED 01-19-020-73606	255.00
					Total :	255.00
184445	10/18/2019	002856	AIRY'S, INC	23410	WATER MAIN REPAIR 16337 PAXTC 60-00-000-72745	3,189.17
					Total :	3,189.17
184446	10/18/2019	011227	AMERICAN SOLUTIONS FOR	INV04371755	CHECK STOCK 01-14-000-73110 60-00-000-73110	122.25 10.63
					Total :	132.88
184447	10/18/2019	002628	AMERICAN WATER	4000178977	FLAT MONTHLY FEE 64-00-000-73225	455.67
					Total :	455.67
184448	10/18/2019	017251	ANICHINI, MICHELLE	091919	REIM. EXP. LODGING IPSTA CONF 01-21-210-72170	389.85
					Total :	389.85
184449	10/18/2019	014511	AREA LANDSCAPE SUPPLY, INC.	2061873	LAVA 01-26-023-73680	44.00
					Total :	44.00
184450	10/18/2019	010953	BATTERIES PLUS - 277	P19726807	3 PACK LIQUID METAL 01-17-220-73760	206.97
					Total :	206.97
184451	10/18/2019	015212	BETTENHAUSEN AUTOMOTIVE	84421DOW	FILTER 60-00-000-72540 63-00-000-72540 64-00-000-72540	12.03 3.86 6.80
				84424DOW	ARM WIPER, BLADE 60-00-000-72540 63-00-000-72540	27.07 8.68

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184451	10/18/2019	015212 BETTENHAUSEN AUTOMOTIVE	(Continued)			
			84434DOW		64-00-000-72540	15.33
					PAN,GASKET,TUBE WATER	
					60-00-000-72540	86.08
					63-00-000-72540	27.61
					64-00-000-72540	48.72
					Total :	236.18
184452	10/18/2019	018554 BORDEN, KENT	101619		IATAI CONF LODG,MEALS,FUEL/SP	
					01-17-220-72140	469.78
					Total :	469.78
184453	10/18/2019	014148 CALL ONE	1210676-1128114		VILLAGE LANDLINE PHONE SERV	
					01-19-000-72120	34.96
					01-19-020-72120	11.82
					01-26-023-72120	15.42
					01-26-024-72120	15.42
					01-33-300-72120	23.65
					01-33-310-72120	23.65
					01-33-320-72120	15.42
					01-35-000-72120	15.42
					01-53-000-72120	8.23
					60-00-000-72120	49.55
					63-00-000-72120	5.50
					64-00-000-72120	23.60
					01-19-000-72120	954.12
					60-00-000-72120	2,639.23
					63-00-000-72120	293.25
					64-00-000-72120	1,256.77
					01-17-205-72120	1,356.00
					01-14-000-72120	620.00
					01-11-000-72120	16.42
					01-12-000-72120	37.75
					01-17-205-72120	37.75
					01-19-000-72120	8.21
					01-26-023-72120	9.85
					01-26-024-72120	9.85

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184453	10/18/2019	014148 CALL ONE	(Continued)			
					01-33-310-72120	9.85
					01-33-320-72120	9.85
					60-00-000-72120	24.62
					01-12-000-72120	39.07
					01-14-000-72120	130.57
					01-15-000-72120	23.65
					01-19-000-72120	761.90
					01-17-205-72120	78.14
					Total :	8,559.49
184454	10/18/2019	003396 CASE LOTS INC	11283		TOWELS	
					01-26-025-73580	284.00
			12513		TOILET TISSUE,TOWELS	
					01-26-025-73580	307.20
			12612		TOWELS	
					01-26-025-73580	352.80
					Total :	944.00
184455	10/18/2019	003229 CED/EFENGEE	5025-527582		BULBS,LAMPS	
					01-26-024-73570	307.82
			5025-528053		BULBS	
					01-26-024-73570	336.34
			5025-528058		BULBS	
					01-26-024-73570	301.65
					Total :	945.81
184456	10/18/2019	003137 CHRISTOPHER B.BURKE ENGINEERNG	153342		01.R160373.0003A STREET LIGHTIN	
					30-00-000-75500	989.18
			153850		PROJ#01.R160373.00006 POST 3 S`	
					65-00-000-72525	4,290.23
			153851		01.R160373.00007 POST 4 LIFT ST I	
					61-00-000-75320	6,447.00
			153852		01.R160373.0003A STREET LIGHTIN	
					30-00-000-75500	666.01
			153854		01.R160373.00005 FIRE ST #47 9/1/	
					33-00-000-75907	168.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184456	10/18/2019	003137 CHRISTOPHER B.BURKE ENGINEERNG	(Continued) 153855		01.R160373.00009 HARMONY SQUA/ 30-00-000-75905	6,542.60
			153856		01.R160373.00012 ENG SERV UTILI 27-00-000-75300	825.63
			153858		01.R160373.C0014 POST 7 FORCE I 61-00-000-75305	4,633.00
			153859	VTP-017392	ENG SERV/ BOULEVARD PROJECT 27-00-000-75300	670.00
			153860		01.R180166.00000 175TH RIDGELNI 61-00-000-75305	536.00
Total :						25,767.65
184457	10/18/2019	012057 COMCAST CABLE	8771401810028977		ACCT#8771401810028977 10/16/19 01-26-025-72517	39.69
Total :						39.69
184458	10/18/2019	013878 COMED - COMMONWEALTH EDISON	0385181000		ACCT#0385181000 RR ST 18001 80` 01-26-025-72510	2,755.81
			0385440022		ACCT#0385440022 SS BRKSIDE GL 64-00-000-72510	346.62
			0471006425		ACCT#0471006425 LITE CONTROLI 01-26-024-72510	56.79
			0637059039		ACCT#0637059039 7950 W TIMBER 64-00-000-72510	162.29
			2922039023		ACCT#2922039023 LITE ST LT CON 01-26-024-72510	14.99
			4943163008		ACCT#4943163008 METRA SIGN INI 70-00-000-72510	23.70
Total :						3,360.20
184459	10/18/2019	018311 CONNECTION	57178134	VTP-017404	<911> - TABLETS FOR CAD - AMBUI 01-16-000-74128	5,056.20
Total :						5,056.20
184460	10/18/2019	012410 CONSERV FS, INC.	66032267		CURLEX ERO BLANKET 01-26-023-73680	49.56

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184460	10/18/2019	012410 012410 CONSERV FS, INC.			(Continued)	Total : 49.56
184461	10/18/2019	000550 CUPKAKE'S FAM FUN TIME CLOWNS	101519		PERF BOO BASH 10/27/19 01-35-000-72923	375.00 Total : 375.00
184462	10/18/2019	003240 CUTRANO, MIKE	100319		REIM. EXP. FLORAL 01-41-056-72937	2.49
			100919		REIM. EXP. FOIL ROUND PANS W/L 01-41-056-72937	11.00 Total : 13.49
184463	10/18/2019	016631 DAUKSAS-ROY, BRIDGET	101619		REIM. EXP.MEALS,MILEAGE/MABA 01-21-210-72170	181.40 Total : 181.40
184464	10/18/2019	003966 DEVINE, WILLIAM	101619		PER DIEM: LODGING,MEALS/LEGAL 01-17-220-72140	288.90 Total : 288.90
184465	10/18/2019	018743 DON'S WORLD OF SPORTS INC.	46614		GARMENTS EMBROID ONLY 01-19-020-73610	112.00 Total : 112.00
184466	10/18/2019	003770 DUSTCATCHERS INC	66410		MATS/VH 01-26-025-72790	65.93
			66411		MATS/ PD 01-26-025-72790	85.41
			66412		MATS/PW GARAGE 01-26-025-72790	99.08 Total : 250.42
184467	10/18/2019	016399 EBNER, MICHAEL E	101519		PERF BOO BASH 11/27/19 01-35-000-72923	250.00 Total : 250.00
184468	10/18/2019	019116 ELAN CITY, INC	2000-1243	VTP-017265	RADAR SPEED SIGN 01-17-220-73600	5,829.00

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184468	10/18/2019	019116 019116 ELAN CITY, INC			(Continued)	Total : 5,829.00
184469	10/18/2019	011176 ELEMENT GRAPHICS & DESIGN, INC	15359		GRAPHICS 01-17-205-72540	275.13 Total : 275.13
184470	10/18/2019	010486 EMLING CANVAS PRODUCTS	1684		9 RENTALS 01-35-000-72923	9,000.00 Total : 9,000.00
184471	10/18/2019	013924 ENTERTAINERS R WE	101519		PERF BOO BASH 10/27/19 MAD SCI 01-35-000-72923	200.00 Total : 200.00
184472	10/18/2019	019222 EVANS, KEVIN	Ref001382969		UB Refund Cst #00459815; refund du 60-00-000-20599	178.02 Total : 178.02
184473	10/18/2019	015058 FLEETPRIDE	37523049		FILTERS,AIR ELEMENT,CARTRIDGE 01-26-023-72540	813.54 Total : 813.54
184474	10/18/2019	012941 FMP	50-2576502		FUEL FILTER 60-00-000-72540	17.25
					63-00-000-72540	5.53
					64-00-000-72540	9.77
			52-437072		CREDIT CALIPER,HOUSING 01-17-205-72540	-212.80
			52-437454		BRAKE LINING,BRAKE ROTR,BRAK 01-26-023-72540	350.59
			52-437627		SENSOR 01-17-205-72540	50.82
			52-437689		BRAKE PADS 60-00-000-72540	19.63
					63-00-000-72540	6.30
					64-00-000-72540	11.10
					Total :	258.19

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184475	10/18/2019	004224 FOREST VIEW FARMS	073019.	VTP-017260	RENTAL OF TWO HORSE DRAWN H 01-35-000-72923	945.00
Total :						945.00
184476	10/18/2019	011611 FOX VALLEY FIRE & SAFETY CO.	IN00302132		RADIO MAINT BREMENTOWNE MAI 14-00-000-72550	459.00
			IN00302138		RADIO MAINT ST GEORGE CHURCH 14-00-000-72550	1,004.45
			IN00302155		RADIO MAINT ALPHA MED CENTER 14-00-000-72550	933.00
Total :						2,396.45
184477	10/18/2019	004346 FRAME TECH, INC.	36286		WHEEL ALIGNMENT #2D 01-17-205-72540	55.00
Total :						55.00
184478	10/18/2019	012902 GO PARTS INC.	169797		BULBS,DIE GREASE 01-17-205-72540	89.92
Total :						89.92
184479	10/18/2019	004438 GRAINGER	9300815611		CREDIT SHELIVING 01-17-220-73600	-193.50
			9310364436		HAND SOAP,SOLVENT 01-26-025-73580	186.68
			9312359798		SOCKET BIT 01-26-024-73410	55.20
			9312359806		DISC 01-19-000-73410	20.50
			9313879133		SHELIVING,SEAL 01-17-220-73600	204.18
			9315454158		TIME DELAY RELAY 01-26-025-73570	84.32
Total :						357.38
184480	10/18/2019	015198 GREEN PROMOTING LLC	53387		LIP BALM 01-35-000-73210	203.64
Total :						203.64

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184481	10/18/2019	018712 HIGH TOUCH HIGH TECH	0324	VTP-017281	MAKING ALIEN SLIME AND PUMPKI 01-35-000-72923	450.00
Total :						450.00
184482	10/18/2019	012328 HOMER INDUSTRIES	S136548		DROP CHARGE CHIPS 01-26-023-72890	50.00
Total :						50.00
184483	10/18/2019	015545 IMAGING SYSTEMS, INC.	7819-03		ANNUAL HYLAND ONBASE SOFTW 01-13-000-72655	11,528.28
Total :						11,528.28
184484	10/18/2019	005186 INTERSTATE BATTERY SYSTEM	33638222		BATTERIES 01-17-205-72540	271.90
			33638223		BATTERY 01-26-023-72540	359.85
Total :						631.75
184485	10/18/2019	004875 IRMA	SALES0017839		SEPTEMBER 2019 DEDUCTIBLE 01-14-000-72541	6,424.05
					60-00-000-72541	2,411.57
					64-00-000-72541	1,033.53
					70-00-000-72541	1,184.00
Total :						11,053.15
184486	10/18/2019	005206 J & J'S CREATIVE COLORS	287179		UNIT 31 REPAIR RIPPED SEAT 01-26-024-72540	125.00
Total :						125.00
184487	10/18/2019	005212 J S R ENTERPRISES INC	23774	VTP-017380	ELECTRIC WATER COOLER INSTAL 01-26-025-72520	5,650.00
			23775	VTP-017383	ELECTRIC WATER COOLER-VILLAC 01-26-025-72520	5,050.00
			23776	VTP-017396	WATER COOLER-VILLAGE HALL LC 01-26-025-72520	5,050.00
Total :						15,750.00
184488	10/18/2019	005409 KANE MCKENNA & ASSOCIATES INC	16632		PROF SERV ENCORE INCENTIVE A	

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184488	10/18/2019	005409 KANE MCKENNA & ASSOCIATES INC	(Continued)		01-33-320-72750	2,775.00
					Total :	2,775.00
184489	10/18/2019	005349 KORTUM, LISA	091619		REIM. EXP. LODGING IPSTA CONF 01-21-210-72170	389.85
					Total :	389.85
184490	10/18/2019	019217 LEGAL AND LIABILITY RISK	210221		MATT WALSH/SEMINAR INTERNAL 01-17-205-72140	295.00
					Total :	295.00
184491	10/18/2019	012396 LORENZEN, ALLEN	101619		REIM. EXP.CDL LICENSE 60-00-000-72860 63-00-000-72860 64-00-000-72860	35.22 11.30 19.94
					Total :	66.46
184492	10/18/2019	013059 MAIOLO, DENISE	101019		REIM.EXP. MILEAGE 22 @ .58 01-12-000-72170	12.76
			101019.		REIM. EXP. MILEAGE 36 @ .58 01-12-000-72170	20.88
					Total :	33.64
184493	10/18/2019	005765 MARTIN WHALEN O.S. INC.	IN2114206		OFFICE SUPPLIES 01-19-020-73110	151.00
					Total :	151.00
184494	10/18/2019	012631 MASTER AUTO SUPPLY, LTD.	15030-77829		CREDIT BRAKE PAD SET,SWAY BA 01-33-300-72540 60-00-000-72540 63-00-000-72540 64-00-000-72540	-41.51 -21.29 -7.10 -12.16
			15030-78571		AIR FILTER 60-00-000-72540 63-00-000-72540 64-00-000-72540	7.41 2.38 4.20

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184494	10/18/2019	012631 MASTER AUTO SUPPLY, LTD.	(Continued) 15030-78581		BRAKE PAD SET,BRAKE ROTOR 60-00-000-72540 63-00-000-72540 64-00-000-72540	62.60 20.08 35.42 Total : 50.03
184495	10/18/2019	005645 MEADE ELECTRIC COMPANY INC.	689875		TRAFFIC SIGNAL MAINT 171,173 OF 01-26-024-72775	495.00 Total : 495.00
184496	10/18/2019	006074 MENARDS	73429		GOOF OFF,FLOOR SCRUB,BLEACH 01-26-025-72520	56.61
			73609		KLEENEX 01-26-025-73115	11.74
			73619		ALARM DIGITAL PLUG IN 01-19-000-73410	59.98
			73624		GOOF OFF,FLOOR SCRUB 01-26-025-72523	64.09
			73661		FOLDING KNIFE,CAUTION TAPE 01-26-023-73845	40.49
					01-26-025-73410	9.99
					01-26-024-73845	20.24
					60-00-000-73845	22.51
					63-00-000-73845	2.83
					64-00-000-73845	15.15
			73663		CAUTION TAPE 01-26-023-73845	9.47
					01-26-024-73845	4.73
					60-00-000-73845	5.97
					63-00-000-73845	0.66
					64-00-000-73845	2.84
			73680		PAIL,LEVEL 01-26-023-73410	26.93
			73692		POWER PLUMBER,DRANO 01-26-025-73630	20.97
			74062		CONNECT,PLUG,CORD	

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184496	10/18/2019	006074 MENARDS	(Continued)		01-19-000-73410	131.79
					Total :	506.99
184497	10/18/2019	012517 MERIDIAN IT INC	458116	VTP-017280	<IT> DR PROJECT - FLEXPOD INST 30-00-000-74126	2,002.50
					Total :	2,002.50
184498	10/18/2019	005904 MIDWEST AIR PRO	13546		SERV ST#48 RE-SLEEVE VERTICAL 01-19-000-72530	156.50
					Total :	156.50
184499	10/18/2019	017764 MONTANA & WELCH, LLC.	12194		ARS OF ILLINOIS-BUSINESS LIC, T/ 01-14-000-72876	1,998.75
					Total :	1,998.75
184500	10/18/2019	014249 MORAIN VALLEY COM. COLLEGE	0626934	VTP-017381	0371942 TRAINING KRIS DUNN 01-19-000-72145	1,335.00
					Total :	1,335.00
184501	10/18/2019	017651 MSC INDUSTRIAL SUPPLY CO.	3081362001		FITTINGS 01-26-023-72540	114.52
			3148682001		SENDING DISC,SVL,CARB BRKE CLM 01-26-023-72540	505.63
					Total :	620.15
184502	10/18/2019	019223 MURDOCK, WILLIAM	Ref001382970		UB Refund Cst #00491773 60-00-000-20599	140.47
					Total :	140.47
184503	10/18/2019	018947 NATIONAL RESEARCH CENTER INC	7348	VTP-016953	NCS BASIC SERVICE - CITIZEN'S S 01-35-000-72790	5,715.00
					Total :	5,715.00
184504	10/18/2019	015723 NICOR	33079168366		ACCT#33-07-91-6836 6 9322 LAPOF 64-00-000-72511	2.96
			49924710004		ACCT#49-92-47-1000 4 9191 W 175 01-26-025-72511	122.55

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184504	10/18/2019	015723	015723 NICOR		(Continued)	Total : 125.51
184505	10/18/2019	001487	NUWAY DISPOSAL SERVICE INC	6744411	SWEEPINGS 01-26-023-72890	2,524.55 Total : 2,524.55
184506	10/18/2019	010135	ONSITE COMMUNICATIONS USA, INC	49665	IP MUXES AT FIRE STATION 3	
			49666	VTP-017111	01-26-025-72777	3,700.00
				VTP-017335	30-00-000-75812	3,885.50
				VTP-017335	60-00-000-75812	1,359.93
				VTP-017335	63-00-000-75812	1,359.93
				VTP-017335	64-00-000-75812	1,165.64
					Total :	11,471.00
184507	10/18/2019	006475	PARK ACE HARDWARE	061353/1	#891431 CHISEL,SCRAPER	
					60-00-000-73410	36.24
					63-00-000-73410	4.03
					64-00-000-73410	17.26
			061356/1		#891431 DUST BAG,FILTER,HOSE	
					60-00-000-73630	22.16
					63-00-000-73630	2.46
					64-00-000-73630	10.55
			061377/1		#891431 TOOL ADAP	
					60-00-000-73410	5.03
					63-00-000-73410	0.56
					64-00-000-73410	2.40
			061436/1		#891431 DRYDEX,CAP	
					60-00-000-73410	7.24
					63-00-000-73410	0.80
					64-00-000-73410	3.45
			061465/1		#891431 PAINT TAPE	
					60-00-000-73620	9.51
					63-00-000-73620	9.51
					64-00-000-73620	8.15
			061515/1		#891431 SANDBELT	
					60-00-000-73410	8.66

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184507	10/18/2019	006475	PARK ACE HARDWARE			
			(Continued)			
					63-00-000-73410	0.96
					64-00-000-73410	4.12
			061528/1		#891431 BATTERY	
					60-00-000-72530	20.34
					63-00-000-72530	6.52
					64-00-000-72530	11.52
			061530/1		#891431 FILTER,DUST BAG	
					60-00-000-73870	11.75
					63-00-000-73870	11.75
					64-00-000-73870	10.06
			061577/1		SEALER,ROLLER,ROLLER COVER	
					60-00-000-73620	8.67
					63-00-000-73620	8.67
					64-00-000-73620	7.43
			061599/1		ROLLER,PAINT LID,ROLLER CVOEF	
					60-00-000-73620	15.27
					63-00-000-73620	15.27
					64-00-000-73620	13.09
			061818/1		KEY	
					60-00-000-73840	2.19
					63-00-000-73840	0.70
					64-00-000-73840	1.25
			061897/1		#891431 MARKING PAINT	
					60-00-000-73620	2.00
					63-00-000-73620	2.00
					64-00-000-73620	1.27
			061941/1		#891431 TRIM ROLLER COVER,REF	
					60-00-000-73620	3.91
					63-00-000-73620	3.91
					64-00-000-73620	3.36
			061961/1		ROD	
					60-00-000-73630	6.55
					63-00-000-73630	0.73
					64-00-000-73630	3.11
			061997/1		#891431 HAND TOOLS	
					60-00-000-73410	31.50

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184507	10/18/2019	006475 PARK ACE HARDWARE	(Continued)		63-00-000-73410	3.50
					64-00-000-73410	15.00
			062089/1		#9404 PAPER TOWELS	
					01-19-000-73580	14.99
			062090/1		# 891432 DRILL BIT	
					01-26-023-73410	7.99
			062100/1		STATION SUPPLIES	
				VTP-017415	01-19-000-73580	438.43
				VTP-017415	01-19-000-72220	315.05
				VTP-017415	01-19-000-73410	27.98
			062113/1		PLIERS	
					60-00-000-73410	16.12
					63-00-000-73410	1.79
					64-00-000-73410	7.68
			062141/1		#89143 GOOF OFF	
					01-26-025-72523	17.59
					Total :	1,222.03
184508	10/18/2019	017268 PETERSON JOHNSON & MURRAY	12804		LEGAL SERV JABER/OTHERS THRU	
					60-00-000-72850	1,267.50
			12816		LEGAL SERV VOTP-GENERAL MAT	
					01-14-000-72850	17,333.50
			12817		LEGAL SERV FOIA THRU 9/30/19	
					01-14-000-72850	2,190.00
			12818		LEGAL SERV NEW BREMEN TIF SE	
					27-00-000-72850	4,236.00
			12819		LEGAL SERV RUDSINSKI VS VOTP	
					60-00-000-72850	702.00
			12821		LEGAL SERV VOTP GENERAL LABE	
					01-14-000-72855	4,114.50
			12826		LEGAL SERV VOTP PROSECUTION	
					01-14-000-72850	3,940.00
			12828		LEGAL SERV EBERHARDT VS TP T	
					01-14-000-72850	39.00
					Total :	33,822.50

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184509	10/18/2019	019215 PREMIER PRINCESS PARTIES	191027-00	VTP-017418	TWO PERFORMANCES, TWO CHAF 01-35-000-72923	580.00 Total : 580.00
184510	10/18/2019	015451 PROMO ANSWERS, INC.	2012488		CAPS 01-35-000-73210	1,352.72 Total : 1,352.72
184511	10/18/2019	018454 R.C.WEGMAN CONSTRUCTION CO	100219		PROJ#18-2533.01 FIRE ST#47 9/1/1 33-00-000-75907	412,713.00 Total : 412,713.00
184512	10/18/2019	019090 RES PUBLICA GROUP LLC	3098		PROF FEES FOR THE BENEFIT OF 20-00-000-72849	962.50 Total : 962.50
184513	10/18/2019	019199 RIMMY TOOLS	10091946352		SOCKETS 01-26-024-73410	249.70 Total : 249.70
184514	10/18/2019	018820 RITTER, DANIEL	100919		REIM. EXP. APA CONF MEALS,PARI 01-33-310-72170	139.36 Total : 139.36
184515	10/18/2019	007092 SAUNORIS	604087		PROPANE 01-19-020-73870	31.00 Total : 31.00
184516	10/18/2019	013647 SSBOA	101119		SEMINAR DAN RIORDAN IBC & IFC 01-19-020-72140	60.00 Total : 60.00
184517	10/18/2019	008689 ST. STEPHEN, DEACON & MARTYR	101		OKTOBERFEST/ROOM RENTAL PAF 01-41-056-72954	250.00 Total : 250.00
184518	10/18/2019	007224 STANDARD EQUIPMENT COMPANY	P17710		WATER PUMP 01-26-023-72540	151.29

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184518	10/18/2019	007224	007224 STANDARD EQUIPMENT COMPANY (Continued)			Total : 151.29
184519	10/18/2019	012238	STAPLES BUSINESS ADVANTAGE	3422997666	CREDIT FOR INVOICE#3421381040	
					01-14-000-73110	-53.69
				3422997667	CALC,PENS,PADS.CARD STOCK,PC	
					01-15-000-73110	86.78
					01-13-000-73110	12.89
					01-14-000-73110	48.28
					Total :	94.26
184520	10/18/2019	015452	STEINER ELECTRIC COMPANY	S006466509.001	TRANSFORMER	
					01-26-025-72530	27.82
					Total :	27.82
184521	10/18/2019	005521	STEPHEN A. LASER ASSOCIATES	2006874	INDIV ASSESSMENT	
					01-41-040-72846	1,650.00
					Total :	1,650.00
184522	10/18/2019	012609	THE INNOVATION GROUP INC	20619	VOTP DEV SUPPORT PROF SERV	
					20-00-000-72849	2,700.00
					Total :	2,700.00
184523	10/18/2019	018724	THE LOCKER SHOP	63504	BOOTS/A HOOPES	
					01-19-000-73610	159.00
				66224	BOOTS/T DONLAN	
					01-19-000-73610	119.00
				E 66485	CAP/M WITTMAN	
					01-19-000-73610	30.00
				E 66741	UNDER ARMOR,BELT,SHORTS/M Q	
					01-19-000-73610	147.00
				E 66799	SHORTS,WINDSHIRT/W TURNER	
					01-19-000-73610	167.00
				E 67934	BELT,BOOTS,UNDER ARMOR/N TRI	
					01-19-000-73610	306.00
				O 66052	SHORTS/R SCANLON	
					01-19-000-73610	49.00
				OE 65919	POLOS/K ROEMER	

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184523	10/18/2019	018724 THE LOCKER SHOP	(Continued)			
			OE 66346		01-19-000-73610 CAP,POLOS/J KUSHNER	62.00
			OE 66802		01-19-000-73610 SHIRT/A DE ADAM	84.00
			OE 67931		01-19-000-73610 CAP/K HICKEY	84.00
			OES 66345		01-19-000-73610 T-SHIRT,POLO/A BUTERA	44.00
			OES 66464		01-19-000-73610 T-SHIRTS,CAP/M QUILTY	68.00
			OES 66797		01-19-000-73610 T-SHIRT,BELT,PANTS,CAP/J FEINBI	139.00
			OES 66820		01-19-000-73610 WORK SHIRT,T-SHIRT,PANTS/J WC	193.00
			OES 66855		01-19-000-73610 TACTIC,T-SHIRT,WINDSHIRT,SHIRT	151.00
			OES 67932		01-19-000-73610 BOOT,T-SHIRT,PANTS,SHORTS,T-S	323.00
			OES 67933		01-19-000-73610 CAP,WINDSHIRT,UNDER ARMOR,P	418.00
			OS 66818		01-19-000-73610 PANTS,T-SHIRTS/E HAJKOWICZ	400.00
			OS 67930		01-19-000-73610 PANT,BOOTS,T=SHIRT/D ADKINS	66.00
					01-19-000-73610	213.00
					Total :	3,222.00
184524	10/18/2019	007955 TRAFFIC CONTROL & PROTECTION	102323		ALUM BLANK	
					01-26-023-73830	162.60
					Total :	162.60
184525	10/18/2019	014510 TRUGREEN PROCESSING CENTER	111802343		LAWN SERV PD 7850 183RD	
					01-26-025-72881	70.00
					Total :	70.00
184526	10/18/2019	002613 UNITED HEALTHCARE AARP	100419		OCT 19 PYMT FOR NOV 19 COVER,	

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184526	10/18/2019	002613 UNITED HEALTHCARE AARP	(Continued)			
					01-33-300-72435	257.46
					01-13-000-72435	211.26
					60-00-000-72435	64.37
					01-26-023-72435	64.36
					60-00-000-72435	498.43
					01-26-024-72435	196.46
					01-26-023-72435	104.48
					60-00-000-72435	195.26
					01-17-205-72435	78.04
					60-00-000-72435	37.14
					01-26-025-72435	37.13
					01-17-205-72435	204.06
					Total :	1,948.45
184527	10/18/2019	010165 WAREHOUSE DIRECT WORKPL SOLTNS 4445194-0			POUCH	
			4445196-0		01-26-025-73110	143.84
					SHREDDER	
					01-26-025-73110	349.00
					Total :	492.84
184528	10/18/2019	011055 WARREN OIL CO.	W1260175		N.L. GAS USED 9/28/19-10/11/19	
					01-17-205-73530	8,518.46
					01-19-000-73530	469.97
					01-19-020-73530	72.26
					01-21-000-73530	230.27
					60-00-000-73530	682.79
					63-00-000-73530	170.70
					64-00-000-73530	365.78
					01-26-023-73530	1,313.37
					01-26-024-73530	538.99
					01-33-300-73530	214.63
					01-12-000-73530	213.01
					01-14-000-73532	84.66
					14-00-000-73530	53.12
					01-53-000-73530	258.85
					01-42-000-73545	328.14

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Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
184528	10/18/2019	011055 WARREN OIL CO.	(Continued) W1260176		DIESEL USED 9/28/19-10/11/19		
					01-19-000-73545	1,122.95	
					60-00-000-73545	209.46	
					64-00-000-73545	112.21	
					01-26-023-73545	846.34	
					63-00-000-73545	52.36	
					01-26-024-73545	188.75	
					01-14-000-73531	2,522.73	
					Total :	18,569.80	
184529	10/18/2019	008613 YOUNG, MARTIN	101519		REIM EXP CDL LICENSE		
					01-26-024-72860	61.35	
					Total :	61.35	
86 Vouchers for bank code : apbank						Bank total :	623,148.38
86 Vouchers in this report						Total vouchers :	623,148.38

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

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

_____ Village President

_____ Village Clerk

_____ Date

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Voucher List
Village of Tinley Park

Page: 1

Bank code : ap_ff

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
1008	9/16/2019	019213	RUNNING FOR KICKS	TPF81619	RUNNING SHOES 36-00-000-73610	7,440.00
Total :						7,440.00
1 Vouchers for bank code : ap_ff						Bank total : 7,440.00

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Voucher List
Village of Tinley Park

Page: 2

Bank code : ap py

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
126230	10/25/2019	003127 BLUE CROSS BLUE SHIELD	PR110119		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	1,778.00	
					Total :	1,778.00	
126231	10/25/2019	004640 HEALTHCARE SERVICE CORPORATION	PR110119		A/C#271855-HEALTH INS-OCT PMT/ 86-00-000-20430	14,538.88	
					Total :	14,538.88	
2 Vouchers for bank code : ap_py						Bank total :	16,316.88

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184530	10/25/2019	010955 A T & T LONG DISTANCE	827776689		CORP ID 931719 01-17-225-72120	40.80
Total :						40.80
184531	10/25/2019	002734 AIR ONE EQUIPMENT, INC	149312		BOOTS/KRIS DUNN 01-19-000-73610	442.87
Total :						442.87
184532	10/25/2019	011466 ALBERTSONS/SAFEWAY	436637-100919-3165		**** 0415 NSTL PR LF 60-00-000-73115 64-00-000-73115 01-26-023-73115 01-26-024-73115	13.44 5.76 19.20 9.60
			661313-100119-3165		**** 0415 WATER 60-00-000-73115 64-00-000-73115 01-26-023-73115 01-26-024-73115 01-14-000-73115 01-33-300-73115 01-33-310-73115	3.35 1.44 6.79 2.39 2.00 2.00 2.00
			662671-100419-3165		****0415 WATER,COFFEE 01-41-056-72937	34.97
			667014-091819-3165		**** 0415 SNACKS 01-13-000-72170	9.97
			729262-100919-3165		**** 0415 ICE 01-41-056-72937	14.97
			808330-100819-3165		**** 0415 KITCHEN SUPPLIES SENI 01-41-056-72937	56.85
Total :						184.73
184533	10/25/2019	002470 AMPEST EXTERMINATION LLC	74287		TREAT FOR BALD FACE HORNETS 01-26-023-72790	150.00
			74288		SERV BEE/WASPS NEST IN TREE 01-26-023-72790	150.00
Total :						300.00

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Voucher List
Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184534	10/25/2019	014936 AQUAMIST PLUMBING & LAWN	100023		OAK PK TRAIN ST EAST 173 OPA SI 01-26-025-72790	446.40
			93674		FIRE ST 191 BRKSIDE GLEN DR WI 01-26-025-72790	292.00
			93680		WINTERIZATION SPRINKLER SYST 01-26-025-72790	424.00
			93687		WINTERIZATION SPRINKLER SYST 01-26-025-72790	372.00
			93694		WINTERIZATION SPRINKLER SYST 01-26-023-72790	234.00
			93700		WINTERIZATION OF SPRINKLER S' 01-26-023-72790	223.00
			93706		DESCRIPTION WINTERIZATION OF 01-26-023-72790	318.00
			93712		WINTERIZATION SPRINKLER SYST 01-26-023-72790	1,724.00
Total :						4,033.40
184535	10/25/2019	010953 BATTERIES PLUS - 277	P18207363		BATTERIES 01-19-000-74614	202.80
			P19871192		BATTERIES 01-26-025-72530	31.98
Total :						234.78
184536	10/25/2019	015212 BETTENHAUSEN AUTOMOTIVE	85072DOW		FILTER 01-17-205-72540	65.38
Total :						65.38
184537	10/25/2019	002974 BETTENHAUSEN CONSTRUCTION SERV	190158		HAULING STREET SWEEPINGS 01-26-023-72890	600.00
			190159		HAULING STONES 01-26-023-73860	90.00
					70-00-000-73860	30.00
					60-00-000-73860	113.40
					63-00-000-73860	12.60
					64-00-000-73860	54.00
			190160		HAULING STREET SWEEPINGS	

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Voucher List
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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184537	10/25/2019	002974	BETTENHAUSEN CONSTRUCTION SERV (Continued)			
			190161		01-26-023-72890	550.00
					HAULING STONES	
					01-26-023-73860	60.00
					70-00-000-73860	20.00
					60-00-000-73860	75.60
					63-00-000-73860	8.40
					64-00-000-73860	36.00
					Total :	1,650.00
184538	10/25/2019	002923	BLACK DIRT INC.	092619-17	DIRT 4-WHEELERS	
					01-26-023-73680	360.00
				101119-14	DIRT 4-WHEELER	
					01-26-023-73680	360.00
					Total :	720.00
184539	10/25/2019	003127	BLUE CROSS BLUE SHIELD	AP110119	IL065LB000001212-0 HEALTH INS E	
					60-00-000-72435	52.63
					63-00-000-72435	10.02
					64-00-000-72435	26.85
					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
					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

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Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184539	10/25/2019	003127 BLUE CROSS BLUE SHIELD	(Continued)		64-00-000-72435	25.20
					01-26-023-72435	166.00
					01-33-300-72435	101.00
					60-00-000-72435	52.63
					Total :	1,527.00
184540	10/25/2019	002960 BRANIFF COMMUNICATIONS, INC	0032394		PREV MAINT AGREEMENT OUTDOO	
					01-21-000-72575	6,330.00
					Total :	6,330.00
184541	10/25/2019	011692 BYTE SIZED SOLUTIONS LLC	010881		SOFTWARE	
					01-19-000-72655	48.75
					Total :	48.75
184542	10/25/2019	019230 CABLE, GARY	Ref001383314		UB Refund Cst #00474124	
					60-00-000-20599	107.70
					Total :	107.70
184543	10/25/2019	011929 CAPITAL ONE BANK (USA), N.A.	091319		**** 6452 POST VILLAGE RECENTLY	
					01-35-000-72653	10.00
			091519		**** 6452 POST VILLAGE RECENTLY	
					01-35-000-72653	5.02
			091719		**** 6452 POST VILLAGE RECENTLY	
					01-35-000-72653	15.00
			091719		****6452 FINANCE STAFF LUNCHEC	
					01-15-000-72220	320.88
			091819		**** 6452 METTING/AWARDS LUNCH	
					01-11-000-72220	40.00
			091919		**** 6452 JOBS CUSTODIAN	
					01-26-025-72330	100.00
			092319		**** 6452 POST THE VILLAGE RECE	
					01-35-000-72653	25.00
			092519		**** 6452 BUS TRANSPORATION	
					01-41-056-72954	720.00
			092619		**** 6452 TRIPOD	
					01-35-000-72982	-18.99

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Voucher List
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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184543	10/25/2019	011929 CAPITAL ONE BANK (USA), N.A.	(Continued) 092619		**** 6452 FLORAL,PAPER CRAFTS 01-35-000-72954	17.96
			100119		**** 6452 REGIST DONNA FRAMKE- 01-35-000-72170	249.00
			100219		**** 6452 WEBINAR CANCELED 01-35-000-72170	-249.00
			100319		**** 6452 DIGITAL ONLINE SUBSCR 01-35-000-72720	15.96
			100919		**** 6452 JOB POST ASST TREASUR 01-14-000-72330	250.00
			100919.		**** 6452 PAYROLL SEMINAR 01-12-000-72140	170.00
					01-15-000-72140	170.00
			101019		**** 6452 DECOR DRACULA BENCH 01-35-000-72923	49.73
			11213347934341054		**** 6452 CABLE,WINDSHIELD FOR 01-35-000-72982	48.26
			11223441113760222		**** 6452 WIRELESS MIC SYSTEM 01-35-000-72982	219.95
			11245661696341826		**** 6452 MICROPHONE 01-35-000-72982	145.49
			11277534168193053		**** 6452 SANDISK CLIP SPORT FL/ 01-35-000-72982	62.92
			11290344589049836		**** 6452 ADAPTER CONNECTOR 01-35-000-72982	17.49
			11296486180106650		**** 6452 SANDISK CLIP SPORT FL/ 01-35-000-72982	64.69
			11322027399257045		**** 6452 TRIPOD,BACKDROPS 01-35-000-72982	313.27
			1225735694726918		**** 6452 LUNCHEON MTG MAYORS 01-11-000-72220	270.00
			20008		**** 6452 GIFT CARD 01-35-000-72954	50.00
			220002		**** 6452 LUNCHEON MEETING 01-33-310-72220	72.23
			2254494		**** 6452 HALLOWN STNDEES,LET	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184543	10/25/2019	011929 CAPITAL ONE BANK (USA), N.A.	(Continued)			
			25068623		01-35-000-72923 **** 6452 LODGING BRAD BETTEN-	120.90
			30689		01-15-000-72170 **** 6452 STAMPS, COIL SPINGS, WI-	300.16
			41593854790		01-35-000-72923 **** 6452 CREDIT ILCMA CANCELLE	169.06
			472436962		01-12-000-72170 **** 6452 CLICK N SHIP	-115.00
			474400617		01-14-000-72110 **** 6452 CLICK N SHIP	7.85
			83240		01-13-000-72110 ****6452 ILCMA CONF /NIEMEYER,C	7.35
			936145298		01-12-000-72170 01-17-205-72170 **** 6452 10 IMAGES A MONTH	190.00 75.00
			0643141161		01-35-000-72985 **** 6452 WALL CALENDAR	29.99
					01-35-000-73110	44.16
					Total :	3,984.33
184544	10/25/2019	019216 CARMAN, TIMOTHY	470		SEALCOATED & STRIPED ENTIRE L	
					60-00-000-72520	600.00
					63-00-000-72520	600.00
					Total :	1,200.00
184545	10/25/2019	003396 CASE LOTS INC	148		LINERS, KLEENEX	
					01-26-025-73580	155.65
					Total :	155.65
184546	10/25/2019	003229 CED/EFENGEE	5025-528050		FUSES	
			5025-528051		01-26-024-73570 BULBS	490.98
			5025-528052		01-26-024-73570 SYL	264.31
					01-26-024-73570	321.93

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184546	10/25/2019	003229	003229 CED/EFENGEE		(Continued)	Total : 1,077.22
184547	10/25/2019	015199	CHICAGO PARTS & SOUNDS LLC	2-0000467	MEGA THIN AMBER/WHITE 01-26-023-72540	150.00
				2J0001678	ANTENNA,BRASS MNT 01-17-205-72540	124.50
					Total :	274.50
184548	10/25/2019	017349	CHICAGO STREET CCDD, LLC	18256	DUMP FEE 01-26-023-72890	140.00
					Total :	140.00
184549	10/25/2019	003137	CHRISTOPHER B.BURKE ENGINEERNG	153853	01.R160373.00002 INTERIM VILLAG 01-26-023-72840	676.00
				153857	01.R160373.00013 RIDGELAND AVE 16-00-000-75305	659.71
					18-00-000-75305	499.24
					61-00-000-75305	624.05
					Total :	2,459.00
184550	10/25/2019	012057	COMCAST CABLE	8771401810316240	ACCT#8771401810316240 10/21/19- 01-17-205-72517	51.40
					Total :	51.40
184551	10/25/2019	013892	COMED	6771163052	ACCT#6771163052 LITE RT/25 9/16/ 01-26-024-72510	1,320.46
					Total :	1,320.46
184552	10/25/2019	013878	COMED - COMMONWEALTH EDISON	0052035006	ACCT#0052035006 6720 SOUTH ST 01-26-025-72510	1,238.69
				0421064066	ACCT#0421064066 0 LAPORTE RD 64-00-000-72510	73.01
				0519019106	ACCT#0519019106 6750 SOUTH ST 12-00-000-72510	6.92
				1224165129	ACCT#1224165129 LIGHTING 7053 01-26-024-72510	147.76
				4803158058	ACCT#4803158058 0 RIDGELAND L 64-00-000-72510	133.49

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Village of Tinley Park

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Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184552	10/25/2019	013878	COMED - COMMONWEALTH EDISON	(Continued)		
			5437131000		ACCT#5437131000 7980 W 183RD S	
					01-26-025-72510	150.32
			5983017013		ACCT#5983017013 WATER MONITC	
					63-00-000-72510	80.66
			7398024011		ACCT#7398024011 7000 W 183RD S	
					01-26-024-72510	82.37
					Total :	1,913.22
184553	10/25/2019	018311	CONNECTION	57193403	TONER	
					01-15-000-73110	503.74
					Total :	503.74
184554	10/25/2019	012410	CONSERV FS, INC.	66032440	SPREADER,RAKE,TOOL	
					01-26-023-73410	150.28
					Total :	150.28
184555	10/25/2019	012826	CONSTELLATION NEWENERGY, INC.	15945339601	ACCT#8368394 UTIL #4384028017 S	
					01-26-024-72510	94.49
					Total :	94.49
184556	10/25/2019	019101	COOK COUNTY TREASURER	2019-3	MAINT TRAFFIC SIGNALS 7/1/19-9/3	
					01-26-024-72775	4,478.00
					70-00-000-72775	684.00
					Total :	5,162.00
184557	10/25/2019	018152	CORE INTEGRATED MARKETING	117386	BANNERS	
					01-35-000-72923	335.50
					Total :	335.50
184558	10/25/2019	003635	CROSSMARK PRINTING, INC	76039	BEST OF BROCHURES	
				76099	01-35-000-72310	1,582.31
					ENVELOPES	
					01-19-000-73110	287.95
					Total :	1,870.26
184559	10/25/2019	003770	DUSTCATCHERS INC	66865	MATS/PW GARAGE	
					01-26-025-72790	99.08

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
184559	10/25/2019	003770	003770 DUSTCATCHERS INC		(Continued)	Total : 99.08
184560	10/25/2019	004010	ED & JOE'S PIZZA		PIZZA	
				959695	01-26-023-72220	66.41
				959797	PIZZA/SODA	
					60-00-000-72220	31.36
					63-00-000-72220	31.36
					64-00-000-72220	26.88
					Total :	156.01
184561	10/25/2019	011176	ELEMENT GRAPHICS & DESIGN, INC	15310	GRAPHICS	
					01-17-205-72540	443.35
				15371	GRAPHICS	
					01-17-205-72540	345.07
					Total :	788.42
184562	10/25/2019	004119	ETP LABS INC.	19-134130	COLIFORM SAMPLES	
					60-00-000-72865	440.16
					63-00-000-72865	188.64
					Total :	628.80
184563	10/25/2019	004176	FEDEX (FEDERAL EXPRESS)	6-769-64345	TRACKING ID#845920371152 6287-	
					60-00-000-72110	24.95
					Total :	24.95
184564	10/25/2019	018691	FGMARCHITECTS	18-2533.01-12	FIRE ST#47 8/24/19-9/27/19	
					33-00-000-75907	2,700.00
				19-2783.01-1	ARCHITECTURAL SERVICES FOR F	
					30-00-000-75115	1,972.50
					Total :	4,672.50
184565	10/25/2019	015853	FIRE SERVICE INC.	31032	GENERATOR REPAIR	
					01-19-000-72540	210.00
					Total :	210.00
184566	10/25/2019	004756	FIRST MIDWEST BANK 312	312-154	SAFE DEPOSIT BOX # 312-154	
					01-17-205-73600	133.00
				312-155	SAFE DEPOSIT BOX #312-155	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184566	10/25/2019	004756 FIRST MIDWEST BANK 312	(Continued)		01-13-000-72720	137.00
					Total :	270.00
184567	10/25/2019	015058 FLEETPRIDE	35886387		55 GALLONS FUSCHIA COOLANT	
				VTP-017394	01-26-023-72540	112.37
				VTP-017394	01-17-205-72540	112.37
				VTP-017394	60-00-000-72540	70.79
				VTP-017394	63-00-000-72540	7.87
				VTP-017394	01-26-024-72540	33.70
					Total :	337.10
184568	10/25/2019	013370 FLOWERS, CLAUDETTE	102219		BEVERAGE DISPENSERS	
					01-19-020-73870	52.77
					Total :	52.77
184569	10/25/2019	012941 FMP	52-438318		SENSORS,IGNITION	
					01-17-205-72540	129.64
					Total :	129.64
184570	10/25/2019	004224 FOREST VIEW FARMS	102019		DEPOSIT/CARRIAGE RIDES FOR TI	
				VTP-017429	01-35-000-72954	1,760.00
					Total :	1,760.00
184571	10/25/2019	002877 G. W. BERKHEIMER CO., INC.	530114		BLOWER MOTOR	
			536363		01-26-025-72520	173.82
			536364		STD-4	
					01-26-025-72530	56.16
					KLEEN PLEAT ,WATER PANEL EVAF	
					01-26-025-72530	107.06
					Total :	337.04
184572	10/25/2019	004373 GALLAGHER ASPHALT CORP.	GE19206 03		RESURFACING VARIOUS STREETS	
					06-00-000-75405	912,956.83
					Total :	912,956.83
184573	10/25/2019	015397 GOVTEMPSUSA LLC	2890274		10/6/19 & 10/13/19 PAULA WALLRIC	
					01-33-310-72750	5,734.27

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184573	10/25/2019	015397	015397 GOVTEMPSUSA LLC		(Continued)	Total : 5,734.27
184574	10/25/2019	004438	GRAINGER		STOP/TURN/TAIL LIGHT	
			9266651216		01-21-000-72530	29.20
			9314724726	VTP-017398	BULK RACK, STARTER, 72"H, 48"W	315.56
			9318564896		01-17-220-73760	
			9319780756		RADIO CONTROL TRANSMITTER	
					01-19-000-73410	346.08
					BINDERS	
					60-00-000-73110	7.21
					63-00-000-73110	0.80
					64-00-000-73110	3.43
					01-26-023-73110	11.43
					01-26-024-73110	5.72
			9320817530		SHLVING	
					01-17-220-73600	231.56
			9324103150		BUNGEE CORD	
					01-26-025-73840	30.27
			9324723700		GLOVES,SEALANT	
					01-26-023-73845	94.85
					01-26-024-73845	47.42
					60-00-000-73845	59.76
					63-00-000-73845	6.64
					64-00-000-73845	28.45
					60-00-000-73630	28.42
					63-00-000-73630	3.16
					64-00-000-73630	13.54
					Total :	1,263.50
184575	10/25/2019	019228	HAFEEZ, SADIA		UB Refund Cst #00457461, Refund c	
					60-00-000-20599	46.07
					Total :	46.07
184576	10/25/2019	014491	HANSEN DOOR INC.		SERV/CLEVIS PIN	
			8244		01-26-025-72520	554.50
					Total :	554.50

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184577	10/25/2019	004640 HEALTHCARE SERVICE CORPORATION	AP110119		A/C#271855-HEALTH INS EXPENSE	
					01-26-023-72435	378.00
					01-26-024-72435	900.62
					01-26-023-72430	0.63
					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
					01-33-300-72435	378.00
					Total :	5,140.92
184578	10/25/2019	019229 HUYNH, LONG	Ref001383313		UB Refund Cst #00463598	
					60-00-000-20599	18.69
					Total :	18.69
184579	10/25/2019	011633 IFCA EDUCATIONAL & RESEARCH	102219		FOREST REEDER/CONF OCT 10-16	
					01-19-000-72170	200.00
					Total :	200.00
184580	10/25/2019	015497 ILLINOIS SECRETARY OF STATE	101719		JTMBFREV9FD149668 TITLE FEES	
					10-00-000-72860	150.00
					Total :	150.00
184581	10/25/2019	015497 ILLINOIS SECRETARY OF STATE	101719.		NEW PLATES JTMBFREV9FD14966	
					01-17-205-72860	101.00
					Total :	101.00
184582	10/25/2019	015545 IMAGING SYSTEMS, INC.	7619-09	VTP-017414	<HR> - ONBASE CSS FOR HR - PH/	
					01-12-000-72790	2,400.00
					Total :	2,400.00
184583	10/25/2019	005186 INTERSTATE BATTERY SYSTEM	33638221		BATTERIES	

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184583	10/25/2019	005186 INTERSTATE BATTERY SYSTEM	(Continued)		01-17-205-72540	47.90
					01-26-023-72540	23.95
			58004940		BATTERY	
					01-17-205-72540	135.95
					Total :	207.80
184584	10/25/2019	014190 LEHIGH HANSON	5778957		BED/BACKFILL	
					60-00-000-73860	316.80
					63-00-000-73860	35.20
					64-00-000-73860	150.85
					01-26-023-73860	251.43
					70-00-000-73860	83.81
			5779317		STONES	
					60-00-000-73860	71.37
					63-00-000-73860	7.93
					64-00-000-73860	33.99
					01-26-023-73860	56.65
					70-00-000-73860	18.88
					Total :	1,026.91
184585	10/25/2019	014402 LEXISNEXIS RISK DATA MNGMNT	1038013-20190930		SEPT'19 MINIMUM COMMITMENT R	
					01-17-225-72852	150.00
					Total :	150.00
184586	10/25/2019	019231 LIMANOWSKI, MARYANN	Ref001383315		UB Refund Cst #00476633	
					60-00-000-20599	43.99
					Total :	43.99
184587	10/25/2019	003440 M. COOPER WINSUPPLY CO.	S2057617.001		SHEET LEAD 36X36 FLAT	
					01-26-025-72520	107.39
					Total :	107.39
184588	10/25/2019	007100 M. E.SIMPSON COMPANY, INC	34191		WATER ASSESSMENT PROGRAM	
				VTP-017427	60-00-000-72790	9,996.00
					Total :	9,996.00

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184589	10/25/2019	013969	MAP AUTOMOTIVE OF CHICAGO	40-530608	FILTER 01-17-205-72540	219.36
				40-530609	ELEMENT ASY 01-26-024-72540	53.60
					01-26-023-72540	53.60
					60-00-000-72540	28.40
					63-00-000-72540	9.12
					64-00-000-72540	16.08
					Total :	380.16
184590	10/25/2019	005644	MARTIN IMPLEMENT	P23714	FLASHER UNIT 01-26-023-72530	49.80
					Total :	49.80
184591	10/25/2019	005765	MARTIN WHALEN O.S. INC.	IN2123280	<IT> - RPLCMNT COPIER/PRINTER VTP-017386 30-00-000-74133	12,603.00
					Total :	12,603.00
184592	10/25/2019	012631	MASTER AUTO SUPPLY, LTD.	15030-78339	OIL FILTER 01-21-000-72540	11.27
				15030-78762	DISC BRAKE CALIPER,BRAKE HOS 01-17-205-72540	165.59
				15030-78873	ROTOR,BRAKE PAD 60-00-000-72540	56.63
					63-00-000-72540	18.87
					64-00-000-72540	32.36
					Total :	284.72
184593	10/25/2019	006074	MENARDS	73367	PARTS 01-21-000-72530	55.67
				73746	DRILL BIT 01-21-000-72530	0.83
				73790	PAIL,TOWELS,TOILET BOWL CLNR 01-26-025-73580	102.64
				73809	ROTOR 01-26-023-73680	12.99
				73864	GOOF OFF,ACETONE,CUP WHEEL	

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184593	10/25/2019	006074 MENARDS	(Continued)			
			74033		01-26-025-72523 ADAPTER,PIPE,PVC	89.42
			74059		01-26-023-72530 TISSUE,REFRIG COMPACT	5.84
					01-14-000-73110	11.74
			74060		01-26-025-73870 GOOF OFF REMOVER LIQUID	149.99
			74086		01-26-025-72523 80MM DISCUS COMMERCIAL	9.94
			74171		01-26-025-73840 PARTS,CONDUIT,WIRES	14.48
			74184		01-21-000-72530 SUMP PUMP,ADAPTER,PAINT	95.36
					60-00-000-72528	118.57
			74221		63-00-000-72528 BENCH,PAIL	118.56
					01-35-000-73870	139.96
			74241		01-26-025-73410 COUPLING,SUMP PUMP	5.98
					60-00-000-72528	96.15
			74246		63-00-000-72528 PARTS,MARKING PAINT,PVC	96.14
			74251		01-21-000-72530 FABU,LYSOL,CLOTHS	223.58
					01-26-025-73580	58.59
					Total :	1,406.43
184594	10/25/2019	012517 MERIDIAN IT INC	462166		SERV CALL FILES	
					01-16-000-72650	600.00
					Total :	600.00
184595	10/25/2019	005856 MONROE TRUCK EQUIPMENT,INC.	R76943		LABOR/REPAIR HIGHWAY PLOW,RI	
					01-26-023-72530	690.00
					Total :	690.00
184596	10/25/2019	005729 MR. RADIATOR & AIR COND SERV	042940		REPAIR RADIATOR STREET SWEEF	

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184596	10/25/2019	005729 MR. RADIATOR & AIR COND SERV	(Continued)		01-26-023-72530	169.13
					Total :	169.13
184597	10/25/2019	017651 MSC INDUSTRIAL SUPPLY CO.	3367911001		SANDING DISC,PARTS,FUSE,HOSE	
					60-00-000-72540	27.10
					63-00-000-72540	8.69
					64-00-000-72540	15.35
					01-26-023-72540	51.14
					01-26-024-72540	51.14
					01-17-205-72540	76.72
					01-33-300-72540	25.58
					Total :	255.72
184598	10/25/2019	014443 MURPHY & MILLER, INC	SVC00023649		LABOR/METRA ST REPL COMPRES	
					01-26-025-72790	3,704.65
					Total :	3,704.65
184599	10/25/2019	008534 NAVAS, DINA	101719		PER DIEM:LODG,MEALS,MILEAGE/	
					01-17-215-72170	352.22
					Total :	352.22
184600	10/25/2019	015723 NICOR	64423710009		ACCT#64-42-37-1000 9 6825 173RD	
					01-26-025-72511	253.50
			81423710003		ACCT#81-42-37-1000 3 17375 69TH	
					01-26-025-72511	39.51
			90223493009		ACCT#90-22-34-9300 96700 SOUTH	
					01-26-025-72511	140.48
					Total :	433.49
184601	10/25/2019	019232 NLSB TRUST #2645	Ref001383316		UB Refund Cst #00490081	
					60-00-000-20599	42.57
					Total :	42.57
184602	10/25/2019	018404 OFFICETEAM	54516012		10/11/19 IRIONS DANIELLE	
					01-41-040-72846	67.17
					Total :	67.17

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184603	10/25/2019	010135 ONSITE COMMUNICATIONS USA, INC	49730	VTP-017419	TWO-WAY RADIO AND ANTENNA KI 30-00-000-74234	487.00
Total :						487.00
184604	10/25/2019	013096 PACE SYSTEMS INC	IN00028397	VTP-017389	<PD> - VERIPIC SERVER/SYS REPL 30-00-000-74126	860.00
Total :						860.00
184605	10/25/2019	006475 PARK ACE HARDWARE	062096/1		#8813 PIPE,TEE,ELBOW,KEY,TAG 01-21-000-72530	138.25
			062155/1		#891431 PRIMER SEALER,CAULK 60-00-000-73620	7.27
					63-00-000-73620	7.27
					64-00-000-73620	6.24
			062164/1		#891431 PLIER,COUPL,SAW POCKI 60-00-000-73410	22.72
					63-00-000-73410	2.52
					64-00-000-73410	10.83
			062169/1		#891431 BRUSH VALVE 60-00-000-73620	5.39
					63-00-000-73620	5.39
					64-00-000-73620	4.61
			062192/1		#89143 MASKING TAPE 01-12-000-73110	13.98
			062193/1		#891432 ROLLER FRAME COVER,P 01-26-023-73620	52.93
Total :						277.40
184606	10/25/2019	017268 PETERSON JOHNSON & MURRAY	12274		4130.0029 LEGAL RACINO DEV MEI 20-00-000-72850	22,385.00
			12820		RACINO DEV MENTAL HEALTH CEN 20-00-000-72850	43,735.00
Total :						66,120.00
184607	10/25/2019	006499 PITNEY BOWES INC	1014109511		ACCT#0012198182 5/1/19-10/31/19 01-14-000-72750	49.80
					60-00-000-72750	49.80

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184607	10/25/2019	006499 006499 PITNEY BOWES INC			(Continued)	Total : 99.60
184608	10/25/2019	006656 PITNEY BOWES RESERVE ACCOUNT	102319		REFILL POSTAGE METER 01-17-205-72110	Total : 2,000.00
184609	10/25/2019	006780 POMP'S TIRE SERVICE, INC	410718176		TIRES 60-00-000-72540 63-00-000-72540 64-00-000-72540	Total : 89.04
184610	10/25/2019	006509 POULOS, TIMOTHY	102119		PERDIEM:LODG,MEALS,AIRFRE,RE 01-17-225-72130	Total : 1,005.58
184611	10/25/2019	006559 PRAXAIR DISTRIBUTION, INC	92425660		ACETYLENE,OXYGEN 60-00-000-73730 63-00-000-73730 64-00-000-73730 01-26-024-73730 01-26-023-73730 60-00-000-73730 63-00-000-73730 64-00-000-73730 01-26-024-73730 01-26-023-73730	Total : 143.78
184612	10/25/2019	015451 PROMO ANSWERS, INC.	2005683	VTP-017416	STONE PATRIOTIC BASEBALL HAT\$ 01-35-000-73210	Total : 1,252.72
184613	10/25/2019	018069 REEDER, FOREST	102219		REIM.EXP.CONF LODGING/ILL FIRE 01-19-000-72130	Total : 158.70
184614	10/25/2019	007629 SAM'S CLUB DIRECT	9827		WATER,SHARPIES,SPLENDA,PAPE	

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184614	10/25/2019	007629 SAM'S CLUB DIRECT	(Continued)			
					01-14-000-73110	11.74
					60-00-000-73110	8.22
					64-00-000-73110	3.52
					01-33-300-73110	11.74
					01-33-310-73110	11.74
					01-14-000-73115	24.56
					60-00-000-73115	17.19
					64-00-000-73115	7.37
					01-33-300-73115	24.55
					01-33-310-73115	24.55
			9971		VENDING MACHINE SUPPLIES	
					01-14-000-73115	254.94
					Total :	400.12
184615	10/25/2019	007092 SAUNORIS	603215		CREDIT PALLET	
					01-26-023-73680	-48.00
			604612		SOD	
					01-26-023-73680	668.00
			604623		SOD	
					01-26-023-73680	137.00
			604624		CREDIT PALLET	
					01-26-023-73680	-32.00
					Total :	725.00
184616	10/25/2019	018104 SBA STEEL,LLC	IN14050095		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
184617	10/25/2019	019220 SP MANAGEMENT INC	083119		REPAIRS/CENTURY CONDO 183 &	
					01-26-025-72790	405.00
					Total :	405.00

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184618	10/25/2019	007224 STANDARD EQUIPMENT COMPANY	P17715		FILTER 01-26-023-72540	105.12
			P17730		COMPRESSOR,BELT 01-26-023-72540	454.83
			P17734		RADIATOR CAPS 01-26-023-72540	47.06
			P17789		CLAMPS-HOSES 01-26-023-72540	82.78
			P17799		TEE,NOZZLE,PLUG 01-26-023-72540	46.40
			P17813		RADIATOR CAP 01-26-023-72540	37.00
			P17902		CLAMP 01-26-023-72530	63.56
			P17959		CURTAIN,SIDE & FRONT RUBBER 01-26-023-72530	485.67
Total :						1,322.42
184619	10/25/2019	013060 STANDARD INDUSTRIAL &	WO-4762		MAINT AIR COMPRESSORS 01-26-025-72530	565.68
Total :						565.68
184620	10/25/2019	012238 STAPLES BUSINESS ADVANTAGE	3427303018		LSR LBL,POS ROLLS,CALENDARS 01-15-000-73110	198.03
			3427303019		TAB,FILE JACKET 01-14-000-73110	97.17
			3427303020		COLLECTION BOX WALL PLATINUM 60-00-000-73110	47.49
			3427303021		GLOVES 01-17-220-72230	149.29
			3427948508		01-17-205-73110 PENS,LSR LBL 01-17-205-73110	392.70
Total :						943.36
184621	10/25/2019	011189 STAPLES CREDIT PLAN	84998		**** 8144 VIEW BINDERS 60-00-000-73110	25.32

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184621	10/25/2019	011189	STAPLES CREDIT PLAN	(Continued)		
					64-00-000-73110	10.85
					01-26-023-73110	36.17
					01-26-024-73110	18.09
					Total :	90.43
184622	10/25/2019	015452	STEINER ELECTRIC COMPANY	S006474662.001	PARTS,CPLG,WIRES	
					01-26-024-73570	108.10
				S006474670.001	ELECTRICAL WIRES	
					01-26-024-73570	333.60
				S006478156.001	BULB,STEP SHELF LADDER	
					01-26-025-73570	104.40
					01-26-025-73870	281.65
					Total :	827.75
184623	10/25/2019	019227	STREET COP TRAINING LLC	11546-176-1-2894	RICK PORCARO/11/15/19 FOR INTE	
					01-17-220-72140	149.00
					Total :	149.00
184624	10/25/2019	007297	SUTTON FORD INC./FLEET SALES	488454	COVER - WHEEL	
					01-17-205-72540	115.74
				491507	LATCH, HUB ASY-WHEEL	
					01-12-000-72540	245.47
				492052	SHIELD SPLASH	
					01-17-205-72540	46.28
				492052CM	CREDIT SHIELD SPLASH	
					01-17-205-72540	-46.28
				492054	BUCKLE ASY SEAT BELT	
					01-17-205-72540	92.19
				492118	KIT, SEAL ASY OIL	
					01-17-205-72540	49.75
				492120	MOULDING	
					01-17-205-72540	64.81
					Total :	567.96
184625	10/25/2019	002957	THE BREWER COMPANY	137068	PAINT	
					01-26-023-73620	193.25

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184625	10/25/2019	002957	002957 THE BREWER COMPANY		(Continued)	Total : 193.25
184626	10/25/2019	017520	THE COP FIRE SHOP	119301	CROSSING GUARD UNIFORMS 01-17-205-73610	158.00 Total : 158.00
184627	10/25/2019	019134	THE FUN ONES MOON JUMP, INC.	65413	VTP-017308 RENTAL AND DELIVERY OF HAUNT 01-35-000-72923	686.94 Total : 686.94
184628	10/25/2019	018061	THE MAIL HOUSE	8180	BUILD INSTALL MAILBOX 8513 BRC 01-26-023-73840	490.00 Total : 490.00
184629	10/25/2019	007717	THIRD DISTRICT FIRE CHIEF ASSN	4213	LUNCHEON MTG/ DUNN,KLOTZ 01-19-000-72170	30.00 Total : 30.00
184630	10/25/2019	011261	TIP PLUS CORP DBA, TP TOOLS & EQUIP	1170945	VTP-017417 VACUUM MOTOR KIT FOR SANDBL 01-26-024-72530	147.90 Total : 147.90
184631	10/25/2019	012480	TOTAL ADMINISTRATIVE SERV.CORP	IN1609169	FSA ADMIN FEES 12/1/19-12/31/19 01-12-000-72449	213.39 Total : 213.39
184632	10/25/2019	007955	TRAFFIC CONTROL & PROTECTION	102337	PORTABLE SIGN STAND 01-26-023-73830	160.00 Total : 160.00
184633	10/25/2019	013200	TRIBUNE PUBLISHING COMPANY	010806757000	CU00027575 CLASSIFIED LISTING (S 01-33-310-72330 01-14-000-72330 01-26-025-72330 01-26-023-72330 01-41-040-72330 01-41-047-72330	122.64 1,683.00 220.06 345.62 26.28 124.10

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184633	10/25/2019	013200	013200 TRIBUNE PUBLISHING COMPANY	(Continued)		Total : 2,521.70
184634	10/25/2019	015532	TRI-ELECTRONICS, INC.	252251	DUAL READER INTERFACE MODUL 01-26-025-73870	1,225.70 Total : 1,225.70
184635	10/25/2019	014510	TRUGREEN PROCESSING CENTER	112194729	LAWN SERV 80TH ST TRAIN 179 & ; 70-00-000-72881	447.00
				112203124	LAWN SERV 179TH BERM 84 & 179 01-26-023-72881	225.00
				112206342	LAWN SERV FIRE HOUSE #3 9191 01-26-025-72881	35.00
				112223369	LAWN SERV VET PKWY 183 VETER 01-26-023-72881	125.00
				112231731	LAWN SERV 183RD & PUMP ST RIC 60-00-000-72881	63.00
					64-00-000-72881	54.00
					63-00-000-72881	63.00
				112369088	LAWN SERV FIRE HOUSE #4 191ST 01-26-025-72881	70.00
				112402062	LAWN SERV RETENTION AREA 171 01-26-023-72881	575.00
					Total :	1,657.00
184636	10/25/2019	011416	VERIZON WIRELESS	9840063616	ACCT 280481333-00001 11-00-000-72127	72.02
					01-16-000-72127	72.02
					01-17-220-72127	1,696.53
					01-17-205-72127	432.18
					01-19-000-72127	540.21
					01-19-020-72127	108.03
					01-21-000-72127	108.03
					01-26-025-72127	201.66
					01-33-300-72127	144.04
					01-33-310-72127	108.03
					01-33-320-72127	72.02
					01-35-000-72127	144.04

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184636	10/25/2019	011416	VERIZON WIRELESS		(Continued)	
					01-12-000-72127	72.02
					01-13-000-72127	72.02
					01-11-000-72127	180.05
					01-26-023-72127	540.15
					60-00-000-72127	504.14
					01-21-210-72127	251.65
			9840063617		ACCT 2804813333-00003	
					01-16-000-72120	48.06
					01-19-000-72120	144.97
					01-21-000-72120	59.98
					01-26-025-72120	-100.00
					01-15-000-72120	57.51
					01-11-000-72120	345.39
					01-12-000-72120	45.76
					01-13-000-72120	91.52
					01-14-000-72120	11.83
					01-17-205-72120	4,644.51
					01-19-000-72120	261.11
					01-19-020-72120	252.12
					01-21-000-72120	138.36
					01-21-210-72120	232.18
					01-26-023-72120	1,499.31
					01-26-024-72120	201.06
					01-26-025-72120	348.67
					01-33-300-72120	237.62
					01-33-310-72120	136.67
					01-42-000-72120	26.80
					01-53-000-72120	7.63
					60-00-000-72120	872.80
			9840065069		285837077-00001	
					01-17-205-72127	8.45
					Total :	14,891.15
184637	10/25/2019	006362	VILLAGE OF OAK LAWN	6732	NORTHERN TRUST UNUSED COMM	
				6739	60-00-000-73221	272.80
					2006 GO BONDS,2011A GO BONDS	

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184637	10/25/2019	006362 VILLAGE OF OAK LAWN	(Continued)		60-00-000-73223	71,173.43
					60-00-000-73222	108,588.94
					Total :	180,035.17
184638	10/25/2019	008158 VIOLETTO JR, RAYMOND	102119		PER DIEM: MEALS/DEERFLD BCH F	
					01-17-225-72130	70.00
					Total :	70.00
184639	10/25/2019	008095 VISSERS COLLISION CENTER	164380		BODY WORK LIGHT REAR UNIT 6D	
				VTP-017425	01-17-205-72540	983.00
					Total :	983.00
184640	10/25/2019	016989 WALLRICH, PAULA	102319		REIM. EXP. PLAZA MEETING BREA	
					01-33-310-72220	24.29
					Total :	24.29
184641	10/25/2019	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4445701-0		PAPER	
					01-14-000-73110	23.94
					60-00-000-73110	40.90
					64-00-000-73110	18.67
					01-33-300-73110	23.95
					01-33-310-73110	23.95
					01-26-023-73110	38.31
					01-26-024-73110	19.16
					63-00-000-73110	2.68
			4452940-0		WATER	
					60-00-000-73115	23.20
					64-00-000-73115	15.46
					01-26-023-73115	38.66
					01-26-024-73115	19.32
			4454907-0		WATER	
					60-00-000-73115	40.26
					64-00-000-73115	26.84
					01-26-023-73115	67.10
					01-26-024-73115	33.56

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184641	10/25/2019	010165	010165 WAREHOUSE DIRECT WORKPL SO	(Continued)		Total : 455.96
184642	10/25/2019	008221	WILLE BROTHERS COMPANY	642277	READY MIX CONCRETE 01-26-023-73770	555.00 Total : 555.00
184643	10/25/2019	016910	X-CENTRIC IT SOLUTIONS, LLC	3347	REMOTE SUPPORT 01-16-000-72650	350.00 Total : 350.00
184644	10/25/2019	008636	ZETTLEMEIER'S BAKERY	5847-2	BAKERY 01-12-000-72170	44.21 Total : 44.21
115 Vouchers for bank code : apbank						Bank total : 1,291,579.41

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
2556	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190904W027	PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	84.66 Total : 84.66
2557	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190912W021	PAYEE-TODD SWARTZENTRUBER 01-14-000-72542	685.44 Total : 685.44
2558	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190904W027	PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	84.66 Total : 84.66
2559	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190912W021	PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	261.16 Total : 261.16
2560	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190320W011	PAYEE-INMAN & FITZGIBBONS LTD 01-14-000-72542	277.50 Total : 277.50
2561	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190912W021	PAYEE-ORTHOPEDIC ASSOCIATES 01-14-000-72542	231.05 Total : 231.05
2562	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190326W026	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542	1,482.00 Total : 1,482.00
2563	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	191010W015	PAYEE-RAC ADJUSTMENTS INC 01-14-000-72542	126.00 Total : 126.00
2564	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190726W028-1	PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542	5,000.00 Total : 5,000.00
2565	10/24/2019	018837	INSURANCE PROGRAM MANAGERS GR	190726W028-2	PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542	456.06

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2565	10/24/2019	018837	018837 INSURANCE PROGRAM MANAGERS (Continued)			Total : 456.06
10 Vouchers for bank code : ipmq						Bank total : 8,688.53
128 Vouchers in this report						Total vouchers : 1,324,024.82

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

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

_____ Village President

_____ Village Clerk

_____ Date

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184646	11/1/2019	014551 A T & T	103019		BOULEVARD PROJECT UTILITIES 27-00-000-75300	51,450.83
					Total :	51,450.83
184647	11/1/2019	015623 ADI	Z59JT201		AMP 01-26-025-73870	164.45
			Z60ZB201		PROX RDR RANGE 4-5 5" GRAY 01-26-025-73870	229.89
					Total :	394.34
184648	11/1/2019	002734 AIR ONE EQUIPMENT, INC	149464		AIR TEST 01-19-000-72578	145.00
			149465		AIR TEST 01-19-000-72578	145.00
					Total :	290.00
184649	11/1/2019	002856 AIRY'S, INC	23452		175TH RIDGELAND IMPROV 61-00-000-75305	46,163.00
					Total :	46,163.00
184650	11/1/2019	014936 AQUAMIST PLUMBING & LAWN	93718		WINTERIZATION OF SPRINKLER S 01-26-023-72790	1,411.00
			93725		WINTERIZATION SPRINKLER SYST 01-26-023-72790	440.00
					Total :	1,851.00
184651	11/1/2019	015018 AUSTIN TYLER CONSTRUCTION, LLC	1923-02	VTP-017235	WATER MAIN IMPROVEMENT PRO 62-00-000-75705	178,695.00
					Total :	178,695.00
184652	11/1/2019	018807 BAXTER & WOODMAN INC	0209326		PROJ#180656.60 WATER MAIN IMP 62-00-000-75705	16,865.36
			0209327	VTP-017391	PROJ#180829.20 WATER MODEL PI 60-00-000-75813	7,087.98
				VTP-017391	63-00-000-75813	7,087.98
				VTP-017391	64-00-000-75813	6,075.40

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184652	11/1/2019	018807	018807 BAXTER & WOODMAN INC	(Continued)		Total : 37,116.72
184653	11/1/2019	012511	BEST BUY BUSINESS ADVANTAGE	4083765	**** 5339 DVD+R DL 20PK VERB 01-16-000-73110	39.99 Total : 39.99
184654	11/1/2019	002974	BETTENHAUSEN CONSTRUCTION SERV	190167	HAULING SPOILS 01-26-023-73681 60-00-000-73681 63-00-000-73681 64-00-000-73681	225.00 330.75 36.75 157.50
				190168	HAULING SPOILS 60-00-000-73681 63-00-000-73681 64-00-000-73681 01-26-023-73681	330.75 36.75 157.50 225.00 Total : 1,500.00
184655	11/1/2019	002923	BLACK DIRT INC.	101719-27	DIRT 4-WHEELER 01-26-023-73680	360.00 Total : 360.00
184656	11/1/2019	017500	CALOMINO, JAMES	102919	REIM EXP AACE CONF LODG,AIR,M 01-33-300-72130 01-33-300-72170 01-33-300-72130	932.74 600.00 211.96 Total : 1,744.70
184657	11/1/2019	018503	CARDNO INC	281632	NAT.STORMWATER MAINT. 65-00-000-72591	3,052.92 Total : 3,052.92
184658	11/1/2019	019234	CAREERS IN GOVERNMENT INC	1903	JOB POSTING SENIOR CUSTODIAN 01-26-025-72330	275.00 Total : 275.00
184659	11/1/2019	003304	CARLIN-MORAN LANDSCAPE INC	1486	MISC CUTTING 9/23/19~ 01-33-300-72744	1,425.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184659	11/1/2019	003304	003304 CARLIN-MORAN LANDSCAPE INC	(Continued)		Total : 1,425.00
184660	11/1/2019	003396	CASE LOTS INC	252	TOWELS,CAN LINERS 01-26-025-73580	492.60
					Total :	492.60
184661	11/1/2019	003243	CDW GOVERNMENT INC	VKH1060	<IT> - SQL SERVER SFTW ASSURA 01-16-000-72655	1,160.48
				VKT2049	<IT> - MCAFFEE VIRUSSCAN ENT SI 01-16-000-72655	445.54
				VKV0163	PLANTRONICS EAR CUSHION FOA 01-21-210-72550	34.38
				VLH0413	PLANTRONICS ENCORE PRO OVEI 01-21-210-72550	158.52
					Total :	1,798.92
184662	11/1/2019	003229	CED/EFENGEE	5025-528055	PHIL 01-26-024-73570	336.34
				5025-528056	PHIL 01-26-024-73570	469.70
				5025-528057	PHIL 01-26-024-73570	400.08
				5025-528060	PHIL 01-26-024-73570	419.13
				5025-528061	PHIL 01-26-024-73570	139.71
				5025-528062	PHIL 01-26-024-73570	279.42
				5025-528077	PHIL 01-26-024-73570	111.13
				5025-528108	SYL 01-26-024-73570	64.39
				5025-528138	SYL 01-26-024-73570	64.39
				5025-528214	ELECTRICAL PARTS 01-26-024-73570	108.80
				5025-528234	PHIL	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184662	11/1/2019	003229 CED/EFENGEE	(Continued)		01-26-024-73570	279.42
					Total :	2,672.51
184663	11/1/2019	013991 CHICAGO OFFICE PRODUCTS CO.	979184-0		BINDER CLIPS,STAMP,BATTERIES 01-19-000-73110	219.62
					Total :	219.62
184664	11/1/2019	015199 CHICAGO PARTS & SOUNDS LLC	2J0001695		ANTENNA ,MNT 01-17-205-72540	124.50
					Total :	124.50
184665	11/1/2019	003606 CHICAGO SOUTHLAND CONV. V B	1019		SEPT LIAB OCT COLL HOTEL ACCC 12-00-000-79107	22,385.49
					Total :	22,385.49
184666	11/1/2019	017349 CHICAGO STREET CCDD, LLC	18317		DUMP FEE 01-26-023-72890	140.00
					Total :	140.00
184667	11/1/2019	014645 CHRISTY WEBBER LANDSCAPES	70287		7946 LANDSCAPE BEDS MAINT 01-26-023-72881	19,670.03
			70932		7946 LANDSCAPE BEDS MAINT 01-26-023-72881	337.84
			71105	VTP-017412	PARKING LOT CLEAN UP-WEST OF 01-26-025-72881	108.75
					Total :	20,116.62
184668	11/1/2019	013820 CINTAS CORPORATION	9057566483		FIRST AID CABINET,CLEANUP KIT 01-26-025-73870	218.05
					Total :	218.05
184669	11/1/2019	012917 COLLEGE OF DUPAGE	10645		ANTHONY CAMPBELL/RONALD FU 01-17-220-72140	199.00
					Total :	199.00
184670	11/1/2019	012057 COMCAST CABLE	8771401810265348		ACCT#8771401810265348 FIRE ST 01-19-000-72517	81.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184670	11/1/2019	012057	012057 COMCAST CABLE		(Continued)	Total : 81.15
184671	11/1/2019	013878	COMED - COMMONWEALTH EDISON		ACCT#0021100130 RT/23 METERED 01-26-024-72510	50.93
					ACCT#0363058226 9340 W 179TH S 01-26-024-72510	71.17
					ACCT#0369095018 6761 NORTH ST 01-26-024-72510	29.25
					ACCT#0522112018 LITE RT/25 PAR 01-26-024-72510	40.75
					ACCT#1222218001 1 E OAK PK SS I 70-00-000-72510	268.44
					ACCT#2761036017 MCDONNELL D 01-26-024-72510	62.50
					ACCT#2777112019 0 175TH ST & S/ 01-26-023-72510	385.20
					ACCT#3214011009 16853 LAKEWO 64-00-000-72510	231.55
					ACCT#3784064010 16301 CENTRAL 60-00-000-72510	43.85
					63-00-000-72510	43.84
					ACCT#4329016037 TEMP/PARK LO 12-00-000-72510	28.93
					ACCT#6483053261 IRRIGATION 174 01-26-023-72510	39.82
					ACCT#7063131025 7813 174TH ST I 64-00-000-72510	54.36
					ACCT#7090006006 TEMP PARK LO 12-00-000-72510	21.57
					ACCT#8363023007 0 179TH ST & 82 60-00-000-72510	110.23
					63-00-000-72510	110.22
					Total :	1,592.61
184672	11/1/2019	018311	CONNECTION		EPSON ERC-43B CONSUMABLES E 01-17-205-73110	28.17

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184672	11/1/2019	018311	018311 CONNECTION		(Continued)	Total : 28.17
184673	11/1/2019	012410	CONSERV FS, INC.	66032449	RAKE 01-26-023-73680	116.96 Total : 116.96
184674	11/1/2019	012826	CONSTELLATION NEWENERGY, INC.	15976695601 16011036001	ACCT ID 8368396 UTIL#4623055116 01-26-024-72510 ACCT#8061886 UTIL#6771163043 9 01-26-024-72510	13,472.75 3,454.87 Total : 16,927.62
184675	11/1/2019	003635	CROSSMARK PRINTING, INC	76296	TRESPASS NOTICE 01-17-205-72310	257.41 Total : 257.41
184676	11/1/2019	003240	CUTRANO, MIKE	102519	REIM.EXP.SNACKS/CANDY 01-41-056-72937	25.00 Total : 25.00
184677	11/1/2019	015554	DALEY-MOMMSEN ENTERPRISES	102319	BOX OF JOE,DONUTS 01-17-217-72220	49.00 Total : 49.00
184678	11/1/2019	016307	DAVISSON, ROGER	103019	PER DIEM LODG,MEALS/CRIM INTE 01-17-220-72140	257.32 Total : 257.32
184679	11/1/2019	003770	DUSTCATCHERS INC	66863 66864	MATS/VH 01-26-025-72790 MATS/PD 01-26-025-72790	65.93 85.41 Total : 151.34
184680	11/1/2019	004009	EAGLE UNIFORM CO INC	101119 283172	BELT 01-19-000-73610 SHIRT 01-19-000-73610	21.00 63.25

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184680	11/1/2019	004009 EAGLE UNIFORM CO INC	(Continued) 283173		TIES 01-19-000-73610	18.50	
						Total :	102.75
184681	11/1/2019	018996 ECOVOLT POWER CORP	16250-06		BATTERY 01-17-205-72540	150.00	
						Total :	150.00
184682	11/1/2019	004010 ED & JOE'S PIZZA	959797.		TIP ONLY 60-00-000-72220 63-00-000-72220 64-00-000-72220	3.50 3.50 3.00	
						Total :	10.00
184683	11/1/2019	004019 EVON'S TROPHIES & AWARDS	102219		NAME BADGE 01-14-000-73110	10.50	
						Total :	10.50
184684	11/1/2019	012941 FMP	52-438077 52-438954		CREDIT / GUIDE PIN, CORE 01-17-205-72540 SEMI LOADED CALIPER 60-00-000-72540 63-00-000-72540 64-00-000-72540 60-00-000-72540 63-00-000-72540 64-00-000-72540	-60.02 73.76 24.59 42.15 99.96 33.32 57.12	
						Total :	80.48
184685	11/1/2019	004323 FREEWAY FORD TRUCK SALES, INC	529058		SWITCH 01-26-023-72540	246.94	
						Total :	246.94

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184686	11/1/2019	012902 GO PARTS INC.	169856		FLUID,OIL FILTER	
					01-26-024-72540	24.71
					01-26-023-72540	49.42
					60-00-000-72540	25.94
					63-00-000-72540	8.65
					64-00-000-72540	14.83
					Total :	123.55
184687	11/1/2019	012943 GODETTE CUSTODIAN, LAURA	103019		PETTY CASH 5/28/19-10/30/19	
					01-11-000-72220	5.00
					01-12-000-72220	10.00
					01-14-000-72110	7.45
					01-13-000-72170	15.02
					01-12-000-73110	17.21
					Total :	54.68
184688	11/1/2019	004538 GOLDY LOCKS	675905		DUPL KEY,MAGNETIC KEY HIDER	
					63-00-000-73110	7.85
					Total :	7.85
184689	11/1/2019	004438 GRAINGER	9325921261		SAFETY GLASSES	
					01-26-024-73845	8.56
					01-26-023-73845	17.12
					60-00-000-73845	10.78
					63-00-000-73845	1.20
					64-00-000-73845	5.14
			9330099848		BALL CHECK VALVE	
					60-00-000-73630	49.11
					63-00-000-73630	5.46
					64-00-000-73630	23.39
			9333118397		CLAMPS	
					01-26-025-73840	18.68
					Total :	139.44
184690	11/1/2019	017825 H. JACOBS VEGETABLES	2019-1		CORN STALKS,STRAW	
					01-35-000-72923	396.40

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184690	11/1/2019	017825 017825 H. JACOBS VEGETABLES	(Continued)			Total : 396.40
184691	11/1/2019	014491 HANSEN DOOR INC.	8260		REPL BOTH CABLE/7980 W 183RD 01-26-025-72520	566.86
			8263		SPRINGS/9191 W 175TH ST FIRE S 01-26-025-72520	556.00
					Total :	1,122.86
184692	11/1/2019	011032 HUB INTERNATIONAL MIDWEST LTD.	1637564		DEBORAH LYNN THIRSTRUP NOTA 01-33-000-72720	20.00
			1637595		BARBARA S BALCERZAK NOTARY I 01-33-000-72720	20.00
					Total :	40.00
184693	11/1/2019	017779 HUNTER EQUIPMENT SERVICE OF	CHI020-2334		SERV LEVEL 4 POST ON CABLES 01-26-025-72520	205.00
					Total :	205.00
184694	11/1/2019	005123 ILLINOIS FIRE INSPECTORS ASSOC	20867		REGIST DAN RIORDAN 01-19-020-72140	50.00
					Total :	50.00
184695	11/1/2019	015497 ILLINOIS SECRETARY OF STATE	107169355		FILING FEE DEBORAH LYNN THIRS 01-33-000-72720	10.00
					Total :	10.00
184696	11/1/2019	015497 ILLINOIS SECRETARY OF STATE	107169347		NOTARY FEE BARBARA S BALCERZ 01-33-000-72720	10.00
					Total :	10.00
184697	11/1/2019	005471 ILLINOIS STATE TRIAD ASSN	102519	VTP-017342	RIORDAN/LORENDO ILL TRIAD COI 01-19-020-72170	200.00
					Total :	200.00
184698	11/1/2019	005186 INTERSTATE BATTERY SYSTEM	275440		BATTERIES 01-26-023-72540	135.95
					Total :	135.95

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184699	11/1/2019	019236 JADAMALI, MANJUNATH	Ref001383584		UB REFUND CST #00484767; REFU 60-00-000-20599	69.67
					Total :	69.67
184700	11/1/2019	014190 LEHIGH HANSON	5783014		BED/BACKFILL,STONES 60-00-000-73860 63-00-000-73860 64-00-000-73860 01-26-023-73860 70-00-000-73860	179.41 19.93 85.43 142.39 47.46
					Total :	474.62
184701	11/1/2019	014846 LORENCE, BRUCE	110119		NOV'19 LGB TRAIN MONTHLY MAIN 01-26-025-72530	30.00
					Total :	30.00
184702	11/1/2019	019235 MANAGEMENT PARTNERS INC	INV07862		STRATEGIC PLANNING & GOAL SE 30-00-000-72945	3,150.00
					Total :	3,150.00
184703	11/1/2019	005644 MARTIN IMPLEMENT	P23806		SENDER UNI 60-00-000-72530 63-00-000-72530 64-00-000-72530	36.23 12.07 20.70
			P23852		SPACER,PARTS 01-26-023-72530	31.00
					Total :	100.00
184704	11/1/2019	005765 MARTIN WHALEN O.S. INC.	IN2125378		STAPLES 01-17-205-72750	151.00
					Total :	151.00
184705	11/1/2019	006074 MENARDS	74388		TARP 01-26-025-73870	6.98
			74411		ADAPTER,LED	
			74453		63-00-000-72520 DAWN,CLOTHS,LYSOL,CADDY	44.43

Voucher List
Village of Tinley Park

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184705	11/1/2019	006074 MENARDS	(Continued)			
			74470		01-26-025-73580 FACE RESPIRATOR	39.70
					60-00-000-73845	15.73
					63-00-000-73845	1.75
			74490		64-00-000-73845 CAMPER SEAL	7.49
			74572		01-26-023-72530 FILTER,TIE DOWNS	5.74
			74646		01-26-023-73840 PARTS	50.95
			74659		01-26-025-73840 PARTS FOR TRAILER	29.14
			74784		01-21-000-72530 CAR CHARGER,CABLE	61.09
					01-26-023-73410	14.98
					Total :	277.98
184706	11/1/2019	012517 MERIDIAN IT INC	462770	VTP-017405	<IT> - EXPAND NETAPP DISK STOR	
					30-00-000-74126	22,824.00
					30-00-000-74126	27.20
					Total :	22,851.20
184707	11/1/2019	019237 MORMAN, KELLY	Ref001383587		UB Refund Cst #00507379	
					60-00-000-20599	24.74
					Total :	24.74
184708	11/1/2019	014443 MURPHY & MILLER, INC	SVC00023782		CHECK EAST CARRIER ROOFTOP	
					01-26-025-72520	1,214.00
					Total :	1,214.00
184709	11/1/2019	018761 NICK'S EMBROIDERY	10119		ELF HATS	
					01-35-000-73210	275.00
					Total :	275.00
184710	11/1/2019	015723 NICOR	01981510009		ACCT#01-98-15-1000 9 7780 W 183I	
					01-26-025-72511	29.44

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184710	11/1/2019	015723 NICOR	(Continued) 53463710003		ACCT#53-46-37-1000 3 18241 S 80T 01-26-025-72511	39.10
			74433410003		ACCT#74-43-34-1000 3 7700 W 183I 01-26-025-72511	36.19
			83523710008		ACCT#83-52-37-1000 8 7980 183RD 01-26-025-72511	377.88
					Total :	482.61
184711	11/1/2019	001487 NUWAY DISPOSAL SERVICE INC	6751962		SWEEPINGS 01-26-023-72890	3,383.00
			6752554		SWEEPINGS 01-26-023-72890	1,309.00
					Total :	4,692.00
184712	11/1/2019	006475 PARK ACE HARDWARE	062219/1		#891431 COUPLE 2" 64-00-000-73630	1.11
			062226/1		#891431 BATTERY 60-00-000-73570	3.92
					63-00-000-73570	3.92
					64-00-000-73570	3.35
			062237/1		RSTP SPRAY,ACE BAG 01-21-000-72530	21.26
					Total :	33.56
184713	11/1/2019	006531 PROFFITT, CYNTHIA	063019		6/1/19-6/30/19 MILEAGE REIM 15 @ 01-21-000-72130	8.70
			073119		7/1/19-7/31/19 MILEAGE REIM 46.9 01-21-000-72130	43.33
			083119		8/1/19-8/31/19 MILEAGE REIM 33.8 @ 01-21-000-72130	19.60
			093019		9/1/19-9/30/19 MILEAGE REIM 34.4 @ 01-21-000-72130	19.95
					Total :	91.58
184714	11/1/2019	013587 PROSHRED SECURITY	100136109		SHREDDING 01-19-000-72345	445.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184714	11/1/2019	013587	013587 PROSHRED SECURITY		(Continued)	Total : 445.00
184715	11/1/2019	007680	PUBLIC STORAGE		51624287	SPACE 246 STORAGE FIRE ST 47 1 01-19-000-73870
						Total : 217.20
184716	11/1/2019	006850	QUILL CORPORATION		2133489	FILE FOLDER,LTR,STAPLES,LEGAL 01-33-300-73110
						Total : 94.52
184717	11/1/2019	013234	ROMEVILLE FIRE ACADEMY		2019-638	TRAINING TUITION 01-19-000-72145
				VTP-016580		Total : 1,325.00
184718	11/1/2019	017649	ROT, LAURA		102919	REIM.EXP.UNIFORM SHIRTS 01-19-020-73610
						Total : 44.18
184719	11/1/2019	016172	S.S.E.R.T.		19-031	MEMBERSHIP DUES 01-17-205-72720
						Total : 1,500.00
184720	11/1/2019	007453	SERVICE SANITATION, INC.		7817663	PORTABLE RESTROOM,HAND SAN 01-35-000-72923
						Total : 355.00
184721	11/1/2019	019224	SMART, WALTER		102019	REIM EXP WORK BOOTS 01-33-300-73610
						Total : 90.30
184722	11/1/2019	007224	STANDARD EQUIPMENT COMPANY		P18000	CREDIT / WATER PUMP/GASKET 01-26-023-72540
					P18012	CREDIT / AC COMPRESSOR 01-26-023-72540
					P18050	COMPRESSOR,BELT 01-26-023-72540
						Total : -137.30
						Total : -346.75
						Total : 650.40
						Total : 166.35

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184723	11/1/2019	012238 STAPLES BUSINESS ADVANTAGE	3428511530		RUBBER FINGER,LTR TRAY,PENS,E 01-13-000-73110	15.59
					01-14-000-73110	102.91
			3428511531		EASEL	
					01-12-000-73110	50.59
			3428511532		PAD,STAPLES	
					01-17-205-73110	27.31
					Total :	196.40
184724	11/1/2019	011189 STAPLES CREDIT PLAN	87855		**** 8144 SAMSONITE BI-FOLD 01-26-025-73110	23.98
					Total :	23.98
184725	11/1/2019	007297 SUTTON FORD INC./FLEET SALES	492442		WHEEL ASY 01-17-205-72540	108.92
					Total :	108.92
184726	11/1/2019	002957 THE BREWER COMPANY	138041		PAINT 01-26-023-73620	353.10
			138044		PAINT 01-26-023-73620	176.00
					Total :	529.10
184727	11/1/2019	007886 THEODORE POLYGRAPH SERVICE	6531		POLYGRAPH EXAMS/MCHENRY,WI 01-41-040-72846	350.00
			6549		POLYGRAPH EXAMS/MCDADE,JAS 01-41-040-72846	525.00
			6819		POLY EXAMS/JOSEPH HICKEY POL 01-41-040-72846	175.00
			6825		POLYGRAPH EXAMS AHMAD ALLAN 01-41-040-72846	175.00
					Total :	1,225.00
184728	11/1/2019	007691 TINLEY PARK CHAMBER/COMMERCE	102819		ACCIDENTALLY PAID VH, SB CH OF 84-00-000-20199	30.00
					Total :	30.00

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184729	11/1/2019	007955 TRAFFIC CONTROL & PROTECTION	102466	VTP-017423	SIGNS/SIGN MATERIALS 01-26-023-73830	1,036.25
Total :						1,036.25
184730	11/1/2019	014510 TRUGREEN PROCESSING CENTER	112638090		LAWN SERV VH 16250 OAK PARK A 01-26-025-72881	180.00
Total :						180.00
184731	11/1/2019	007987 UNITED METHODIST CHURCH	110119		NOV'19 COMMUTER PARKING LOT 70-00-000-72621	1,200.00
Total :						1,200.00
184732	11/1/2019	008342 WHOLESale DIRECT, INC.	000242263		BEARINGS 01-26-023-72540	93.97
Total :						93.97
184733	11/1/2019	016910 X-CENTRIC IT SOLUTIONS, LLC	3363		REMOTE SUPPORT 01-16-000-72650	787.50
Total :						787.50
88 Vouchers for bank code : apbank						Bank total : 438,875.42

Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2566	10/29/2019	018837	INSURANCE PROGRAM MANAGERS GR	190916W031	PAYEE-CRASH CHAMPIONS-MOKEI 01-14-000-72542	1,287.53
					Total :	1,287.53
2567	10/29/2019	018837	INSURANCE PROGRAM MANAGERS GR	191010W010	PAYEE-CRASH CHAMPIONS-MOKEI 01-14-000-72542	747.00
					Total :	747.00
2568	10/29/2019	018837	INSURANCE PROGRAM MANAGERS GR	191004W019	PAYEE-FRANCISCAN PHYSICIANS 01-14-000-72542	190.93
					Total :	190.93
2569	10/29/2019	018837	INSURANCE PROGRAM MANAGERS GR	19100rW019	PAYEE-FRANCISCAN ST MARGARE 01-14-000-72542	826.44
					Total :	826.44
2570	10/29/2019	018837	INSURANCE PROGRAM MANAGERS GR	190912W021	PAYEE-TODD SWARTZENTRUBER 01-14-000-72542	685.44
					Total :	685.44
5 Vouchers for bank code : ipmq						Bank total : 3,737.34
93 Vouchers in this report						Total vouchers : 442,612.76

Bank code : ipmq

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

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

_____ Village President

_____ Village Clerk

_____ Date

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 1st 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

Vroegh Eyecare/Park Oaks Condominium Expansion

17322 Oak Park Avenue

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



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.

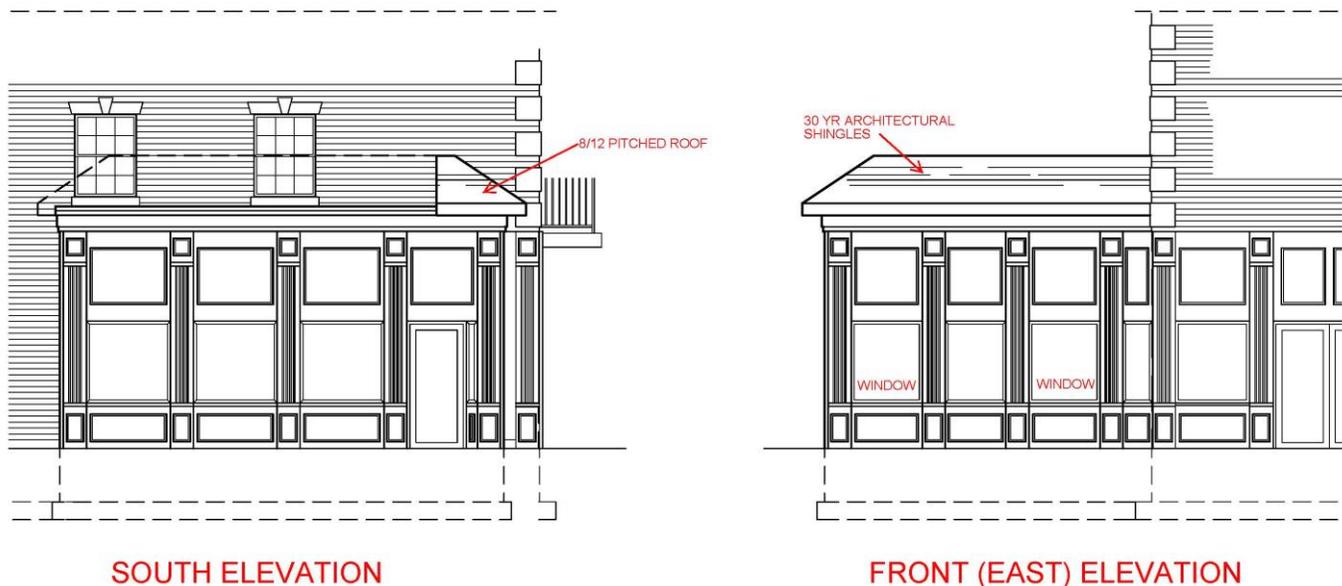
PUBLIC HEARING #1 WORKSHOP (AUGUST 1, 2019) SUMMARY

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 be a defensible condition and did not recommend this be a condition of approval.

Due to the inability to require combined PINs or ownership, it is important the Plan Commission view the proposed addition as a separate commercial condo unit that is 352 square feet, 22 feet deep, and is owned by the condo association. While Dr. Vroegh is proposing to use the space now, that may not be the case going forward. The ultimate responsibility for ownership, maintenance, and taxes will be the condo associations. The Village and other government agencies do not enforce condo covenants or declarations that are private agreements. The covenants and declarations might assign responsibility to the 17322 (Vroegh Eyecare) unit but that is a private agreement. Concerns exist about the usefulness of this space in the future and the likelihood it could remain vacant or used for only storage purposes. Interior utilities and whether a door exists will not prohibit the space from being used separately, as either condition can be changed with a building permit.

Open Item #15: Discuss the revised size of the space and the future effects of a separately owned 352 sq. ft. and 22 foot deep unit owned by the condo association.

PLAN COMMISSION WORKSHOP (JULY 18, 2019) SUMMARY

The consensus of Plan Commission was not supportive of the aesthetics of the one-story addition on the existing three-story mixed-use building. The Commission vocalized the addition is not consistent with the Legacy Code requirements and the addition did not appear balanced on the existing structure and looked "tacked-on". While there are other examples of one-story structures nearby that exist prior to the Legacy Code, Staff stressed that the Legacy Code and Plan focuses on avoiding these type of non-compliant additions.

There were also many concerns expressed about how this would affect and set a precedent for other existing and proposed buildings in the Downtown area and along Oak Park Avenue in the future. Ownership issues due to the retained ownership of the Commercial Property Owners Association was another concern expressed by the Commission due to the potential future issues with property control, taxes, and maintenance costs of the space. The Commission was appreciative of the Petitioner looking to expand their location but recommended that the Petitioner work with the residential condominium owners to propose a three-story addition, expand within the current building's footprint or find another location in the downtown area that provides them more space.

The Petitioner has not provided revised plans or correspondence since the Plan Commission workshop meeting and all open items remain. Conditions are in the motion to address these open items in the event the requests are approved.

EXISTING SITE & HISTORY

The Park Oaks Condominium building (shown with a star on the map on the right) is an existing 3-story, approximately 15,000 sq. ft. building that includes eight residential and four commercial condominiums. The property was previously owned by School District 146 until 1999 and then given to the Village for control of future development. The Village eventually selected a developer through an RFP process. The project was one of the first mixed-use redevelopment projects in the downtown and included heavy involvement of the Historic Preservation and Main Street Commissions which looked to tie the building to a larger vision for redevelopment in the downtown. The Historic Preservation Commission specifically looked into the scale and materials of the building to ensure that the historic character of the downtown was retained. The Park Oaks project was approved in 2001 and completed in 2003. The commercial condo units are currently occupied by Vroegh Eyecare (17322), Apothecary Pharmacy (17320), Tinley Park Chamber of Commerce (17316), and Tinley Park Chiropractic Wellness (17314).



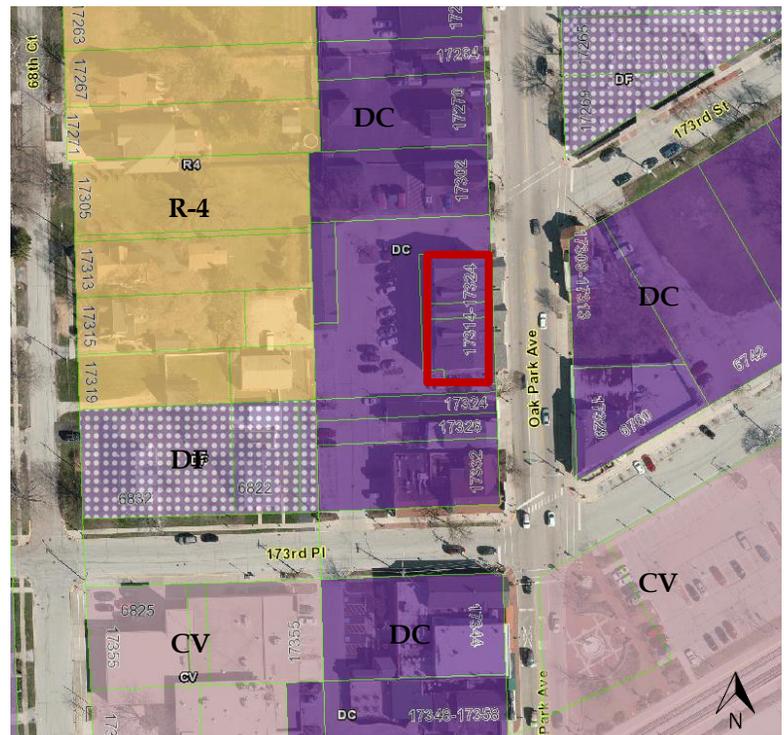
The patio area on the south side of the subject property (proposed location of the Vroegh building addition) was discussed at the Long Range Plan Commission's meeting on the project; the patio area was noted as important to encourage outdoor dining opportunities at the building, help offset the building from the neighboring Wyman's

building and ensure the walkway between the properties didn't become an unlit or unsafe alleyway. This patio area is considered a "limited common element" per the approved declarations that is owned by the Condominium Association that has some exclusive use rights assigned to the adjacent 17322 (Vroegh Eye Care) unit. The right for use of this "limited common element" can be sold or divided to other units based on the declaration rules.

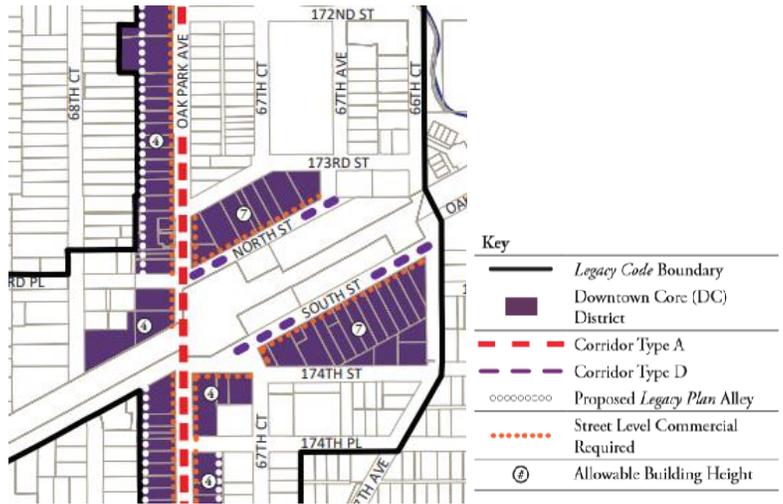


ZONING & NEARBY LAND USES

The subject Park Oaks Condominium property (outlined in red on the Zoning Map to the right) is located in a mixed-use building in the DC (Downtown Core) zoning district. The characteristics of this district are described in the Legacy Code as, "The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks". The code's regulations are described as, "intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station."



Nearby properties to the subject site include a municipally owned parking lot directly to the west in the DC (Downtown Core) zoning district that separates the subject property from the R-4 (Single-Family) zoning district. The properties to the north (Electric Blue Entertainment), South (Wyman’s Framing & Art Gallery and Ed n’ Joe’s Pizza) and East (We’re Nuts About Mutts and Teehan’s Tavern) are also located in the DC (Downtown Core) zoning district. All of these existing properties are considered “Heritage Sites” as they were approved and constructed prior to the implementation of the Legacy Code. Heritage sites are permitted to maintain their existing site configuration and uses but may be required to perform certain upgrades (such as front yard parking removal, install additional landscaping, street trees, etc.) when there is changing uses, building or site.



The Downtown Core zoning district allows for varying building heights depending on the specific location. The minimum height for any new building or new building additions in the Downtown Core is 3-stories. The minimum building height is required to help create a continuous street wall and an urban environment that peaks in terms of density in the downtown core. The height requirement helps promote population density and the number of people living within walking distance of the train station. Building additions are required to meet all Zoning Code and design requirements to ensure that there are not “after-the-fact” additions that don’t comply with the existing structures design and the district’s development principals.

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

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 “tacked-on” appearance. This requirement is especially important for additions visible from a primary street frontage such as Oak Park Avenue. An example of this was noted during the Legacy Code’s implementation in which 1-story additions such as those located on the Teehan’s Tavern building, were not a preferred appearance for the future of the downtown. The existing non-conforming additions on the Teehan’s building are planned to be removed as part of the redevelopment of the Harmony Plaza and North Street development because they detract from the primary building and overall downtown design goals. The future plans would create a more attractive street wall along Oak Park Avenue that would be directly across from the subject property. If approved, the proposed 1-story addition would be one of the only one-story building additions left and would not be in scale with the rest of the surrounding developments.



Above: Existing 1-story additions proposed to be removed with redevelopment.

Open Item #10: Discuss the proposed architectural appearance of a 1-story addition on a 3-story building and the possibility of setting a precedent for other notable building downtown sites.

The patio space and landscaped area between the Park Oaks and Wyman’s sites were originally proposed as a way to avoid the creation of an alleyway at a key location in the downtown. The Legacy Code promotes zero lot line development to create a consistent street wall along the primary corridors. If the addition is developed to the property line, the remaining space between the buildings will be approximately 6 feet wide in which the majority of the space will be the Village-owned walkway. There is no lighting or landscaping proposed in this area. The negative aspects of creating a narrow alley were discussed during the original development approval and the Plan Commission will want to consider this as part of the current proposal.

Open Item #11: Discuss the proposed site layout and the resulting five-foot unlit and non-landscaped alleyway that will be present between the buildings.

A complete staff review of the proposed building addition by different departments (Engineering, Public Works, Fire and Police) was unable to be completed by the writing of this staff report. Any comments or corrections that are required following the review, will need to be addressed in the plans prior to the public hearing.

Open Item #12: Plans will need to be revised based on final staff review comments.

SIGNAGE

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 BUILDING ADDITION, 17322 OAK PARK AVENUE – SITE PLAN AND VARIATIONS

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Present were the following:

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

Absent Plan Commissioner(s): None

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

Guests: Thomas Courtney, Petitioner Attorney
 James Vroegh, Petitioner

A motion was made by COMMISSIONER GATTO, seconded By COMMISSIONER ENGEL, to open the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

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

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

Kimberly Clarke, Community Development Director gave a presentation as noted in the Staff Report.

Ms. Clarke noted this is a continued hearing from the August 1, 2019 Plan Commission Meeting. The Petitioner, Dr. James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking Variations to permit the construction of a 376 sq. ft. 1-story addition of 23.5 feet by 16 feet in size on the existing patio area of an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

Ms. Clarke noted there were comments in favor of the request at the last meeting noting that there was not much left that could be done with this space if there was not an addition to the building. There were also other comments that expressed concern about the one-story addition and how it looked on the streetscape and that it was not in compliance with the Legacy Code requirements. At the last meeting the Commission requested the applicant make some revisions. Ms. Clarke displayed renderings of the revisions including a change to the roof line. The addition was also setback from the adjacent building approximately 2 feet to align more with the next door Wyman's storefront. She noted that the roof parapet does block the view from the two windows on the second floor residential unit. She recommended the Commission discuss this further and noted that there should be an opportunity for the residential unit owners to comment on it since they were not aware of this change in roof design that has potential to block their view. .

The building setback is noted in the revised rendering but the site plan was not updated. The revised dimensions of the addition is now 22 feet by 16 feet resulting in a total area of 352 sq. ft. in size. This also changes the variation for the commercial space depth. They have also added a door on the south side of the addition that opens up into the alley.

Ms. Clarke noted that the Commissioner's had questioned if approval of this Variation could be applied to other properties in the downtown. This list was not compiled because it would essentially include every property in the downtown. Some properties with similar conditions are Springfort Hall and the PASS/Crack the Code building, existing historic buildings such as Ed & Joes, Holstein's, Teehan's and Mickey's as well as future developments such as The Boulevard at Central Station, Bremen Station and Encore Crossing (North Street).

Ms. Clarke displayed renderings of how the addition will look in relation to adjacent buildings. She also presented a view of the parapet of the roof front to back. The floor plan will house a break room, an exam room and a dispensary.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER AITCHISON noted she liked the new renderings. She does not like the view being obstructed for the residential unit. The biggest objection is the ownership of the area. If the Petitioner was able to own this spot, she would be more apt to be open to the idea.

COMMISSIONER GASKILL noted he does not think it is a good use of the property. He does not think the addition looks nice. The setback of the building looks worse than it did before. It looks more like a shed.

COMMISSIONER STANTON doesn't think it looks that bad. He would like to see the gangway have an agreement for maintenance. He inquired if Dr. Vroegh got formal approval from the homeowners and the businesses in the building, He also asked if he does not get approval for this addition, would he be moving his business out of Tinley Park. Dr. Vroegh replied there is unanimous approval from the residential units and 3 of 4 approvals from the businesses. Dr. Vroegh replied that currently the overflow patients are being sent to Orland Park and he would continue to do that. COMMISSIONER STANTON inquired if there

would be additional cost to the other owners in the building. Dr. Vroegh replied it would not increase the taxes and he did not want to have an appraisal of the property 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 ALL unit owners who are party to the transfer and consent to by ALL the units who have the right to use the Limited Common Elements affected.

On the last page it states the Board of Directors of the Park Oaks Commercial Condominium and the consent of ALL the owners of the condominiums, herein referred to as the Association. He agrees with some of the Commissioners that you do not have the consent of all the Commercial owners.

CHAIRMAN GRAY read a letter to the Commission dated August 15, 2019 from Chiropractic Wellness of Tinley Park.

To Whom It May Concern:

I am the owner of the business condo unit at 17314 Oak Park Avenue. I am a chiropractor with a practice that operates out of the above location. I have been approached multiple times by Dr. James Vroegh, as well as his attorney, Thomas Courtney, in attempts to persuade me to approve an addition being built on our building's common element.

I am strongly opposed to this construction taking place for several reasons. I am concerned about parking, the appearance of the addition, and an increase in my property taxes.

Parking is already limited in our shared public parking lot, which is owned by the Village of Tinley Park. I am concerned that extra retail space will create a bigger demand for parking, which is already limited at times due to the building's upstairs resident, the businesses in the building and especially the customers of Ed and Joes.

I am also very concerned about the appearance of our building being altered. In my opinion, a three story building should not have a one-story addition on one side. It is also my understanding that the Legacy Code of Tinley Park prohibits the construction of new one-story buildings in the Downtown area of Oak Park Avenue.

The proposed building addition would be placed on the common element of our building. According to our business condo association bylaws (which he just read), this common element belongs to all four condo owners. An increase in building square footage will cause an increase in taxes. I am unwilling to be held responsible for any additional tax expense. Dr. Vroegh has announced his retirement within the next year or so, and I am not interested in assuming any financial burden that he may leave me with when he leaves his practice.

I firmly oppose the construction of any structure being built on our building's common element.

Thank you,
Dr. Jeffrey R. Hoekstra
Chiropractic Wellness of Tinley Park

Mr. Courtney noted with that said they are not transferring Limited Common Elements so the signatures are not necessary. In the declaration there are two permissions that establish the right to improve that. In the declaration for the space in particular for improvements it actually contemplated improvements to the Limited Common Element. He noted they took it a step further and felt it was important to have the owners on board to know what is going on and the bylaws were amended. Dr. Vroegh already owns these Limited Common Elements. He has exclusive right. He could put a wall up around those Limited Common Elements. Dr. Hoekstra talked about added tax on parking and all they are going to do is enhance their current space. They are doing nothing to add employees. In terms of scheduling there is no additional impact. When you look at the building, the beauty is in the eye of the beholder. The architect did a significant change to the flat roof and it is not my job to comment on how it looks and what it was before. The window issue causes no decrease in the amount of light that goes to that unit. Yes the view is partially obstructed, but we don't know if there is any adverse effect on the ownership. The residential owners unanimously consented. We do not need everyone to sign the amendment, we only need the Board of Directors action on it. We respectfully submit that we don't need the consent of all the owners.

CHAIRMAN GRAY noted that in the workshop it was discussed that it would be cleaner if Dr. Vroegh was able to purchase that property. This way, down the line if any of the other three owners, who own 25% equally, would change it wouldn't be a problem. It could be a problem if you have a common element that others own a part of and they want to have a different use for it.

Mr. Courtney replied that they cannot do that. Condominium law assigns a Limited Common Element unless the bylaws are amended by all the owners, so they would not have any right to control it. That space would be owned and controlled exclusively by the adjoining unit. This would be correct if they were transferring it, but it is locked forever in the ownership of that unit.

CHAIRMAN GRAY inquired what the purpose was to send out a letter in October to all the owners to get signatures.

Mr. Courtney replied he did not send it out to get signatures. He only sent a letter to make them completely informed. There are no residential owners here tonight. He stated further that Dr. Hoekstra's letter parrots what the Plan Commission is saying. On the other hand, in terms of any tax changes, he did not want the building to be reassessed. If we transfer ownership or amend the floorplan and file an amendment to the survey, it will cause a reassessment. What we are doing will not. If the assessor looks at this unit now based on the floor area, there is nothing to prevent the assessor from now increasing the floor area and increasing the assessment on this unit. We don't want to record this area because it will trigger and will result in a reassessment. We hope you understand that this is simple the use of space by enclosing it, nothing else.

COMMISSIONER GATTO noted she understands that Dr. Vroegh has already sold the practice and plans to retire in a year. Mr. Courtney replied this is not common knowledge. Dr. Vroegh replied he sold the practice to Dr. Rosen but he is not retiring in one year.

COMMISSIONER GASKILL noted that the Applicant stated the addition would have no impact on traffic or parking because he is just using this for his own personal use of the business. However he wants the room to bring clients in so he does not have to send them to Orland Park. He stated this is conflicting. Dr. Vroegh replied the parking is not an 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) - COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON made a motion to grant the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Site Plan Approval to construct an approximately 352 sq. ft. one-story addition on an existing three-story Park Oaks Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- a) A Landscape Plan be submitted indicated all existing and proposed landscaping. Installation of a parkway tree as required by the Legacy Code and Village's streetscape plan shall be indicated on the plan.
- b) The engineering plans indicate placement of sidewalk at the location of the existing parkway tree in compliance with the Village Engineer's standards for public sidewalks.

- c) Plans are revised to install adequate lighting along the south side where an alley will be created in compliance with the Village lighting standards.
- d) Plans shall be revised to indicate a two foot setback of the front façade along Oak Park Avenue with updated grading and site plans.
- e) All final staff review and engineering comments shall be addressed.

AYES: STANTON, ENGEL

NAYS: MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

CHAIRMAN GRAY declared the Motion DECLINED.

Motion 2 (Variations) - COMMISSIONER ENGEL, seconded by COMMISSIONER STANTON made a motion to recommend that the Village Board grant five Variations, as listed in the August 1, 2019 Staff Report, to the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), at the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff and recommended conditions as listed in the August 15, 2019 Staff Report.

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

Subject to the following conditions:

- a) No signage shall be allowed on the exterior of the proposed building addition.
- b) All final staff review and engineering comments shall be addressed.
- c) The condition space will not be used for storage.

AYES: STANTON, ENGEL

NAYS: MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

CHAIRMAN GRAY declared the Motion DECLINED.

This will be heard at the September 3, 2019 Village Board Meeting.



VROEGH FAMILY EYECARE

ADDITION & ALTERATIONS

17322 OAK PARK AVE. TINLEY PARK, IL 60477

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.
- ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.
- ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.
- ALL PERMITS TO BE BY GENERAL CONTRACTOR
- ALL CONTRACTORS SHALL BE REQUIRED TO PURCHASE A BUSINESS LICENSE SHALL IT BE REQUIRED BY VILLAGE/CITY.

BUILDING CODES

- ZONING: VILLAGE OF TINLEY PARK ZONING ORDINANCE
- BUILDING: ICC INTERNATIONAL BUILDING CODE 2012 W/AMENDMENTS
ICC INTERNATIONAL MECHANICAL CODE 2012
ICC INTERNATIONAL FUEL GAS CODE 2012
ICC INTERNATIONAL FIRE CODE 2012 W/AMENDMENTS
ILLINOIS PLUMBING CODE 2014 EDITION
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2018
NFPA NATIONAL ELECTRICAL CODE 2011 W/AMENDMENTS
VILLAGE OF TINLEY PARK BUILDING CODE AMENDMENTS
- ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT OF 1990
ILLINOIS ACCESSIBILITY CODE 2018

CODE ANALYSIS

PROJECT DATA

PIN NUMBER	28-30-308-028-0000	
ZONING CLASSIFICATION	B3	
OCCUPANCY CLASSIFICATION	B	
CONSTRUCTION TYPE	TYPE 5B	
AUTOMATIC FIRE SUPPRESSION	X YES NO	
ALLOWABLE BUILDING HEIGHT	NA	
ALLOWABLE BUILDING AREA	9,000 Sq.Ft.	
INCREASE for OPEN PERIMETER	N/A	
INCREASE for SPRINKLER	18,000 Sq.Ft.	
TOTAL ALLOWABLE S.F./FLOOR	27,000 Sq.Ft.	
ACTUAL BUILDING AREA	1,249 Sq.Ft.	
EX. EYECARE OFFICE	475 Sq.Ft.	
OFFICE ADDITION	1,724 Sq.Ft.	
TOTAL ACTUAL AREA	1,724 Sq.Ft.	
OCCUPANT LOAD AND EXIT CAPACITY COMPARISON	OCCUPANT LOAD	EXIT CAPACITY
ADDITION (1/100)	18	360
STRUCTURAL FRAME	0 HOUR	
BEARING WALLS	0 HOUR	
EXTERIOR	0 HOUR	
INTERIOR	0 HOUR	
NON BEARING WALLS & PARTITIONS	0 HOUR	
EXTERIOR	0 HOUR	
INTERIOR	0 HOUR	
FLOOR CONSTRUCTION	0 HOUR	
ROOF CONSTRUCTION	0 HOUR	
FIRE WALLS	NA	
FIRE BARRIERS	NA	
VERTICAL EXIT ENCLOSURES (STAIRS)	NA	
EXIT PASSAGEWAY	NA	
HORIZONTAL EXIT	NA	
INCIDENTAL USE AREAS	1 HOUR	
FURNACE ROOM	1 HOUR	
STORAGE ROOMS (OVER 100 SQ. FT.)	NA	
SEPARATION OF OCCUPANCIES	NA	
SHAFTS AND VERTICAL ENCLOSURES	0 HOUR	
FIRE PARTITIONS	NA	
DWELLING UNIT SEPARATIONS	NA	
TENANT SPACES SEPARATIONS (COVERED MALL)	NA	
CORRIDOR WALLS	NA	
SMOKE BARRIERS	1 HOUR	
ROOF COVERING CLASSIFICATION	C	

INTERIOR FINISH CLASSIFICATION

WALLS & CEILINGS	NA
VERTICAL EXITS & EXIT PASSAGEWAYS	NA
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	C
ROOMS AND ENCLOSED SPACES	C
INTERIOR FLOORS	CLASS II
DECORATIONS AND TRIM	C

SHEET INDEX

NO.	SHEET TITLE
T1	COVER SHEET
T2	SPECIFICATIONS
AD1	DEMOLITION FLOOR & CEILING PLANS
AD2	DEMOLITION ELEVATIONS
A1	FLOOR & FURNITURE PLANS
A2	ROOF & REFLECTED CEILING PLANS
A3	EXTERIOR ELEVATIONS
A4	DETAILS, ROOM FINISH AND DOOR SCHEDULES
S0	SPECIFICATIONS
S1	FOUNDATION & FRAMING PLAN
M1	HVAC PLAN
P1	PLUMBING PLAN - STORM
FP1	FIRE PROTECTION PLAN
E1	POWER & LIGHTING PLANS
E2	SCHEDULES AND NOTES

ABBREVIATIONS

AB	ANCHOR BOLT	ID	INSIDE DIMENSION
ACT	ACOUSTICAL CLG TILE	INCL	INCLUDING
AD	AREA DRAIN	INFO	INFORMATION
ADDL	ADDITIONAL	INSUL	INSULATION
ADJ	ADJUSTABLE	JT	JOINT
AFF	ABOVE FINISHED FLOOR	KDHM	KNOCK DOWN HOLLOW METAL
AL	ALUMINUM	LAM	LAMINATE
ANOD	ANODIZED	LIN	LINEAR
APPROX	APPROXIMATELY	LL	LOWER LEVEL
ARCH	ARCHITECTURAL	LP	LOW POINT
BD	BOARD	LTWT	LIGHT WEIGHT
BETWN	BETWEEN	MAX	MAXIMUM
BLDG	BUILDING	MC	MINERAL CORE
BLK	BLOCK, BLOCKING	MECH	MECHANICAL
BM	BENCH MARK	MEJ	MASONRY EXPANSION JOINT
BOT	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MH	MANHOLE
BSMT	BASEMENT	MIN	MINIMUM
BUR	BUILT-UP ROOFING	MISC	MISCELLANEOUS
CAB	CABINET	MO	MASONRY OPENING
CAR	CARPET	MTD	MOUNTED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NLWT	NORMAL WEIGHT
CL	CENTER LINE	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
CMU	CERAMIC MOSAIC TILE	NTS	NOT TO SCALE
CO	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CP	CEMENT PLASTER	PR	PAIR
CT	CERAMIC TILE	PL	PLATE
CU	CUBIC	PLAM	PLASTIC LAMINATE
DEMO	DEMOLITION	PLAS	PLASTER
DET	DETAIL	PLYWD	PLYWOOD
DIA	DIAMETER	PT	PAINT
DIM	DIMENSION	PIFRT	PRESSURE IMPREGNATED
DF	DRINKING FOUNTAIN		FIRE RETARDANT TREATED
DN	DOWN	QT	QUARRY TILE
DS	DOWNSPOUT	R	RADIUS
DWG	DRAWING	REINF	REINFORCED, REINFORCING
EA	EACH	REQD	REQUIRED
EF	EACH FACE	RD	ROOF DRAIN
EL	ELEVATION	RM	ROOM
ELEC	ELECTRIC	RO	ROUGH OPENING
EP	EPOXY PAINT	SC	SOLID CORE
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SEC	SECTION
EWC	ELECTRIC WATER COOLER	SGT	STRUCTURAL GLAZED TILE
EXIST	EXISTING	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXP JT	EXPANSION JOINT	SM	SHEET METAL
EW	EACH WAY	SOG	SLAB ON GRADE
FD	FLOOR DRAIN	SP	STARTING POINT
FDN	FOUNDATION	SPEC	SPECIFICATIONS
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	SS	STAINLESS STEEL
FHC	FIRE HOSE CABINET	STD	STANDARD
FLR	FLOOR	STL	STEEL
FS	FAR SIDE	STRUC	STRUCTURAL
FT	FEET	STAV	STAIN & VARNISH
FTC	FOOTING	SUSP	SUSPENDED
GA	GAUGE, GAGE	T&B	TOP AND BOTTOM
GALV	GALVANIZED	THK	THICK
GB	GYPSON BOARD	TYP	TYPICAL
GL	GLASS	UNO	UNLESS NOTED OTHERWISE
GMU	GLAZED MASONRY UNIT	UL	UNDERWRITERS LABORATORY
GST	GLAZED STRUCTURAL TILE	VCT	VINYL COMPOSITION TILE
GP	GYPSON PLASTER	VENT	VENTILATION
GR	GRADE	VERT	VERTICAL
HC	HOLLOW CORE	VEST	VESTIBULE
HDCP	HANDICAPPED	VIF	VERIFY IN FIELD
HDWD	HARDWOOD	VOL	VOLUME
HM	HOLLOW METAL	VT	VINYL TILE
HORZ	HORIZONTAL	W/	WITH
HP	HIGH POINT	WC	WALL COVERING
HR	HOUR	WD	WOOD
HT	HEIGHT	WH	WALL HEATER
HTG	HEATING	W/O	WITHOUT
HVAC	HEATING / VENTILATION / AIR CONDITIONING	WWF	WELDED WIRE FABRIC
Hwy	HIGHWAY		

SYMBOLS/MATERIAL LEGEND

SECTION/DETAIL NOTATION

PARTITION SYMBOL

DETAIL SYMBOL

ELEVATION SYMBOL

EXTERIOR

INTERIOR

BUILDING SECTION

DOOR SYMBOLS

DOOR NUMBER

NEW DOOR

EXISTING DOOR TO REMAIN

ROOM NAME & NUMBER

TENANT SPACE

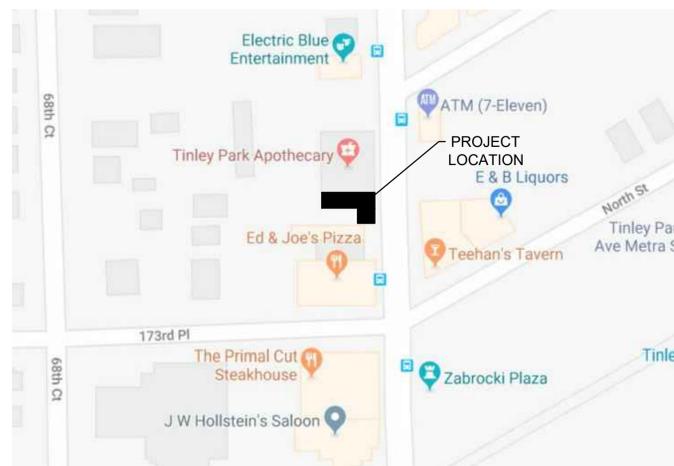
DEMOLITION

ELEVATION MARKER

1ST FLOOR

MATERIALS

	CONCRETE (CAST IN PLACE OR PRECAST)		GYPSON
	BRICK		PLYWOOD
	CONCRETE MASONRY UNIT		WOOD, FINISHED
	EARTH		WOOD, ROUGH
	BATT INSULATION		STRUCTURAL STEEL LARGE SCALE
	RIGID INSULATION		MISC METAL LARGE SCALE
	UNDERBERD MATERIAL		STRUCTURAL STEEL SMALL SCALE



1 SITE PLAN



NOTE TO BIDDERS:

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE WILL NOT BE ALLOWED.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF VILLAGE OF TINLEY PARK AND THE STATE OF ILLINOIS.

Enrique Castel
 ENRIQUE CASTEL
 001-020515
 LICENSED ARCHITECT
 DATE: 06.26.19

ENRIQUE CASTEL, LICENSED ARCHITECT - NO. 001-020515
 LICENSE EXPIRES 11-30-2020

Enrique Castel Architect
 10566 CENTRAL PARK BLVD., HUNTINGTON, IL 60142
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VROEGH FAMILY EYECARE
 ADDITION & ALTERATIONS
 TINLEY PARK, IL 60477

Revised Per Village/Owner	Reviews	Date	No.
1	ISSUED FOR PERMIT / BIDDING	02.21.18	
	ISSUED FOR OWNER REVIEW	02.07.18	

Revisions / Submissions

DRAWN BY: ENC

PROJECT NO: 2018-015

SCALE: AS NOTED

DRAWING NO: T1

SECTION 01700 – EXECUTION REQUIREMENTS

SUMMARY
A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:
1. Construction layout.
2. Field engineering and surveying.
3. General installation of products.
4. Progress cleaning.
5. Starting and adjusting.
6. Protection of installed construction.
7. Correction of the Work.

EXAMINATION
A. Existing Conditions: The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.
1. Before construction, verify the location and points of connection of utility services.
B. Existing Utilities: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed.

PREPARATION
A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

CONSTRUCTION LAYOUT
A. Fabricate and proceed 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.

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.

PROGRESS CLEANING
A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
B. Site: Maintain Project site free of waste materials and debris.
C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.

STARTING AND ADJUSTING
A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
B. Adjust operating components for proper operation without binding. Adjust equipment for proper operation.
C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

PROTECTION OF INSTALLED CONSTRUCTION
A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
B. Comply with manufacturer's written instructions for temperature and relative humidity.

CORRECTION OF THE WORK
A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01731 "Cutting and Patching."
1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
B. Restore permanent facilities used during construction to their specified condition.
C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

SECTION 01731 – CUTTING AND PATCHING

SUMMARY
A. This Section includes procedural requirements for cutting and patching.
QUALITY ASSURANCE
A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

WARRANTY
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

MATERIALS
A. General: Comply with requirements specified in other Sections.
B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

EXAMINATION
A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

PREPARATION
A. Temporary Support: Provide temporary support of Work to be cut.
B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

PERFORMANCE
A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original installer; comply with original installer's written recommendations.
1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
5. Proceed with patching after construction operations requiring cutting are complete.
C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

SECTION 01732 – SELECTIVE DEMOLITION

SUMMARY
A. This Section includes the following:
1. Demolition and removal of selected portions of building or structure.
2. Salvage of existing items to be reused or recycled.
DEFINITIONS
A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
B. Remove and Salvage: Detach items from existing construction and deliver them to Owner.
C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

QUALITY ASSURANCE
A. Demolition Firm Qualifications: An experienced firm that has specialized in demolition work similar in material and extent to that indicated for this Project.
B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
C. Standards: Comply with ANSI A10.6 and NFPA 241.

PROJECT CONDITIONS
A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
E. Storage or sale of removed items or materials on-site is not permitted.
F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
1. Maintain fire-protection facilities in service during selective demolition operations.

WARRANTY
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

EXAMINATION
A. Verify that utilities have been disconnected and capped.
B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
E. Engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.
F. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.
G. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.
B. Service/System Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
1. Arrange to shut off indicated utilities with utility companies.
2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

PREPARATION
A. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
B. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

SELECTIVE DEMOLITION
A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
5. Dispose of demolished items and materials promptly.
B. Removed and Salvaged Items:
1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area designated by Owner.
5. Protect items from damage during transport and storage.
C. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

DISPOSAL OF DEMOLISHED MATERIALS
A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
1. Comply with requirements specified in Division 1 Section "Construction Waste Management."
B. Burning: Do not burn demolished materials.
C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

CLEANING
A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

SECTION 01770 – CLOSEOUT PROCEDURES

SUMMARY
A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
1. Inspection procedures.
2. Final cleaning.
COMPLETION
A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
2. Advise Owner of pending insurance changeover requirements.
3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
4. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs damage or settlement surveys, property surveys, and similar final record information.
5. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
6. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
7. Complete startup testing of systems.
8. Submit test/adjust/balance records.
9. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

Inspection: Submit a written request for inspection for Completion. On receipt of request, Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will prepare the Certificate of Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Owner, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
LIST OF INCOMPLETE ITEMS (PUNCH LIST)
A. Preparation: Submit two copies of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction.
WARRANTIES
A. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of installer.
3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
B. Provide additional copies of each warranty to include in operation and maintenance manuals.

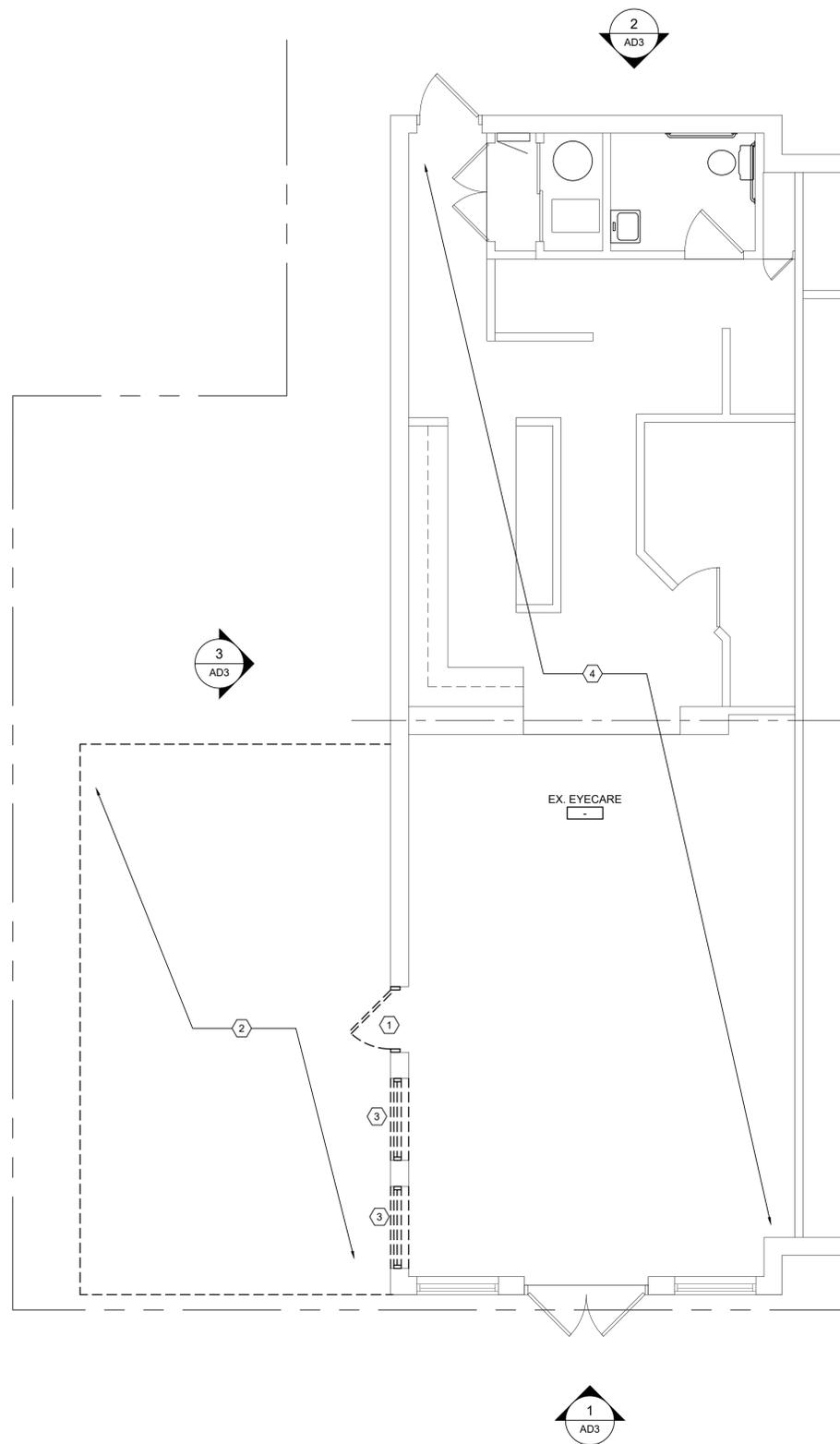
MATERIALS
A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

FINAL CLEANING
A. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting inspection for certification of Completion for entire Project:
a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
c. Remove tools, construction equipment, machinery, and surplus material from Project site.
d. Clean exposed interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition.
e. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
f. Sweep concrete floors broom clean.
g. Clean transparent materials, including glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish glass, taking care not to scratch surfaces.
h. Remove labels that are not permanent.
i. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
1) Do not paint over "UL" and similar labels, including mechanical and electrical nameplates.
j. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
k. Replace parts subject to unusual operating conditions.
l. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
m. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
n. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
B. Comply with safety standards for cleaning. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

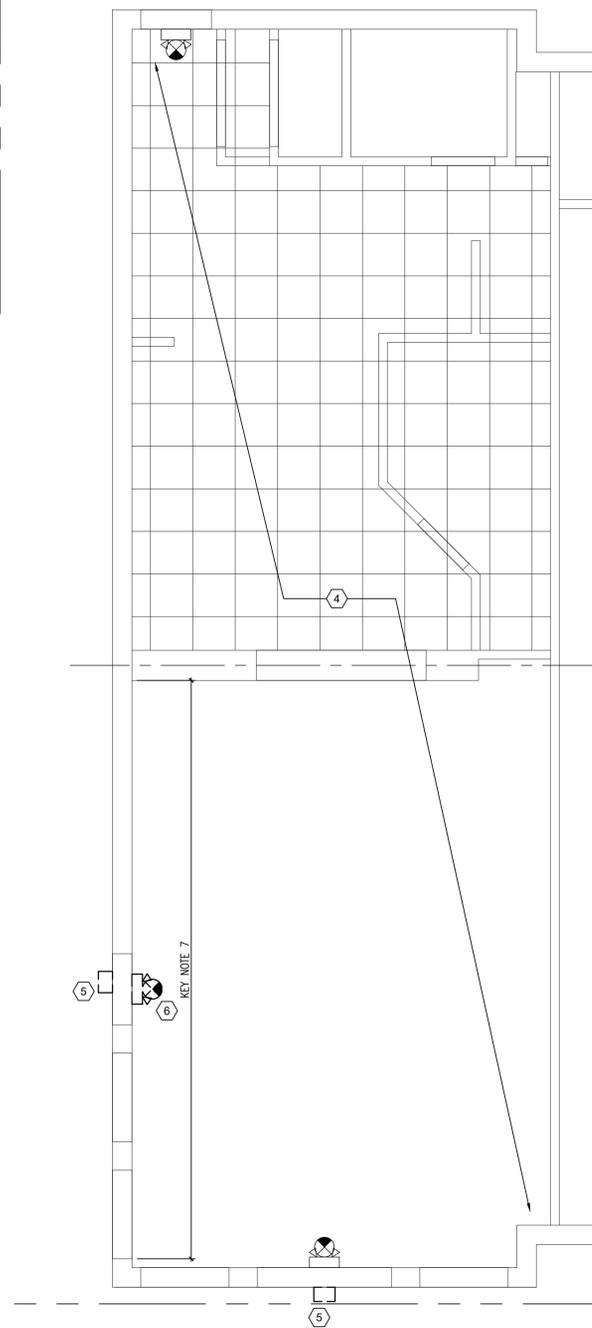
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ADDITION & ALTERATIONS
17322 S. OAK PARK

Table with columns for Date, Revisions / Submissions, No., and No. containing project schedule and revision tracking information.

T2



1 DEMOLITION PLAN
1/8" = 1'-0"
NORTH



1 DEMOLITION PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED ON THIS SHEET AND FOLLOWING DRAWINGS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
2. ALL HOLES IN WALLS, CEILING OR FLOOR SHALL BE PATCHED TO MATCH EXISTING AND FINISHED TO RECEIVE NEW FINISHES.
3. PATCH HOLES IN MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
4. VERIFY ALL EXISTING CONDITIONS.
5. DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
6. ROOFING CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF AROUND NEW PENETRATIONS. REPAIR AS NEEDED.
7. EXISTING OUTLETS TO REMAIN ON EXISTING WALLS TO REMAIN, U.N.O.
8. REMOVE AND DISPOSE OUTLETS ON WALLS TO BE REMOVED.
9. WHERE ELECTRICAL WORK TO BE REMOVED, ALL WIRING AND CONDUIT TO BE REMOVED TO PANEL. REMOVE EXISTING BREAKER.

DEMOLITION KEY NOTES:

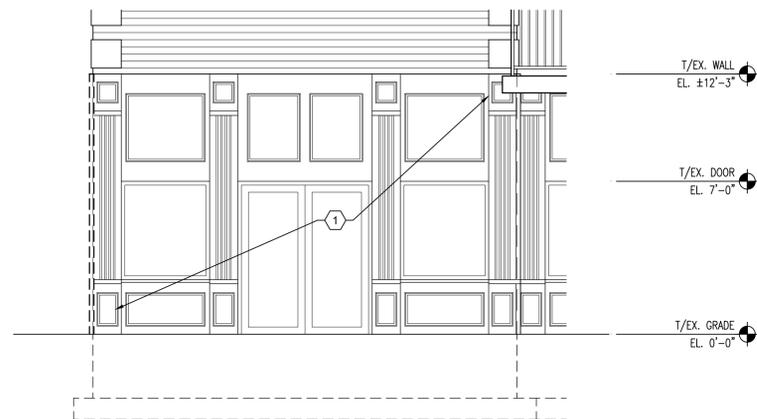
- 1 REMOVE AND DISPOSE EXISTING DOOR & FRAME - PATCH OPENING AS NEEDED
- 2 REMOVE AND DISPOSE EXIST. CONC. SLAB
- 3 REMOVE AND RELOCATE EXISTING STOREFRONT WINDOW ASSEMBLY
- 4 EXISTING TO REMAIN - NO CHANGES, U.N.O.
- 5 REMOVE AND DISPOSE EXIST. WALL PACK LIGHT FIXTURE - EXIST. J-BOX & WIRING TO REMAIN FOR NEW LIGHTING
- 6 REMOVE AND RELOCATE EXIST. EXIT/BATTERY LIGHT FIXTURE W/ALL ASSOCIATED ACCESSORIES
- 7 MODIFY ELECTRICAL CONDUITS ABOVE WALL TO ALLOW FOR NEW DUCTWORK & SPRINKLER WORK

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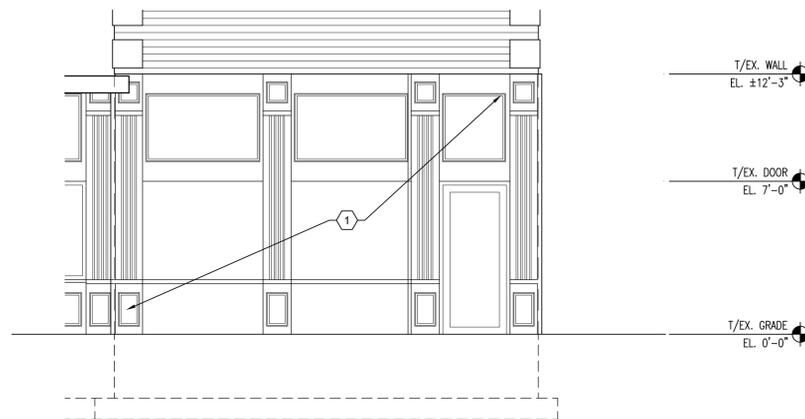
**VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS**
17322 S. OAK PARK
TINLEY PARK, IL. 60477

No.	Revisions / Submissions	Date
1	REVISED PER VILLAGE/OWNER REVIEWS ISSUED FOR PERMIT / BIDDING	06.26.19
	ISSUED FOR OWNER REVIEW	02.21.18
		02.07.18

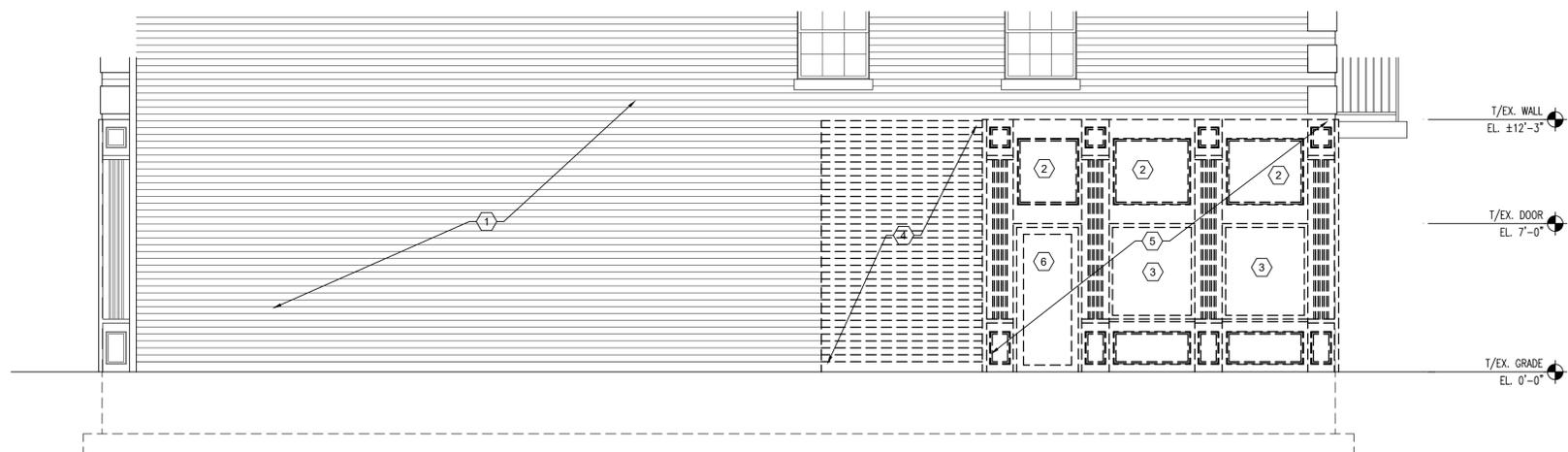
DRAWN BY: ENC
DATE:
PROJECT NO: 2018-015
SCALE: AS NOTED
DRAWING NO: AD1



1 DEMOLITION - EAST (FRONT) ELEVATION
1/4" = 1'-0"



2 DEMOLITION - WEST (REAR) ELEVATION
1/4" = 1'-0"



3 DEMOLITION - SOUTH ELEVATION
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

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- ALL HOLES IN WALLS, CEILING OR FLOOR SHALL BE PATCHED TO MATCH EXISTING AND FINISHED TO RECEIVE NEW FINISHES.
- PATCH HOLES IN MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
- VERIFY ALL EXISTING CONDITIONS.
- DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
- ROOFING CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF AROUND NEW PENETRATIONS. REPAIR AS NEEDED.

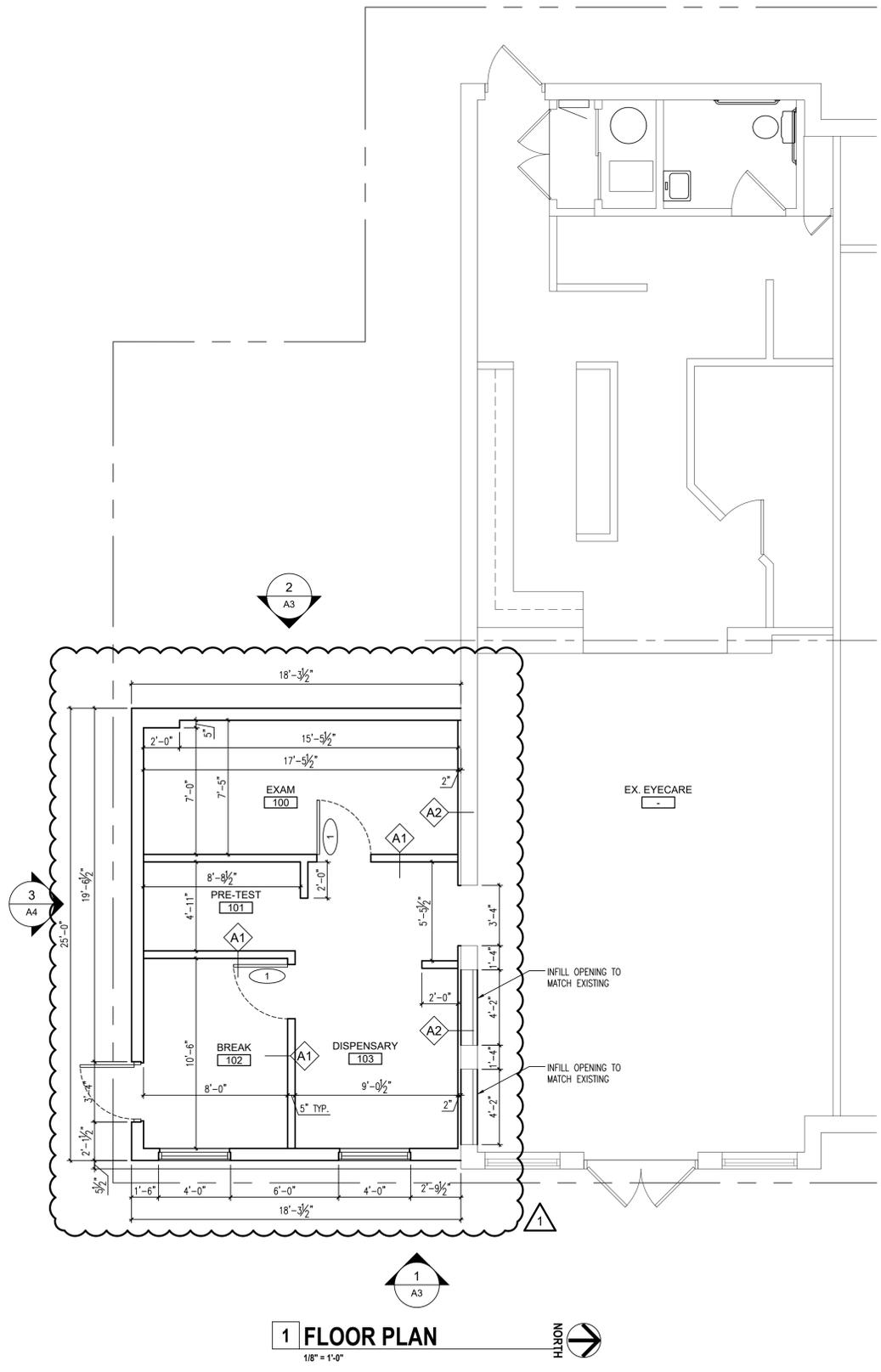
DEMOLITION KEY NOTES:

- ① EXISTING TO REMAIN - NO CHANGES U.N.O.
- ② REMOVE AND RELOCATE EXIST. AWNINGS - VERIFY FINAL LOCATIONS W/OWNER
- ③ REMOVE AND RELOCATE EXISTING STOREFRONT/WINDOW ASSEMBLY
- ④ EX. BRICK TO REMAIN - PREP AS NEEDED FOR INTERIOR FINISHES
- ⑤ REMOVE AND RELOCATE EXIST. WD PANELING ON NEW FACADES - COORDINATE IN FIELD
- ⑥ REMOVE AND DISPOSE EXIST. DOOR AND FRAME

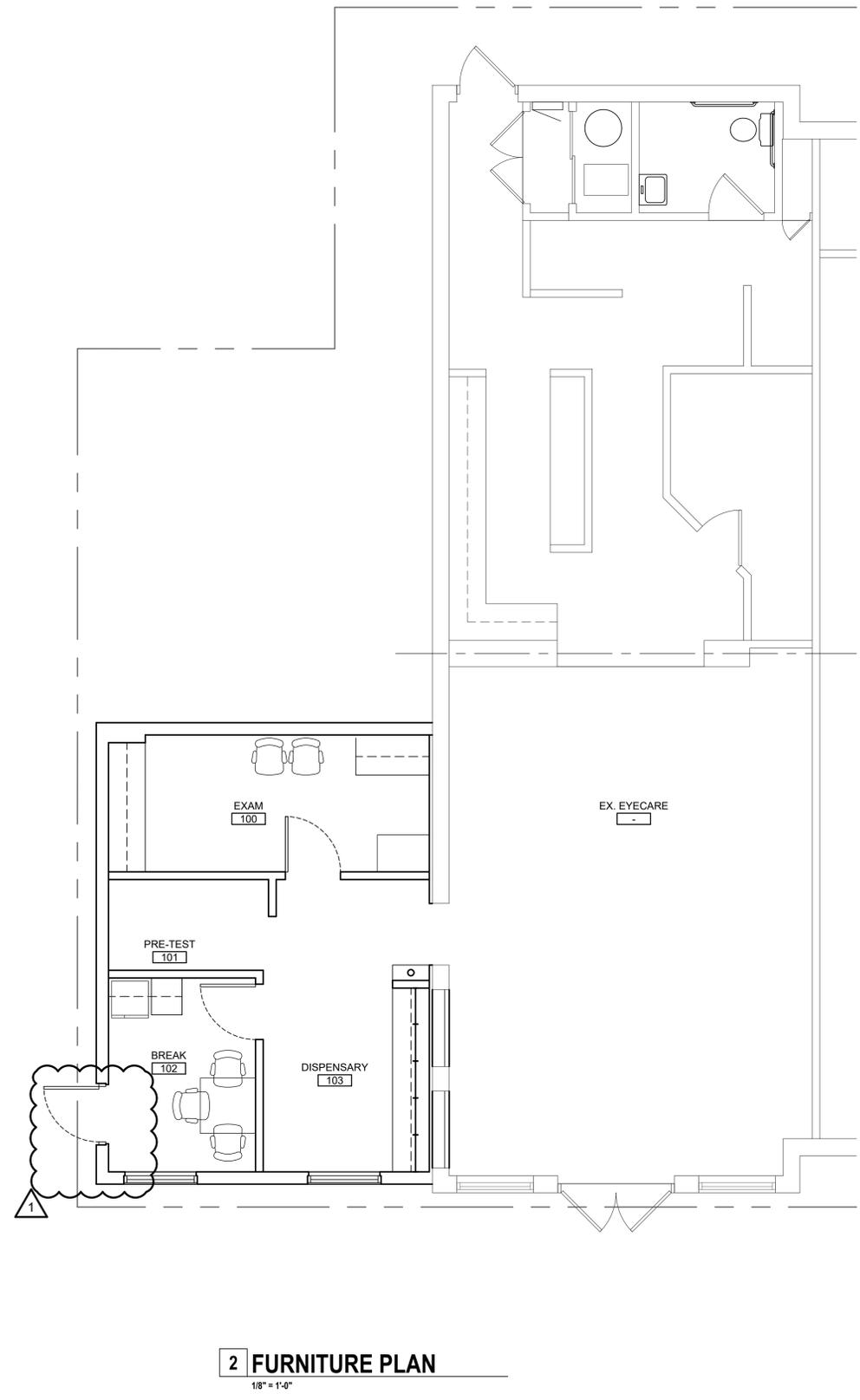
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	ISSUED FOR OWNER REVIEW	02.07.18

DRAWN BY: ENC
DATE: -
PROJECT NO: 2018-015
SCALE: AS NOTED
DRAWING NO: AD2



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



2 FURNITURE PLAN
1/8" = 1'-0"

- NOTES:**
1. SPRAY POLYURETHANE FOAM (SPF) TO BE SPRAYED AT ALL DEMISING WALL INTERSECTIONS WITH THE FLOOR AND SECOND FLOOR DECKING.
 2. SAW CUTTING OF THE SLAB AND OTHER NOISY OPERATIONS MUST BE DONE WHEN THE NEIGHBORING TENANTS ARE NOT OPEN FOR BUSINESS.
 3. CONTRACTORS SHOULD USE THE REAR DOOR OF THE SPACE TO ENTER AND DELIVER MATERIALS.
 4. ALL CONTRACTORS SHALL PARK THEIR DUMPSTERS, TRUCKS AND AND CARS BEHIND THE BUILDING.
 5. THE PROPOSED EXHAUST FAN SHOULD BE PLACED AS FAR AS POSSIBLE FROM EXISTING ROOF TOP EQUIPMENT TO AVOID THE TRANSFERENCE OF ODORS FROM MAGIC NAILS TO NEIGHBORING TENANTS.
 6. ALL WOOD BACKING AND BLOCKING, INCL. FLWD & FRAMING, SHALL BE PRESSURE IMPREGNATED, FIRE RETARDANT TREATED WOOD PER LOCAL CODE.

FIRE DEPARTMENT NOTES:

THE NEW SPACE SHALL BE CONNECTED TO A COMMON AUTOMATIC FIRE ALARM AND DETECTION SYSTEM IN FULL CONFORMANCE WITH NFPA 72. ADDITIONALLY, SUBMIT A CERTIFICATION LETTER FROM THE ALARM CONTRACTOR OF RECORD STATING SUCH COMPLIANCE UPON PROJECT COMPLETION. (BC 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. (BC 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. (BC 1008.1.8).

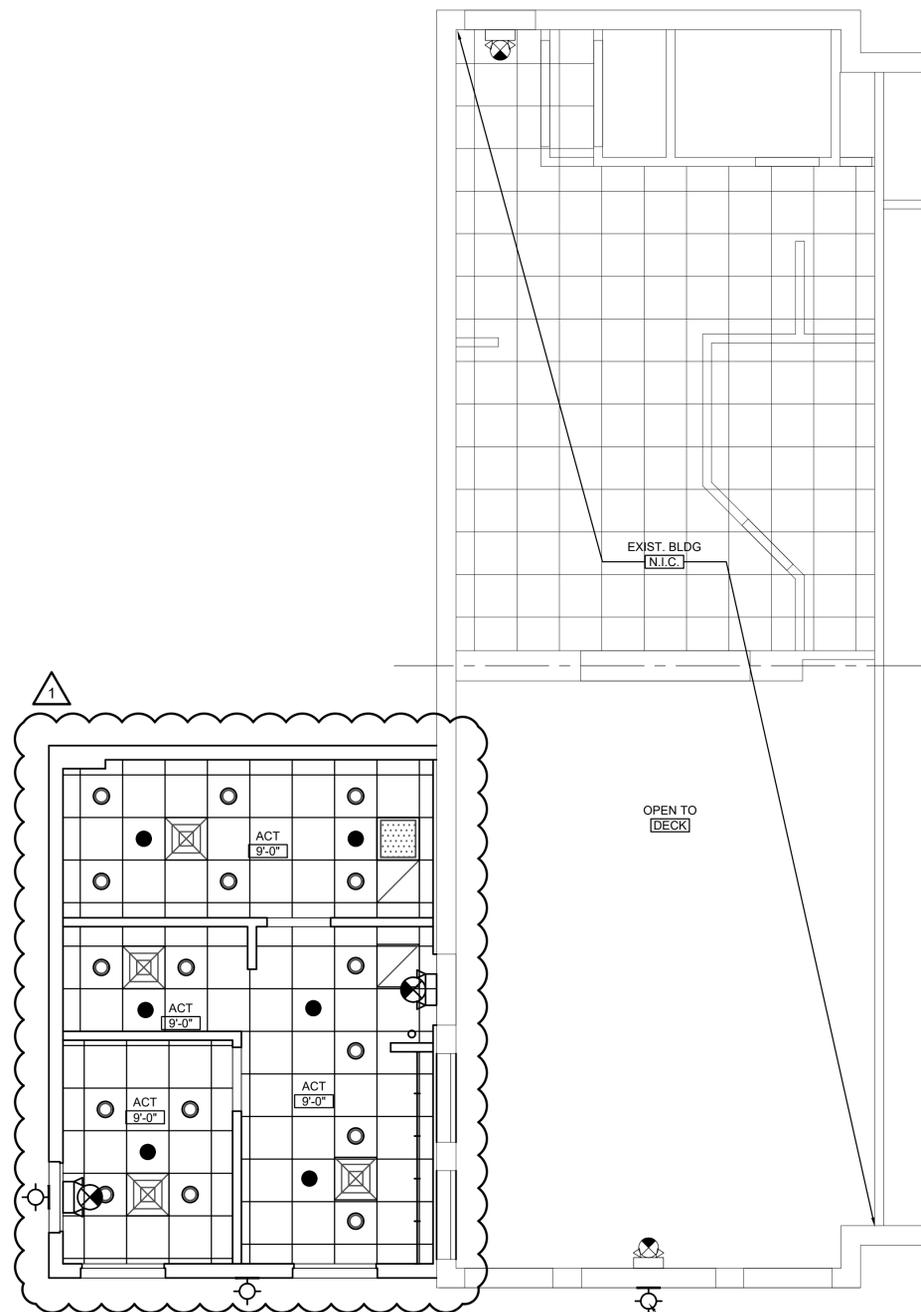
ALL HVAC EQUIPMENT OVER 2000 CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR WIRE TO INITIATE UNIT SHUT-DOWN UPON DETECTION OF SMOKE AND SEND SIGNAL TO FACP. ADDITIONALLY, VERIFY ALL CODE REQUIRED CLEARANCES BETWEEN SUCH EQUIPMENT. VERIFY OPERATION OF THE EXISTING DUCT DETECTORS AND CAPABILITY OF UNIT SHUT DOWN.

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**VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS**
17322 S. OAK PARK
TINLEY PARK, IL 60477

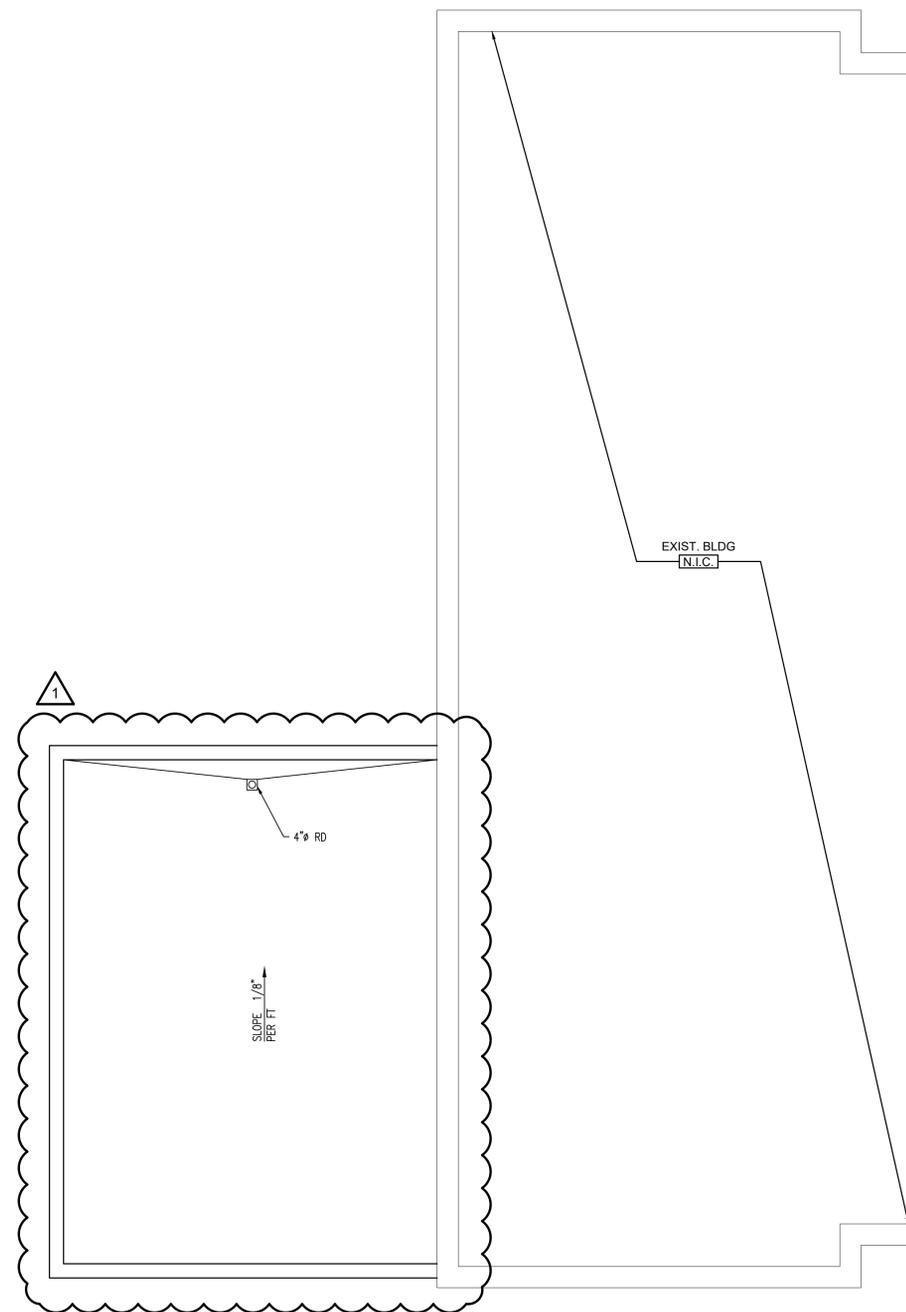
No.	Revisions / Submissions	Date
1	REVISED PER VILLAGEOOWNER REVIEWS ISSUED FOR PERMIT / BIDDING	06.26.19
	ISSUED FOR OWNER REVIEW	02.21.18
		02.07.18

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DATE: -
PROJECT NO: 2018-015
SCALE: AS NOTED
DRAWINGS NO: A1



1 REFLECTED CEILING PLAN

1/8" = 1'-0"



2 ROOF PLAN

1/8" = 1'-0"

**VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS**
17322 S. OAK PARK

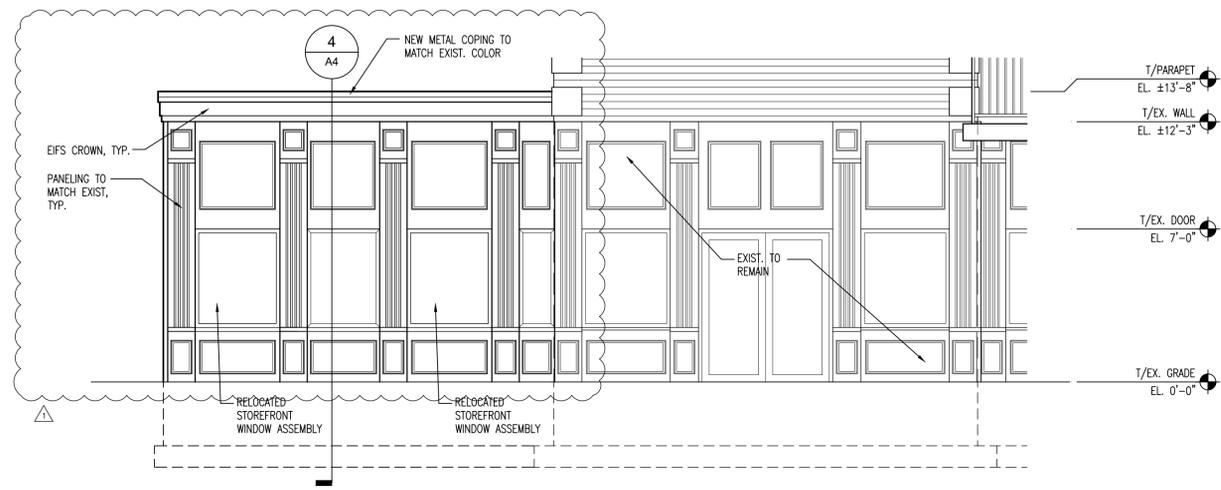
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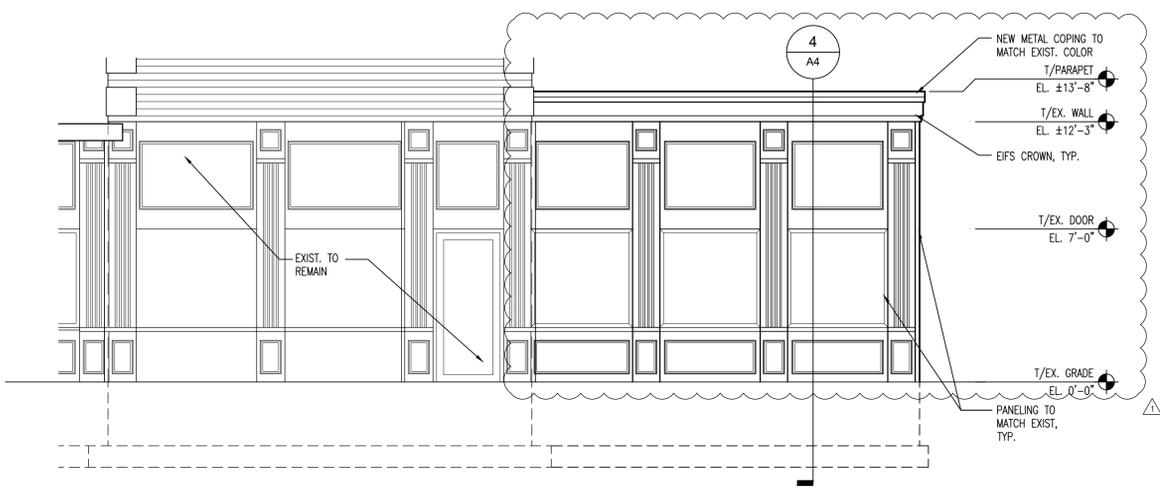
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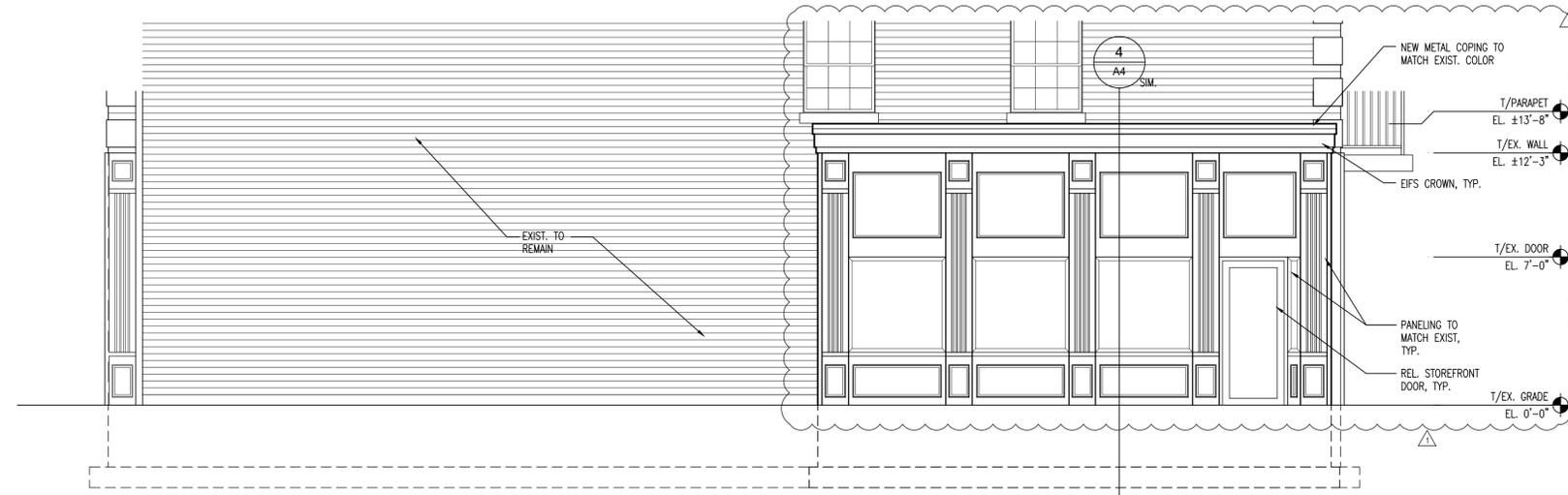
A2



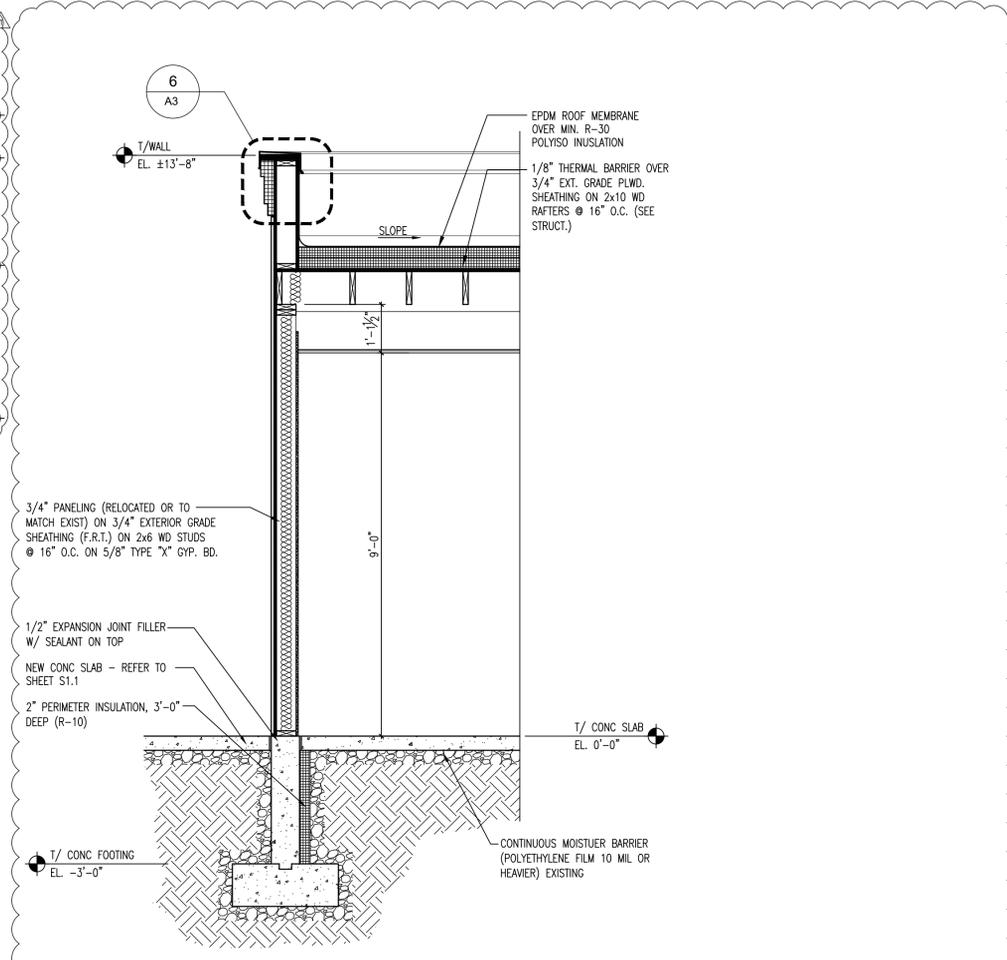
1 EAST (FRONT) ELEVATION
1/8" = 1'-0"



2 WEST (REAR) ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 TYP. WALL SECTION
1/2" = 1'-0"



6 PARAPET DETAIL
1 1/2" = 1'-0"

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A3

PARTITION TYPES

TYPE	LAYER DESCRIPTION	THK. A=ACTUAL P=PLAN	STUDS	INSULATION	RATING	U.L. NUMBER
A1	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT) TO UNDERSIDE OF DECK/STRUCTURE	A=4 7/8" P=5"	3 5/8" METAL C	2" MINERAL FIBER BLANKET	NONE	NONE
A2	1 LAYER 5/8" GYPSUM BOARD, EACH SIDE (FULL HEIGHT) TO UNDERSIDE OF DECK/STRUCTURE	A=2 1/4" P=2"	1 1/2" METAL C	NONE	NONE	NONE

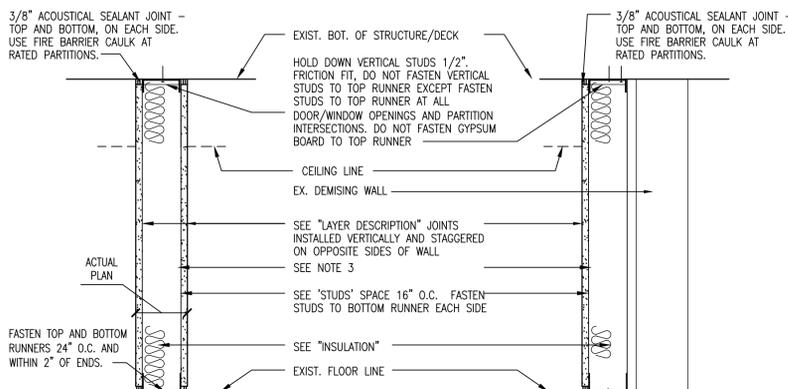
NOTE 1. PROVIDE THE FOLLOWING AT ALL LOCATIONS:

AT FIRE RATED/SMOKE BARRIER PARTITIONS, CLOSE THE VOID BETWEEN PARTITIONS AND UNDERSIDE OF FLOOR OR ROOF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION FOR A 1- OR 2-HOUR RATING. USE UL SYSTEM HW-D-0020 OR HW-D-0043 FOR GYPSUM BOARD PARTITIONS. USE UL SYSTEM HW-D-0022 OR HW-D-0088 FOR CMU PARTITION.

AT INTERIOR SIDE OF EXTERIOR WALLS TO BOTTOM OF FLOOR OR ROOF DECK AND AT ALL OTHER PARTITIONS, CLOSE THE VOID BETWEEN PARTITION AND UNDERSIDE OF DECK WITH MINERAL WOOL (SAFING INSULATION) AND FIRE DAM SPRAY OR SPEC SEAL ELASTOMERIC SPRAY ON EACH SIDE OF THE PARTITION USING SAME UL SYSTEM (1 HOUR) AS NOTED ABOVE.

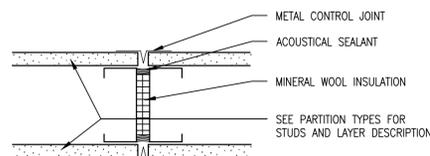
NOTE 2. AT METAL STUD PARTITIONS, PROVIDE 20 GAUGE DOUBLE METAL STUDS AT ALL DOOR OR BORROWED LITE JAMBS. STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE AND SHALL BE ANCHORED AT EACH END.

NOTE 3. TYPICAL ALL STUD PARTITION TYPES: PROVIDE CONTINUOUS 2X8 TREATED WOOD BLOCKING, REINFORCING SUPPORT, FOR ALL WALL HUNG ITEMS INCLUDING HANDRAILS, GRAB BARS, MILLWORK, USE 1X8 TREATED WOOD BLOCKING AT METAL FURRING.



A1 PARTITION TYPE
NOT TO SCALE

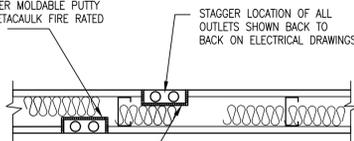
A2 PARTITION TYPE
NOT TO SCALE



1 WALL CONTROL JOINT (NO RATING)
(TYPICAL CONDITIONS)

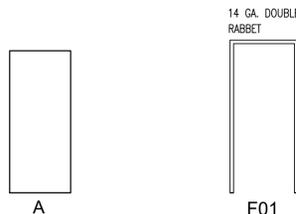
PROVIDE MAX. 30"-0" O.C., LOCATE AT DOOR OR WINDOW JAMBS WHERE POSSIBLE

RATED PARTITIONS: WRAP ALL SIDES OF ELECTRICAL OR COMMUNICATIONS BOX WITH 3M FIRE BARRIER MOLDABLE PUTTY PAD OR METACALK FIRE RATED PUTTY PAD



NON-RATED PARTITIONS: WRAP ALL SIDES OF ELEC/COMM BOX WITH ELIXIR OUTLET BOX PADS BY CREATIVE RESOURCE SERVICES INC.

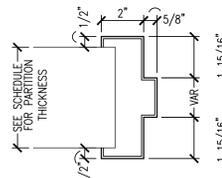
2 PLAN@ ELECTRICAL/COMM. BOXES
(TYPICAL CONDITIONS)



DOOR TYPE

FRAME TYPE

SEE "TYPICAL FRAME DETAIL & DOOR NOTES" THIS SHEET



3 JAMB OR HEAD DETAIL
NONE

OPENING SCHEDULE

OPNG NO	TYPE	OPENING						HDW SET	FRAME			GLAZING	LABEL	NOTE KEY	
		SIZE				MAT	TYPE		MAT	DETAILS					
		WIDTH	HT	THK	TRANS					HEAD	JAMB				SILL
1	B	3'-0"	6'-8"	1 3/4"	-	WD	-	F01	KDHM	3/A3	3/A3	-	-	-	N1

SCHEDULE INFORMATION

ABBREVIATIONS	LABEL	GLAZING	NOTE KEY
AL ALUMINUM HM HOLLOW METAL KDHM KNOCK DOWN HOLLOW METAL SS STAINLESS STEEL ST STEEL WD WOOD	A 3 HOUR B 1 1/2 HOUR *B 1 HOUR C 3/4 HOUR 20 MIN	G1 1" INSUL. CLEAR TEMPERED GLASS (SAFETY RATED) MATERIAL WD SOLID CORE, BIRCH OR ASH, 7-PLY HM 14 GA. FLUSH STL., STIFFENED-SEAMLESS EDGE, W/FIBERGLASS OR FOAM INFILL	N1 CLOSER, HINGES, PRIVACY LOCKSET LEVER TYPE, WALL STOP & SILENCERS (3) STAINED OR PAINTED

TYPICAL FRAME DETAIL & OPENING NOTES

- WIDTH OF HOLLOW METAL FRAMES ARE ACTUAL PARTITION THICKNESS PLUS 1" (SEE PARTITION TYPES ON THIS SHEET). PARTITION TYPES ARE KEYED ON FLOOR PLANS.
- PROVIDE SPECIFIED FRAME ANCHORS (LISTED IN THE SPECIFICATIONS) TO ACCOMMODATE PARTITION TYPES AND REQUIREMENTS FOR FIRE RATING.
- AT ALL MASONRY AND GYPSUM BOARD PARTITIONS, GROUT SOLID THE ENTIRE VOID SPACE BETWEEN FRAME AND MASONRY.
- PROVIDE SEALANT AT JUNCTION OF ALL FRAMES TO PARTITIONS.
- AT ALL FRAMES ANCHORED IN EXISTING, FRAMED CONCRETE, OR MASONRY OPENINGS PROVIDE 3/8" DIA. EXPANSION ANCHORS WITH FLAT HEAD COUNTERSUNK HEADS. DIMPLE FRAME WITH 1/16" DEPRESSION TO RECEIVE SCREW HEAD. PROVIDE METAL BODY PUTTY FILL OVER SCREW HEADS & GRIND SMOOTH.
- AT WOOD DOORS, PAINT ALL METAL GLAZING STOPS OR METAL LOUVERS TO MATCH STAINED & VARNISHED DOOR FINISH.

TYPICAL DOOR HARDWARE NOTES

- HANDLES, PULLS, LATCHES, LOCKS AND OTHER PENETRATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE LEVER OPERATED, PUSH-PULL MECHANISM OR V-SHAPED DESIGNS.
- ALL FIRE DOORS MUST BE AN APPROVED ASSEMBLY TO INCLUDE FIRE RATED DOOR, FRAME, SELF CLOSER, LATCH, AND HARDWARE IN ACCORDANCE WITH NFPA 80 AND IBC.
- EGRESS DOOR LATCHING AND LOCKING HARDWARE MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT.
- ALL FIRE DEPARTMENT ACCESS DOORS MUST HAVE KEYED LOCKS.
- THRESHOLDS SHALL NOT EXCEED 1/2" CHANGES IN LEVEL. CHANGES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED.
- PROVIDE TACTILE WARNINGS ON DOOR LEVERS LEADING TO HAZARDOUS AREAS.

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR		BASE		WALL				CEILING	NOTE KEY					
		MATERIAL		MATERIAL		NORTH		EAST				SOUTH		WEST		
		MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN			MAT	FIN	MAT	FIN	
100	EXAM	C	CAR	V	-	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	1,2,3,4
101	PRE-TEST	C	CAR	V	-	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	1,2,3,4,7
102	BREAK	C	CAR	V	-	GB	PT	GB/ASA	PT	GB	PT	GB	PT	ACT	-	1,2,3,4
103	DISPENSARY	C	CAR	V	-	GB	PT	GB/ASA	PT	GB	PT	GB	PT	ACT	-	1,2,3,4

ROOM FINISH SCHEDULE ABBREVIATIONS

CEILING	WALL	FLOOR	BASE
ACT ACOUSTICAL CEILING TILE E/ EXISTING EXPC EXPOSED CONSTRUCTION	ASA ALUM. STOREFRONT E/ EXISTING GB GYPSUM BOARD	C CONCRETE CAR CARPET FBO FLOORING PROVIDED BY OWNER	E/ EXISTING P/ PATCH V VINYL VC VINYL COVE 4" HIGH VS VINYL STAIGHT 4" HIGH
GB GYPSUM BOARD P/ PATCH PT PAINT	P/ PATCH PT PAINT	E/ EXISTING P/ PATCH VCT VINYL COMPOSITION TILE	

NOTE KEY

- PT = TAPE, SAND, AND PRIME - FINAL COAT AS SELECTED BY OWNER.
- PAINT BOTH SIDES OF EXISTING/NEW HOLLOW METAL FRAMES.
- ACT - PROVIDE NEW 2X2 CEILING TILES TO MATCH EXIST.
- VERIFY W/OWNER IF DOORS TO BE STAINED OR PAINTED
- CARPET - PROVIDE ALLOWANCE FOR COMMERCIAL GRADE TO MATCH EXIST.
- VINYL BASE (V) - MATCH EXIST.

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GENERAL

1. CODES AND STANDARDS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE, 2012

REFERENCED STANDARDS:

- AISC ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN, 1989
NDS AMERICAN FOREST AND PAPER ASSOCIATION 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION', 1991
ACI 5.31 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, 1992

2. DESIGN LOADS:

- ROOF DEAD LOAD: 20 PSF
ROOF SNOW LOAD: 25 PSF
WIND LOADING (COMPONENTS AND CLADDING):
CORNERS: ±30 PSF
OTHER THAN CORNERS: ±25 PSF
ROOF UPLIFT (FLAT ROOF): 15 PSF

3. DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS WELL AS AGAINST FIELD CONDITIONS BY CONTRACTORS.

4. UNLESS NOTED OTHERWISE, DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR CONDITIONS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS AND ANCHOR RODS THAT ARE REQUIRED BY MECHANICAL EQUIPMENT.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ELEMENTS OF THE EXISTING CONSTRUCTION WHICH ARE RELATIVE TO THE NEW CONSTRUCTION.

7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SHORING OF ANY EXISTING ELEMENTS AS REQUIRED DURING CONSTRUCTION.

8. IF DISCREPANCIES APPEAR ON THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT BEFORE BIDDING...

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...

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...

9. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

10. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADE.

CONCRETE

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", LATEST EDITION.

2. UNLESS NOTED OTHERWISE, CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP 3000 PSI MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS.

3. VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYWAYS. WALL REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOWELED WITH AN EQUIVALENT AREA OF REINFORCEMENT.

4. NO SLAB SHALL HAVE COLD JOINTS IN A HORIZONTAL PLANE.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, EMBEDDED PLATES, MASONRY ANCHORS, REGLETS, SLEEVES, DUCTWORK, PADS AND ANCHOR RODS...

6. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

7. EXPOSED EXTERNAL CONCRETE CORNERS SHALL BE CHAMFERED 3/4 INCHES, UNLESS SHOWN OR NOTED OTHERWISE.

8. SLABS ON GRADE SHALL BE PLACED IN ALTERNATE STRIPS WITH A MAXIMUM WIDTH OF 60'-0" OR AS SHOWN ON PLAN. CONTROL JOINTS SHALL BE CUT WITHIN 24 HOURS AFTER THE CONCRETE HAS SET...

9. DEPRESSED SLABS SHALL MAINTAIN FULL THICKNESS UNLESS NOTED OTHERWISE.

REINFORCEMENT

1. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION A615, GRADE 60.

2. CORNER BARS SHALL BE PROVIDED AT WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.

3. ALL CONCRETE FORMED SLAB OR WALL OPENINGS SHALL BE REINFORCED WITH 2 NO. 5 BARS PLACED ONE IN EACH FACE AT 45 DEGREES TO OPENING CORNERS.

4. THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT UNLESS NOTED OTHERWISE:

Table with 2 columns: CONCRETE ELEMENT, MIN. COVER (IN.). Rows include CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (3"), CONCRETE EXPOSED TO EARTH OR WEATHER (#6 through #18 bars: 2", #5 bar, W31 or D31 wire, and smaller: 1-1/2"), CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND (Slabs, walls and joists: #14 and #18 bars: 1-1/2", #11 bar and smaller: 3/4"; Beams and columns: 1-1/2").

5. ARRANGEMENT AND DETAILS OF REINFORCEMENT, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH THE "A.C.I. DETAILING MANUAL (ACI SP-66)", LATEST EDITION.

6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT THE POSITIONS INDICATED. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.

7. ALL EMBEDMENT LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318. UNLESS NOTED OTHERWISE, MINIMUM LAP SHALL BE 40 BAR DIAMETERS.

WOOD

1. DESIGN AND CONSTRUCTION OF STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/AF&PA NDS-1991).

2. QUALITY ASSURANCE AND INSPECTION OF WOOD CONSTRUCTION ARE REQUIRED AS DEFINED BY THE BUILDING CODE.

3. STRUCTURAL LUMBER SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

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

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

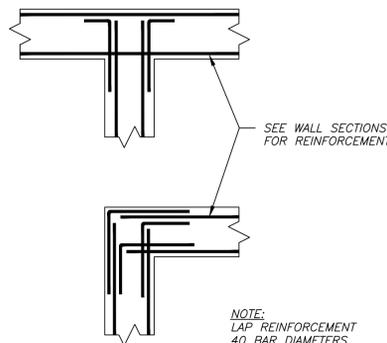
Table for LVL specifications: BENDING, Fb: 2600 PSI; SHEAR PARALLEL TO GRAIN, Fv: 285 PSI; MODULUS OF ELASTICITY, E: 1,900,000 PSI.

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

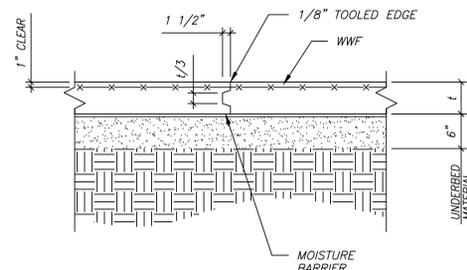
Table for PSL specifications: COMPRESSION PARALLEL TO GRAIN, Fc: 2500 PSI; MODULUS OF ELASTICITY, E: 1,800,000 PSI.

6. THERE SHALL BE NO FIELD CUTTING OF WOOD STRUCTURAL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.

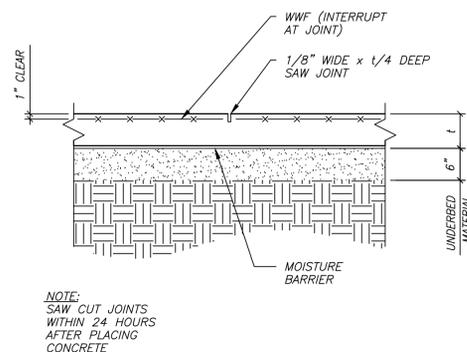
7. NO WOOD TREATMENTS OR PRESERVATIVES SHALL BE USED WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.



1 TYP. WALL CORNER REINFORCING DETAIL SCALE: NONE



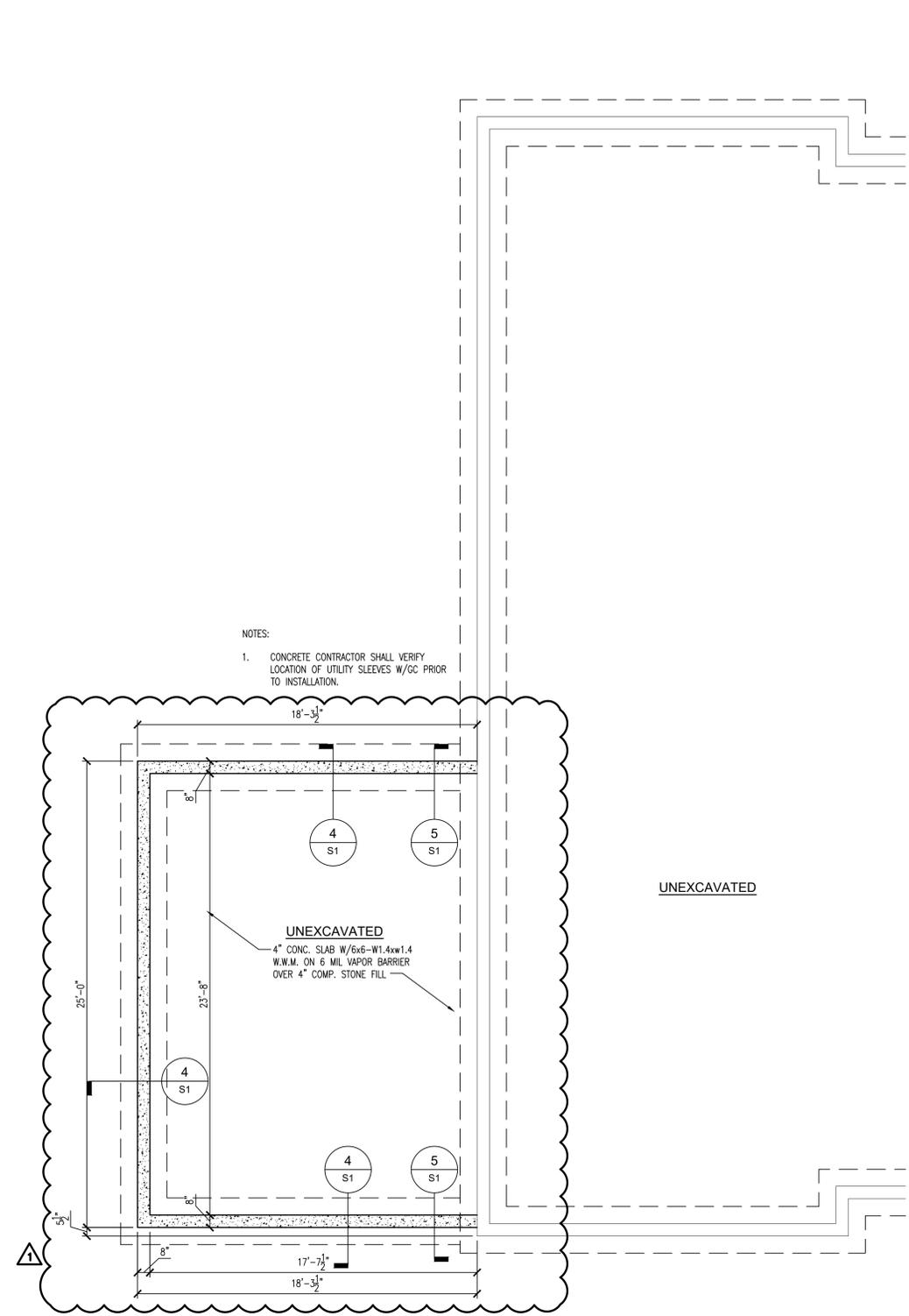
2 TYP. S.O.G. CONSTRUCTION JOINT SCALE: NONE



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

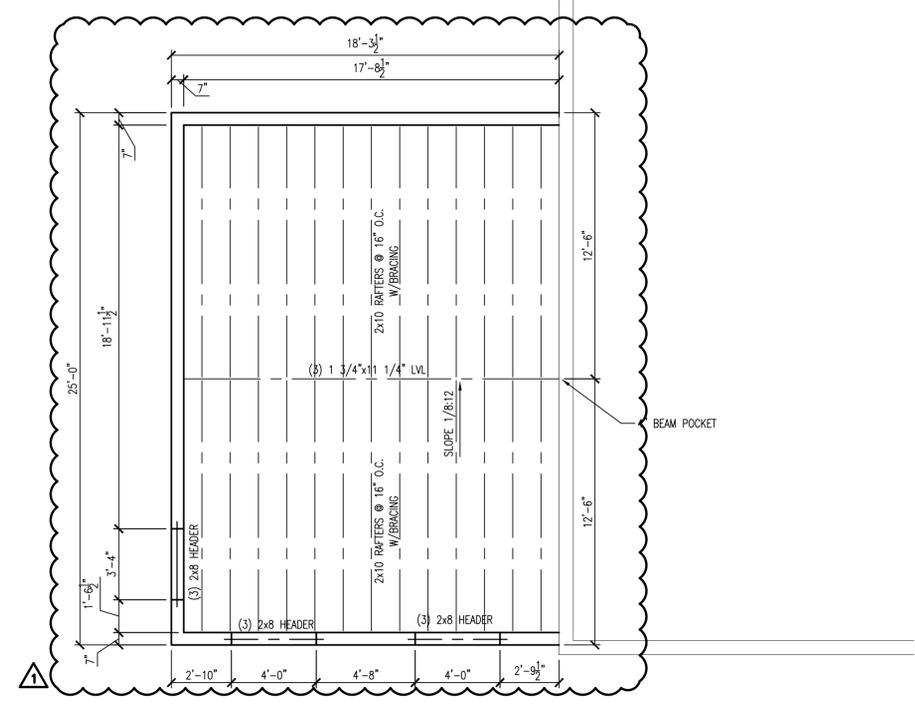


Vertical sidebar containing project information: REVISIONS PERMITTED (06.26.19, 02.21.18, 02.07.18), DRAWING NO. ENC, PROJECT NO. 2018-015, SCALE: AS NOTED, DRAWING NO. S0, and firm information: Enrique Castel Architect, VROEGH FAMILY EYECARE ADDITION & ALTERATIONS, 17322 S. OAK PARK, TINLEY PARK, IL. 60477.

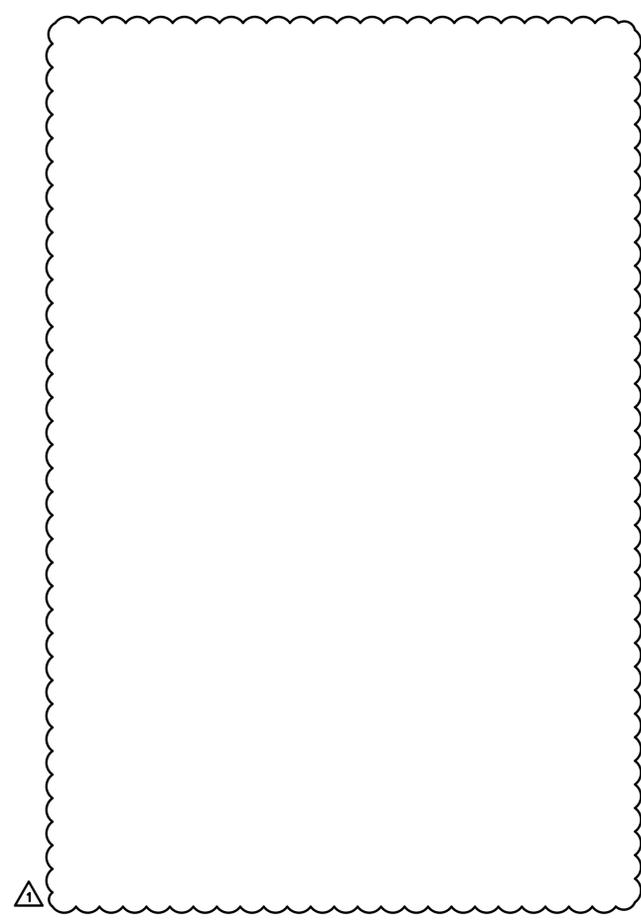


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

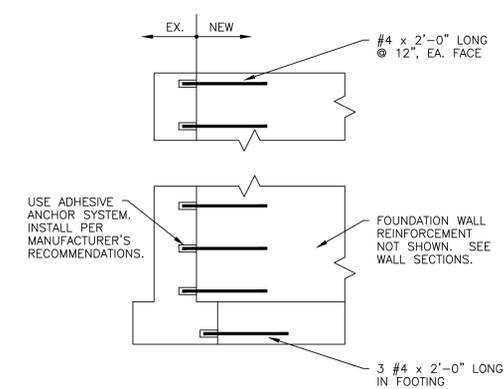
NOTES:
1. CONCRETE CONTRACTOR SHALL VERIFY LOCATION OF UTILITY SLEEVES W/GC PRIOR TO INSTALLATION.



2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



4 TYP. FOUNDATION DETAIL
SCALE: NONE



5 TYP. FOUNDATION WALL SPLICE DETAIL
SCALE: NONE

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S1

MECHANICAL GENERAL NOTES

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

ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL, UNLESS NOTED OTHERWISE. GAUGES OF METAL, SPACING, ETC. SHALL CONFORM TO THE LATEST EDITION OF ASHRAE & SMACNA CONSTRUCTION STANDARDS FOR DUCTWORK CONSTRUCTIONS.

ALL FLEXIBLE LOW-PRESSURE DUCTWORK SHALL BE INSULATED AND NOT TO EXCEED 5'-0" IN LENGTH.

CONTRACTOR TO CONFIRM THAT SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM HAVE TOTALLY ENCLOSED MOTORS.

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

CONTRACTOR TO CONFIRM THAT MAXIMUM SOUND PRESSURE LEVEL: "A-SCALES LEVELS" AT THE PROPERTY LINE BORDERING BUSINESS/COMMERCIAL AREAS DOES NOT EXCEED 62 DB (A) FOR HVAC EQUIPMENT.

CONTRACTOR TO CONFIRM THAT D.X. EXPANSION VALVES, DEVICES AND CONNECTIONS ARE NOT LOCATED IN THE AIR STREAM OF AIR CONDITIONING UNITS. THEY SHALL BE MOVED FROM THE AIR STREAM AS REQUIRED.

CONTRACTOR TO CONFIRM THAT A REFRIGERANT RELIEF DISCHARGE PIPE FOR EACH REQUIRED REFRIGERATION SYSTEM HAS BEEN INSTALLED. THE DISCHARGE PIPE OUTLET SHALL BE A MINIMUM OF 12'-0" ABOVE THE GROUND, A MINIMUM OF 10'-0" FROM ANY OPENING, 20'-0" FROM ANY FIRE ESCAPE AND MUST DISCHARGE THROUGH A TURNED DOWN ELBOW. CONTRACTOR TO MAKE ANY CHANGES AS NECESSARY.

THE MECHANICAL CONTRACTOR TO CONFIRM THAT A SAFETY RELIEF VALVE DESIGNED TO RELIEVE AND/OR PREVENT THE BUILD-UP OF EXCESSIVE REFRIGERANT PRESSURE WITHIN EACH DIRECT EXPANSION SYSTEM THAT HAS BEEN INSTALLED. THE PRESSURE RELIEF DEVICE IS TO BE SET AT 400 PSI AND MUST BE INSTALLED ON THE HIGH PRESSURE SIDE AT THE DISCHARGE OF THE COMPRESSOR WITHOUT ANY INTERVENING VALVES AND UPSTREAM OF THE COMPRESSOR SHUT-OFF (STOP) VALVE. CONTRACTOR TO MAKE CHANGES AS REQUIRED.

ALL EQUIPMENT SHALL HAVE TOTALLY ENCLOSED MOTORS AND BE RATED TO OPERATE IN LOCAL CODE PLENUM CEILINGS, AS REQUIRED.

TRANSFER DUCTS NOT TO EXCEED 5' IN LENGTH.

CONTRACTOR SHALL MOUNT AND CONNECT EACH ITEM OF EQUIPMENT IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

LOCATION OF EQUIPMENT, PIPING, AND OTHER MECHANICAL WORK IS INDICATED 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 LOCAL CODES.

ALL OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DEMOLITION OR CONSTRUCTION SHALL BE CLOSED AND FINISHED TO MATCH THE SURROUNDING AREAS BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS.

MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MECHANICAL EQUIPMENT'S ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR. CONTRACTOR ORIGINATED MODIFICATIONS TO THE MECHANICAL EQUIPMENT'S ELECTRICAL INSTALLATION, DUE TO DEVIATIONS FROM THE MECHANICAL EQUIPMENT'S "BASIS OF DESIGN" OR "PROTOTYPE" ELECTRICAL DATA, SHALL BE AT A COST TO THE MECHANICAL CONTRACTOR.

RUN ALL PIPING MAINS TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE AND COORDINATE ROUTING W/OTHER TRADES, EXISTING CONDITIONS, AND THE COMMUNICATIONS SWITCH EQUIPMENT.

CONTRACTOR SHALL PROVIDE EXTERNAL TRAPS FOR CONDENSATE DRAIN LINES FOR ALL AC UNITS.

ALL INDOOR A/C UNITS SHALL BE FACTORY WIRED FOR SINGLE SOURCE POWER CONNECTION. UNITS SHALL BE FUSED AS REQUIRED BY EQUIPMENT MANUFACTURER. IF APPLICABLE.

ANY CHANGES TO DUCT DUE TO FIELD CONDITIONS SHALL BE MADE ONLY IF THE DUCT SIZE FREE AREA IS MAINTAINED AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

PROVIDE TURNING VANES IN ALL MITERED ELBOWS 30° OR GREATER.

CONNECT ALL DUCTWORK TO EQUIPMENT WITH FLEXIBLE CONNECTIONS.

INSULATION OF PIPING PASSING THROUGH NON-RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION.

CONTRACTOR SHALL BRACE DUCTWORK (AS REQUIRED) AT ALL FLEXIBLE CONNECTIONS TO ENSURE THAT DUCTWORK IS IN ALIGNMENT.

CONTRACTOR SHALL FURNISH AND INSTALL ALL DUCT HANGERS AND SUPPORTS IN ACCORDANCE WITH SECTION IV OF "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" AS PUBLISHED BY SMACNA, LATEST EDITION.

PROVIDE FIRE DAMPERS IN 2 HOUR OR GREATER FIRE WALLS. LINKAGE SHALL BE 165F TYPE. PROVIDE BALANCE DAMPERS AT BRANCH DUCTS.

MECHANICAL CONTRACTOR SHALL COORDINATE DUCTWORK AND PIPING LAYOUTS WITH ACTUAL STRUCTURE ARRANGEMENTS. PROPOSED DUCTWORK AND PIPING LAYOUT DRAWINGS SHALL BE SUBMITTED TO THE MECHANICAL ENGINEER BEFORE FABRICATION OR ORDERING ANY MECHANICAL EQUIPMENT.

ALL DUCTWORK TO BE CONSTRUCTED OF GALVANIZED SHEET METAL AS PER SMACNA STANDARDS AND IN COMPLIANCE WITH CURRENT MECHANICAL CODE AS ENACTED BY LOCAL AUTHORITY.

CONTRACTOR SHALL ROUTE ALL PIPING & DUCTWORK TO COORDINATE W/ ELECTRICAL EQUIPMENT NATIONAL ELECTRICAL CODE CLEARANCE REQUIREMENTS - COORDINATE W/ ELECTRICAL CONTRACTOR.

TEMPERATURE CONTROL WORK DONE BY CONTROL CONTRACTOR

PROVIDE TEMPORARY FILTERS FOR ALL HVAC UNITS AND REPLACE ALL FILTERS AT JOB COMPLETION WITH 1 EXTRA SET PER UNIT

ALL EQUIPMENT THAT IS PREPURCHASED BY A.C.B. SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR. CONTRACTOR SHALL RECEIVE, INSTALL AND PROVIDE NECESSARY VALVES, SUPPORTS AND CONNECTIONS TO THE EQUIPMENT

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. ALL FEES TO BE INCLUDED IN CONTRACT PRICE.

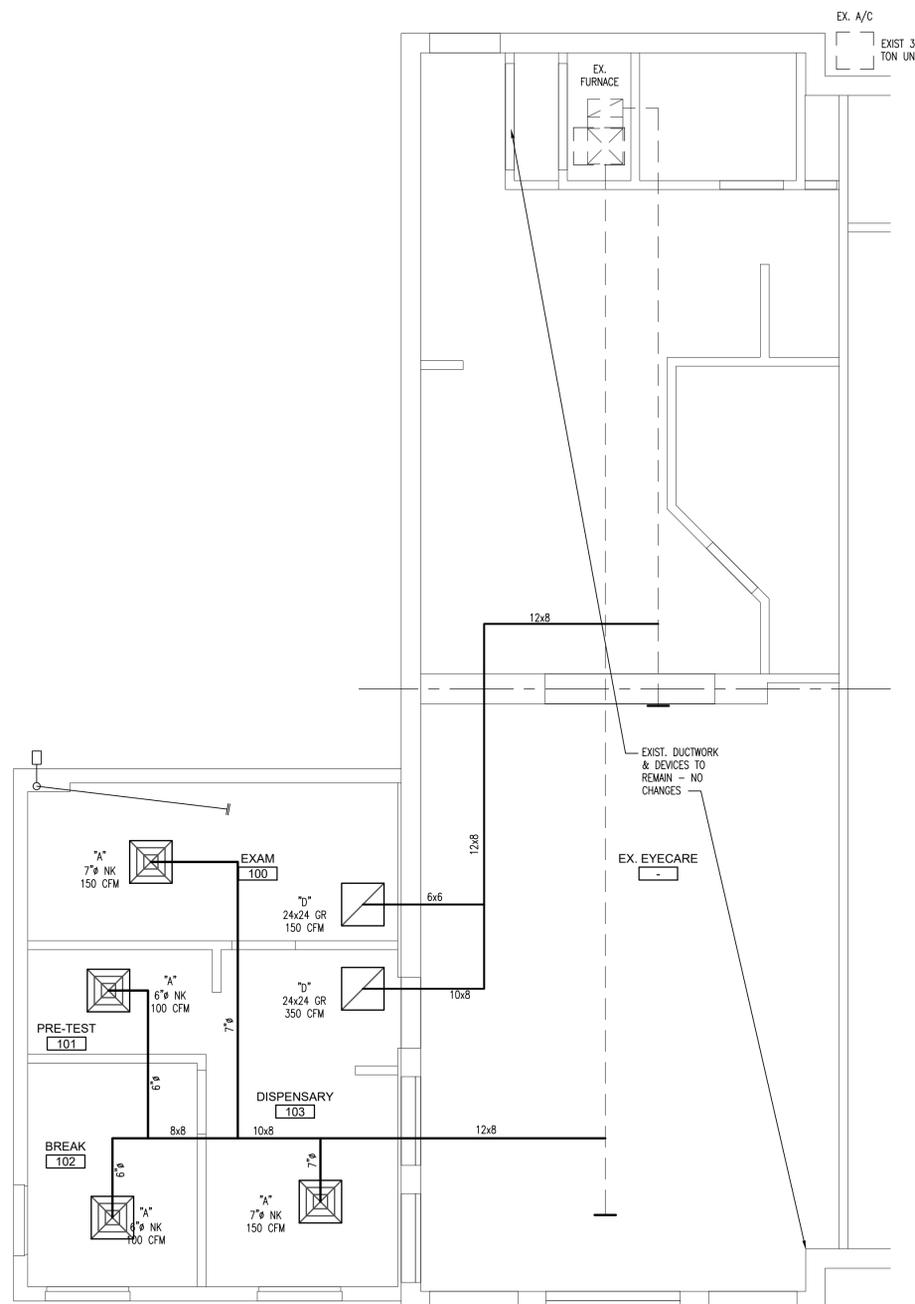
ALL DUCTWORK MAINS AND BRANCHES TO BE INSTALLED IN ATTIC SPACE BETWEEN TRUSSES

ALL DUCTWORK IN ATTIC SPACE TO BE LINED WITH 1" THICK INSULATION

DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT OVER 2000 CFM ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM CONTROL PANEL, 24 VOLT POWERED THROUGH THE FIRE ALARM PANEL

SPACE	NET FLOOR AREA (A ₂)	PEOPLE OUTDOOR AIRFLOW RATE (R ₀)	OCC. DENSITY /1000 SQ. FT. (P ₂)	AREA OUTDOOR AIRFLOW RATE (R _a)	EXHUAUST AIRFLOW RATE (CFM/FT ²)	BREATHING ZONE AIR RATE (V _{bz})	CFM SPECIFIED			REMARKS
							S.A.	E.A.	O.A.I.	
EXAM 100	138	5	5	0.06	-	14	150	-	36	
PRE-TEST 101	48	5	5	0.06	-	11	100	-	24	
BREAK 102	84	5	5	0.06	-	8	100	-	24	
DISPENSARY 103	152	5	5	0.06	-	15	150	-	36	

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



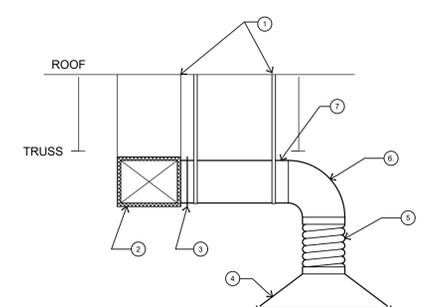
HVAC NOTE:

CONTRACTOR SHALL VERIFY IN FIELD THE NUMBER OF ROOFTOP UNITS AND INFORM THE ARCHITECT / OWNER ASAP. PROVIDE AS BUILT OF EXISTING DUCTWORK AND RTU INFORMATION IN ORDER TO MAKE ADJUSTMENTS

CONTRACTOR SHALL PROVIDE DETAILS ON THE EXISTING RTU SHOWING THAT IT IS CAPABLE OF CONDITIONING THE AIR WHEN THE OUTDOOR AIR IS GREATER THAN 30% OF THE SUPPLY AIR. IN PARTICULAR SHOW THAT THE UNIT IS CAPABLE AT THE PROPOSED DESIGN VALUES. (SECTION 106.3.1) NOTIFY ARCHITECT, OWNER AND GENERAL CONTRACTOR IN ORDER TO PROVIDE DIRECTION

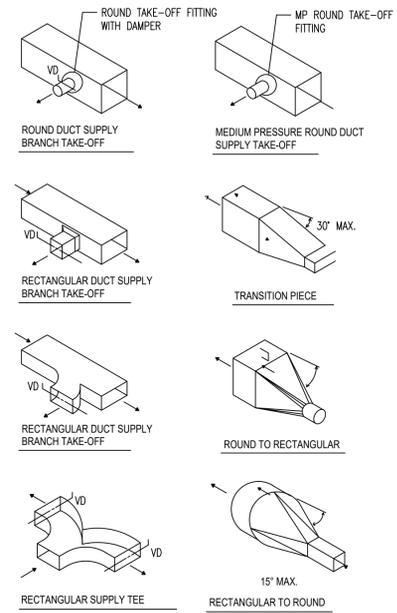
A COPY OF A TEST AND BALANCE REPORT, PERFORMED BY AN APPROVED, CERTIFIED THRD PARTY TEST AND BALANCE CONTRACTOR, SHALL BE SUBMITTED TO THE VILLAGE PRIOR TO FINAL INSPECTION. (SECTION 106.3.1)

- NOTES:**
- DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT OVER 2000 CFM ARE REQUIRED TO BE CONNECTED TO THE FIRE ALARM CONTROL PANEL, 24 VOLT POWERED THROUGH THE FIRE ALARM PANEL
 - THE EXISTING GAS METER SHOULD BE TRANSFERRED FROM THE LANDLORD'S NAME TO THE TENANT'S NAME AS SOON AS POSSIBLE.



1 DUCTWORK INSTALLATION DETAIL

NONE



4 DUCTWORK DETAILS

NONE

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

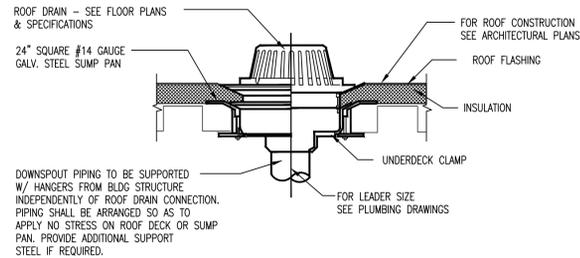
No.	Date	Revisions / Submissions
1	06.26.19	REVISD PER VILLAGE/OWNER REVIEWS
	02.21.18	ISSUED FOR PERMIT / BIDDING
	02.07.18	ISSUED FOR OWNER REVIEW

No.	Date	Revisions / Submissions
1		

DRAWN BY: ENC
DATE: -
PROJECT NO: 2018-015
SCALE: AS NOTED
DRAWING NO: M1

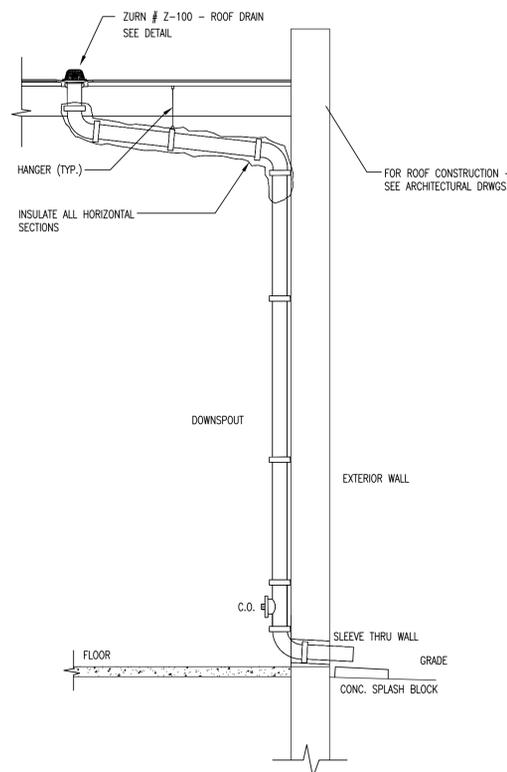
PLUMBING SYMBOL LIST

SYMBOL	DESCRIPTION
— SAN —	PVC SCHEDULE #40 SANITARY SEWER — UNDERGROUND
— GR —	PVC SCHEDULE #40 GREASE SEWER — UNDERGROUND
— ST —	PVC SCHEDULE #40 STORM SEWER — UNDERGROUND
— SAN —	PVC SCHEDULE #40 SANITARY SEWER — SUSPENDED
— ST —	PVC SCHEDULE #40 STORM SEWER — SUSPENDED
— SAN —	EXISTING SANITARY SEWER
— ST —	EXISTING STORM SEWER
— W —	EXISTING WATER LINE
—	HEAVY DUTY PERFORATED FOUNDATION DRAIN TILE
—	COLD WATER PIPING — COPPER TYPE "K" OR GALVANIZED SCHEDULE #40
—	HOT WATER PIPING — COPPER TYPE "K" OR GALVANIZED SCHEDULE #40
—	HOT WATER RETURN PIPING — COPPER TYPE "K" OR GALVANIZED SCHEDULE #40
— V —	VENT PIPING — GALVANIZED SCHEDULE #40 AS SPECIFIED
—	VCP-700 OR R.C.P. AS SPECIFIED
—	SHUT-OFF VALVE
—	UNION
—	FREEZEPROOF HOSE BIBB — FHB
—	VENT INCREASER THROUGH ROOF — VTR
—	COLD WATER SUPPLY — COPPER TYPE "K" OR GALVANIZED SCHEDULE #40
—	HOT WATER SUPPLY — COPPER TYPE "K" OR GALVANIZED SCHEDULE #40
—	AIR CHAMBER — 12" MINIMUM
—	HORIZONTAL CLEANOUT
BT	BATHTUB
CB	CATCH BASIN — 48" MINIMUM WITH EXTRA HEAVY CAST IRON COVER
CI	CAST IRON
CO	CLEAN OUT — WALL OR FLOOR AS SPECIFIED
DF	DRINKING FOUNTAIN
DS	DOWNSPOUT
EWC	ELECTRIC WATER COOLER
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FH	FIRE HYDRANT
FHB	FREEZE-PROOF HOSE BIBB
LAV	LAVATORY
MH	MANHOLE — PREFABRICATED 48" MINIMUM WITH HEAVY DUTY CAST IRON COVER
MSB	MOP SERVICE BASIN
OW	OPEN WASTE
PVC	POLYVINYLCHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R.O.	ROD OUT
SHR	SHOWER
SK	SINK
UR	URINAL
VCP	VITRIFIED CLAY PIPE
VTR	VENT THROUGH ROOF
WF	WASH FOUNTAIN
WC	WATER CLOSET
WCO	WALL CLEAN OUT



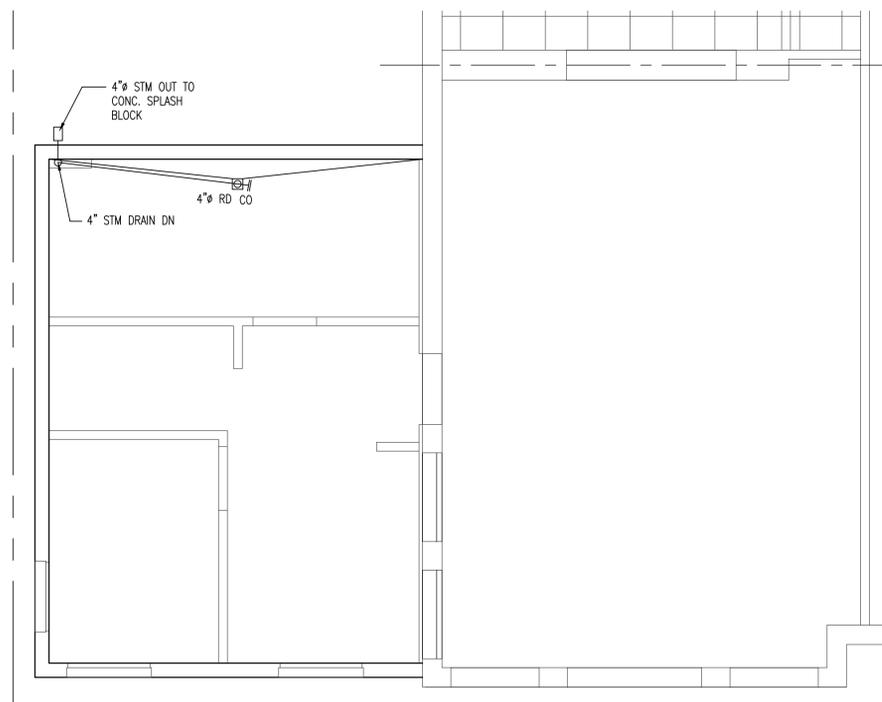
3 ROOF DRAIN DETAIL

NONE



2 TYP. DOWNSPOUT DETAIL

NONE



1 PLUMBING PLAN - STORM

1/4" = 1'-0"

GENERAL PLUMBING NOTES

IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND PLUMBING SPECIFICATIONS THAT THE PLUMBING CONTRACTOR SHALL PROVIDE, DELIVER AND INSTALL ALL NEW PLUMBING SYSTEMS, SANITARY, STORM, HOT AND COLD WATER DISTRIBUTION PIPING, WITH ALL ACCESSORIES, PLUMBING FIXTURES AND EQUIPMENT, SPECIALTIES, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR COMPLETE INSTALLATION OF ALL PLUMBING SYSTEMS, GUARANTEE AND SERVICE.

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

OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS CONTRACT. PLUMBING CONTRACTOR SHALL FOLLOW THEM ALONG WITH STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.

ALL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES, ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.

PROVIDE ALL NECESSARY LIABILITY INSURANCE POLICIES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. THIS CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES, OF ANY KIND, INCLUDING BUT NOT LIMITED TO ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-SUB-CONTRACTOR HIRED BY THIS CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF WORK DONE BY THIS CONTRACTOR.

THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION METHODS THAT WILL PROTECT PROPERTY AT ALL TIMES AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRE-CAUTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.

THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

OMISSIONS FROM THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS OF ANY ITEM NECESSARY FOR THE PROPER COMPLETION OR OPERATION OF THE WORK OR TO REQUIRED BY THE CODE SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING SAME WITHOUT ANY ADDITIONAL COST TO THE OWNER, WHERE TWO DIFFERENT PIPE OR EQUIPMENT SIZES ARE SPECIFIED ON DRAWINGS THE LARGER SIZE SHALL BE USED.

PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS FINAL BID. IF THERE IS ANY DISCREPANCY, NOTIFY THE ARCHITECT AT ONCE.

OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT, PRIOR TO ORDERING, MANUFACTURING, PURCHASING OR INSTALLING ANY EQUIPMENT, FIXTURE OR SYSTEM.

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

CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS, WHICH ARE A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT, PIPING, DRAIN AND WATER REQUIREMENTS. COORDINATE WITH OTHER TRADES. RELOCATE ANY PORTION OF PIPING DUE TO DUCTWORK, ARCHITECTURAL REVISIONS, FIELD CONDITIONS OR ANY OTHER INTERFERENCES AT NO ADDITIONAL COST TO THE OWNER.

ALL EXCAVATING, BACKFILLING AND RESTORATION OF ALL DISTURBED SURFACES TO THEIR ORIGINAL CONDITION FOR THE ENTIRE PLUMBING INSTALLATION SHALL BE PROVIDED BY PLUMBING CONTRACTOR.

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

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

PROVIDE ACCESSIBLE SHUT-OFF VALVES FOR EVERY PLUMBING FIXTURE, PIECE OF EQUIPMENT AND BRANCH-OFF PIPING. VALVES SHALL BE OF THE SAME MAKE FOR THE ENTIRE PLUMBING INSTALLATION, EXCEPT AS SPECIFIED OTHERWISE.

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

WATER PIPING SHALL BE COPPER OR GALVANIZED STEEL SCHEDULE #40 FOR ABOVE GROUND INSTALLATION AND COPPER OR CAST IRON FOR UNDERGROUND INSTALLATION. USE THE SAME MATERIAL FOR ENTIRE INSTALLATION. DISSIMILAR PIPING MATERIAL SHALL NOT BE ACCEPTABLE, RUN COLD AND HOT WATER PIPING ABOVE CEILING AND DROP DOWN INTO WALL EXCEPT AS SPECIFIED OTHERWISE OR REQUIRED DUE TO FIELD CONDITIONS.

COVER ALL COLD WATER PIPING AND STORM SEWERS WITH 1" THICK INSULATION AND VAPOR BARRIER. COVER ALL HOT WATER PIPING WITH 1" THICK INSULATION AND 4 OZ. JACKET. APPLY MANUFACTURER'S RECOMMENDATIONS.

BEFORE PLACING WATER SYSTEMS IN OPERATION, CHLORINATE ENTIRE WATER SYSTEMS IN STRICT ACCORDANCE WITH FEDERAL, STATE, LOCAL AND ANWA REQUIREMENTS AND PROVIDE CERTIFICATION OF COMPLIANCE TO THE ARCHITECT.

ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, CLAMPS, CONCRETE BASES, SLEEVES AND MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.

SANITARY AND STORM SEWER PIPING INSIDE OF BUILDING SHALL BE SERVICE DUTY CAST IRON AND VCP-700 OUTSIDE OF BUILDING. VENT PIPING SHALL BE GALVANIZED SCHEDULE #40. VENT ALL FLOOR DRAINS LOCATED MORE THAN 5'-0" FROM A VENTED FIXTURE.

ALL PIPING PASSING THROUGH 1 HOUR OR MORE FIRE OR SMOKE BARRIER RATED WALLS SHALL BE CAULKED SMOKE-TIGHT WITH NON-COMBUSTIBLE MATERIAL. FIBERGLASS SHALL NOT BE ACCEPTABLE.

PIPING INSULATION, COVERING, VAPOR BARRIER AND ADHESIVES SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 20 AND A SMOKE DEVELOPED RATING NOT MORE THAN 40. ARMAFLEX AND CANVAS COVERING SHALL NOT BE ACCEPTABLE.

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

PROVIDE VACUUM BREAKERS ON ALL HOSE BIBB CONNECTIONS AND ANTI-SCALDING VALVES FOR HOT WATER SUPPLY. ALL PLUMBING WORK SHOWN INSIDE AND OUTSIDE OF THE PROPERTY LINES IS TO BE PERFORMED BY THE PLUMBING CONTRACTOR.

INSTALL INSULATING COUPLINGS ON ALL PLUMBING PIPING CONNECTIONS TO PREVENT CORROSION AND ELECTROLYSIS OR GALVANIC ACTION FROM DISSIMILAR METAL CONNECTIONS.

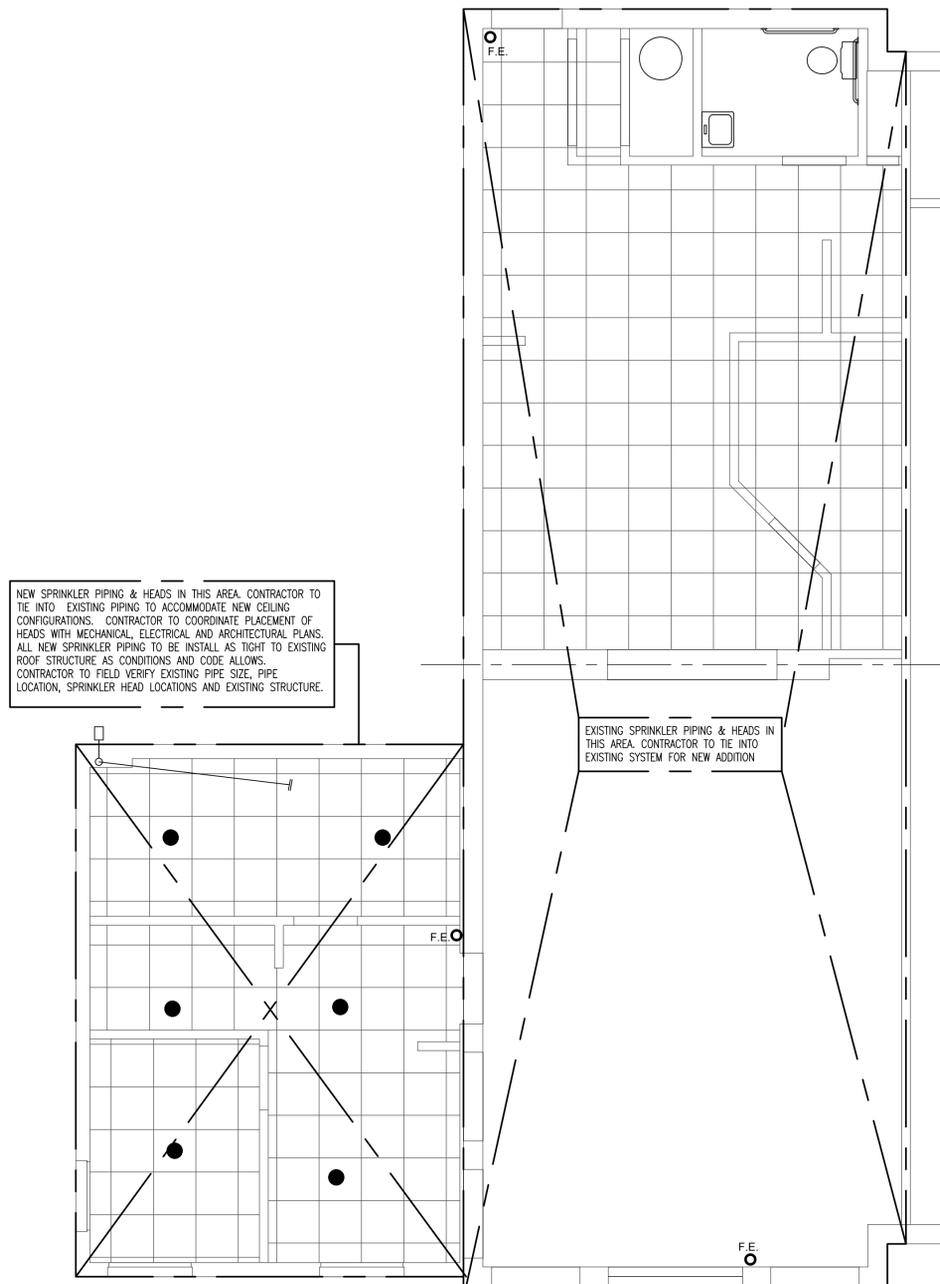
OWNER SHALL CHECK AND VERIFY THE QUALITY OF WATER AND SHALL PROVIDE PROPER WATER TREATMENT.

Enrique Castel Architect
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**VROEGH FAMILY EYECARE
 ADDITION & ALTERATIONS**
 TINLEY PARK, IL 60477
 17322 S. OAK PARK

No.	Date	Revisions / Submissions
1	06.26.19	REVISED PER VILLAGE/OWNER REVIEWS
	02.21.18	ISSUED FOR PERMIT / BIDDING
	02.07.18	ISSUED FOR OWNER REVIEW

DRAWN BY: ENC
 DATE: -
 PROJECT NO: 2018-015
 SCALE: AS NOTED
 DRAWING NO: P1



NEW SPRINKLER PIPING & HEADS IN THIS AREA. CONTRACTOR TO TIE INTO EXISTING PIPING TO ACCOMMODATE NEW CEILING CONFIGURATIONS. CONTRACTOR TO COORDINATE PLACEMENT OF HEADS WITH MECHANICAL, ELECTRICAL AND ARCHITECTURAL PLANS. ALL NEW SPRINKLER PIPING TO BE INSTALLED AS TIGHT TO EXISTING ROOF STRUCTURE AS CONDITIONS AND CODE ALLOWS. CONTRACTOR TO FIELD VERIFY EXISTING PIPE SIZE, PIPE LOCATION, SPRINKLER HEAD LOCATIONS AND EXISTING STRUCTURE.

EXISTING SPRINKLER PIPING & HEADS IN THIS AREA. CONTRACTOR TO TIE INTO EXISTING SYSTEM FOR NEW ADDITION

- FIRE PROTECTION NOTES:**
- CONTRACTOR SHALL INSTALL NEW SPRINKLER SYSTEM IN ACCORDANCE WITH THE FOLLOWING:
 - N.F.P.A. - 13
 - LOCAL MUNICIPALITY
 - BUILDING STANDARD AND PROCEDURES
 - LOCAL FIRE PROTECTION CODES
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SYSTEM CAPACITY FLOW RATES, SYSTEM PRESSURES AND RESULTANT SPRINKLER HEAD COVERAGE/DENSITY.
 - 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.
 - 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.
 - CONTRACTOR TO COORDINATE LOCATIONS OF SPRINKLER HEADS AND PIPES WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID POSSIBLE CONFLICTS.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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

1 FIRE PROTECTION PLAN
1/4" = 1'-0"

LEGEND

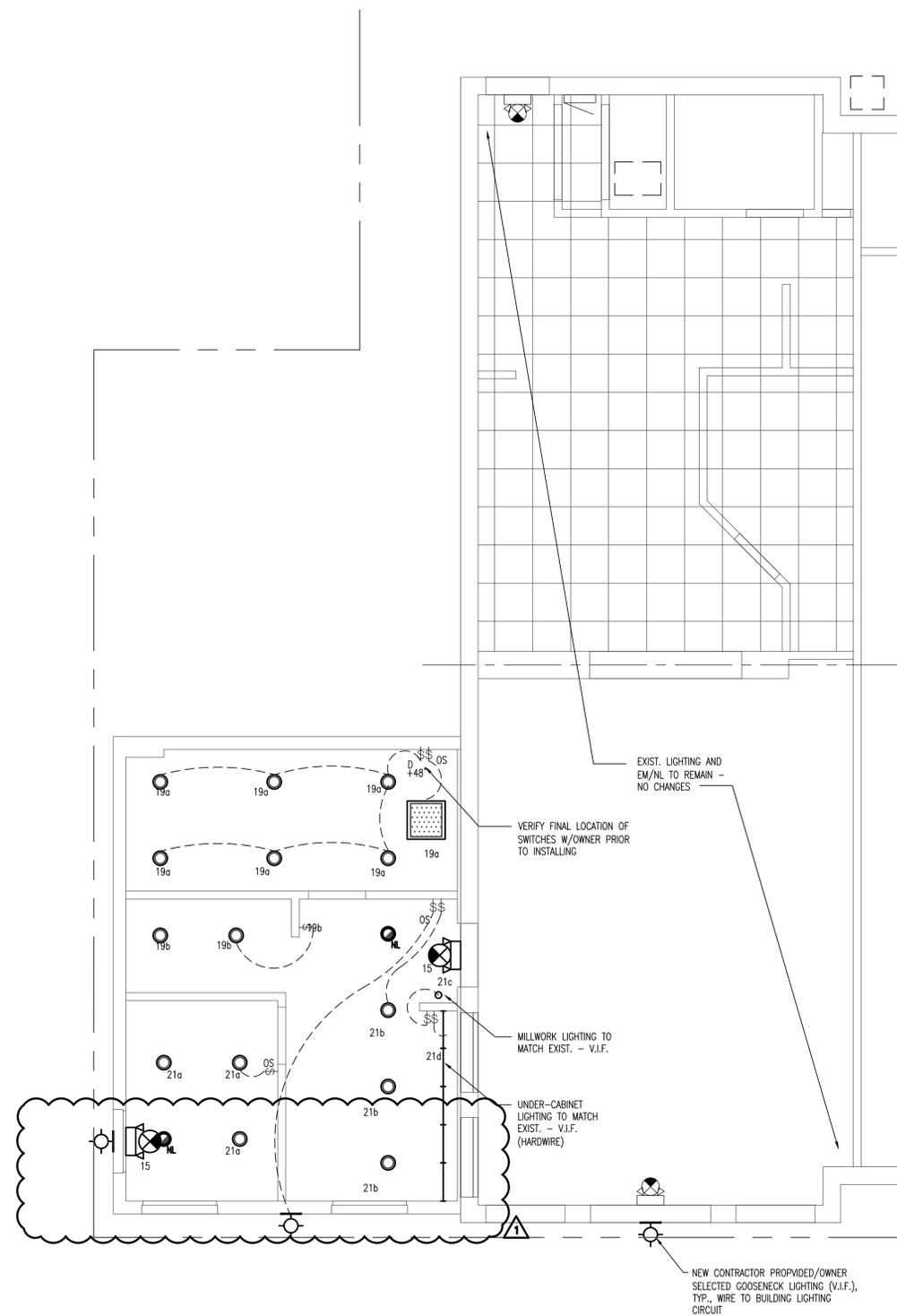
- SPRINKLER HEAD
- ⊕ EXISTING SPRINKLER HEAD
- F.E. FIRE EXTINGUISHER

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17322 S. OAK PARK
TINLEY PARK, IL 60477

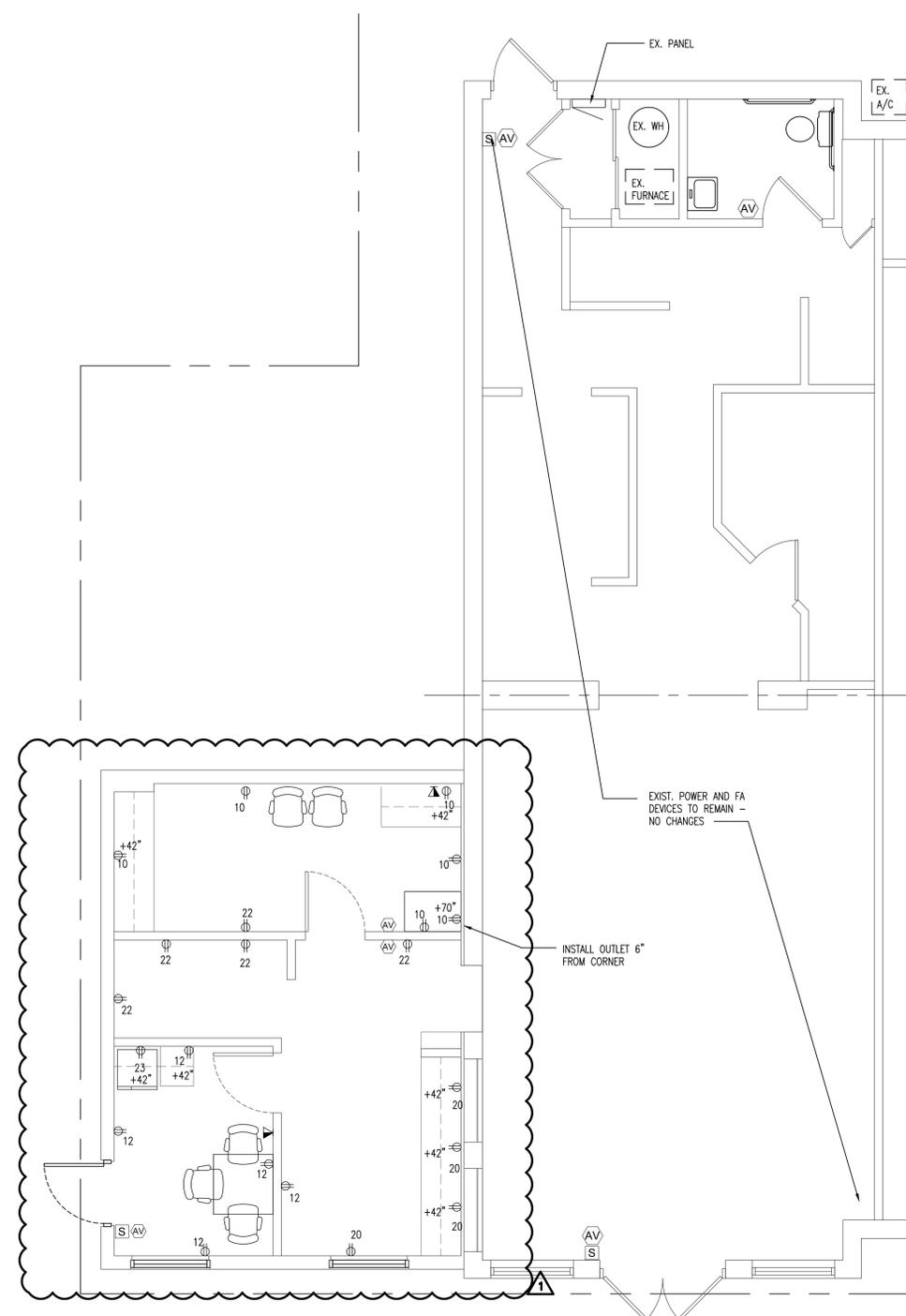
No.	Revisions / Submissions	Date
1	REVISED PER VILLAGE/OWNER REVIEWS ISSUED FOR PERMIT / BIDDING	06.26.19
	ISSUED FOR OWNER REVIEW	02.21.18
		02.07.18

DRAWN BY: ENC
DATE: -
PROJECT NO: 2018-015
SCALE: AS NOTED
DRAWING NO: **FP1**



1 LIGHTING PLAN

1/4" = 1'-0"



2 POWER PLAN

1/4" = 1'-0"

Enrique Castel Architect
 10568 CENTRAL PARK BLVD. HUNTLEY, IL 60142.
 P 224-253-8127 / ENCAST@COMCAST.NET

**VROEGH FAMILY EYECARE
 ADDITION & ALTERATIONS**
 17322 S. OAK PARK
 TINLEY PARK, IL 60477

No.	Revisions / Submissions	Date
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E1

ELECTRICAL SPECIFICATIONS

- 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.
 - THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE ENTIRE SPECIFICATION AND REVIEW DRAWINGS FOR ALL OTHER TRADES.
 - 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.
 - 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 WORK.
 - 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**
- 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.
- C. CODES**
- ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER USING GOOD ENGINEERING PRACTICES. ALL WORK SHALL CONFORM TO 2011 NEC W/ VILLAGE OF GRAYS LAKE, ILL. AMENDMENTS.
- D. LICENSES, PERMITS, INSPECTIONS & FEES**
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK.
 - FURNISH TO THE TENANT'S CONSTRUCTION MANAGER ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.
- E. CONDUIT**
- THE CONTRACTOR SHALL PROVIDE ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, TELEPHONE, AND ELECTRICAL EQUIPMENT.
- 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 CEILING OR CONCEALED IN INTERIOR PARTITIONS. EMT CONNECTORS SHALL BE COMPRESSION TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE RIGID STEEL.
 - 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.
 - SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL CODES.
 - 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
 - FLEXIBLE METAL CONDUIT AND ASSOCIATED FITTINGS ARE TO BE LISTED FOR GROUNDING.
 - A GREEN GROUNDING CONDUCTOR SHALL BE PROVIDED FOR ALL CIRCUITS ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE.
 - THE USE OF ROMEX, BX, ETC. IS NOT PERMITTED.
 - 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.
 - ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS.
 - 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.
- G. WIRING**
- 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.
 - #12 LESS THAN 100 FEET
 - #10 OVER 100 FEET
 - CONDUCTORS SHALL BE STRANDED FOR SIZES #8 AWG AND LARGER.
 - ALUMINUM CONDUCTORS ARE NOT PERMITTED.
 - ALL WIRING SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE (E. LOW VOLTAGE PLENUM RATED WIRE).
- H. GROUNDING**
- VERIFY EXISTING SERVICE GROUND CONTINUITY.
- I. WIRING DEVICES**
- THE 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 PASSE & SEYMOUR. WEATHERPROOF OTI RECEPTACLES SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS OR AS REQUIRED BY CODE.
- J. PANELBOARDS**
- ALL PANEL BOARDS ARE EXISTING TO REMAIN AND BE REUSED. PROVIDE UPDATED PANEL SCHEDULE.
 - 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.
- K. 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

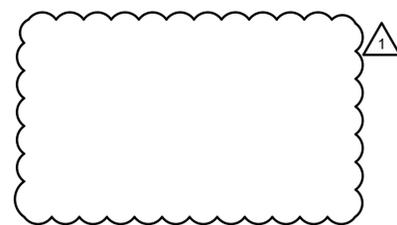
SYMBOL LIST

SYMBOL	DESCRIPTION
	WALL MOUNTED SELF CONTAINED EMERGENCY FIXTURE WITH BATTERY BACKUP AND SOLID STATE CHARGER.
	EXIT SIGN FIXTURE, SURFACE CEILING MOUNTED, SINGLE OR DOUBLE FACE, WITH OR WITHOUT DIRECTIONAL ARROWS.
	SINGLE POLE 20 AMP 120 VOLT TOGGLE SWITCH WALL MOUNTED.
	THERMAL TRIP SWITCH.
	CEILING JUNCTION BOX, SIZE AS REQUIRED.
	STANDARD DUPLEX RECEPTACLE.
	SAME AS ABOVE EXCEPT WITH GROUND FAULT INTERRUPTER.
	ELECTRICAL PANEL.
	TAMPER PROOF DUPLEX RECEPTACLE.
	QUADRUPLX RECEPTACLE.
	CABLE/TV OUTLET.
	PHONE JACK.
	LIGHT AND FAN CONTROLS.
	FOUR PHONE JACKS.
	SUPERVISORY VALVE TAMPER SWITCH.
	DUCT SMOKE DETECTOR.
	AUDIO/VISUAL ALARM DEVICE.
	PULL STATION.
	ELECTRIC WATER COOLER.
	ELECTRIC WATER HEATER.
	EXISTING.
	NEW.
	RELOCATED.
	WEATHER PROOF.
	7 DAY TIME CLOCK.
	SMOKE DETECTOR.

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER & CATALOG #	LAMP	MOUNTING	VOLTAGE	REMARKS
	2'X2' TROFFER WITH .125 ACRYLIC LENS	DAYBRITE #2T0817R-01-UNV-1/2-EBUHE OR MATCH EXIST (V.I.F.)	17W18	RECESSED	120	
	RECESSED LED DOWNLIGHT FIXTURE	JUNO OR EQ. P6-30 3500K INCANDESCENT EQUIV. 100W	(1) LED 14.5W A21	RECESSED	120	
	RECESSED LED DOWNLIGHT FIXTURE W/EMERGENCY	JUNO OR EQ. P6-30 3500K INCANDESCENT EQUIV. 100W	(1) LED 14.5W A21	RECESSED	120	
	EMERGENCY UNIT BATTERY LIGHT	EXTRONIX #LL 50H-6/12-50	LED	CEILING	120	1
	SELF POWERED FLUORESCENT EXIT SIGN	EXTRONIX #VEX-U-BP-WB-WH-EL90 EXIT / EM COMBO	LED	CEILING	120	1

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



PANEL A SCHEDULE (NEW)

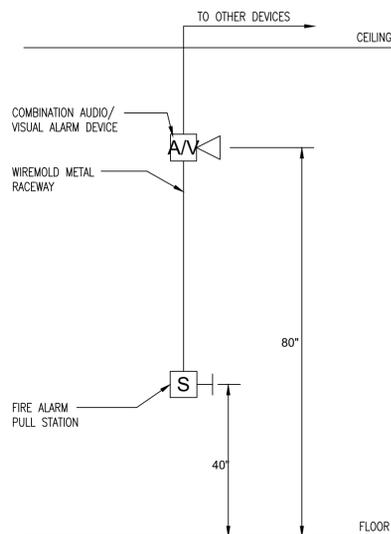
PANEL DESCRIP. GENERAL POWER		VOLTS 120/208V		CONTACTOR -		<input type="checkbox"/> MAIN LUGS ONLY	
PANEL LOCATION REAR WALL		BUS AMPS 200		FEEDER WIRE #43/0 & 1#4g		<input type="checkbox"/> FLUSH MOUNT	
PANEL FEED FROM		PHASE 3 WIRE 4		A.I.C. RATING -		<input type="checkbox"/> SURFACE MOUNT	
						<input type="checkbox"/> GROUND BUS	

NO.	AMP	POLE	LTG. PWR.	CIRCUIT DESCRIPTION	LOAD			CIRCUIT DESCRIPTION	LOAD	BREAKER
					WATTS	TOTAL (KW)	WATTS			
1	20	1	X	EX. LIGHTS				EX. A/C	X	2 30 2
3	20	1	X	EX. LIGHTS				EX. A/C	X	- 30 4
5	20	1	X	EX. LIGHTS				EX. FURNACE	X	1 15 6
7	20	1	X	EX. LIGHTS				EX. TOILET	X	X 1 15 8
9	20	1	X	EX. LIGHTS		1.1	1080	RECP - EXAM	X	1 15 10
11	20	1	X	EX. LIGHTS		0.9	900	RECP - BREAK	X	1 15 12
13	20	1	X	EX. LIGHTS				EX. RECP	X	1 20 14
15	20	1	X	EX. EXIT/EM				EX. RECP	X	1 20 16
17	20	1	X	EX. LIGHTS				EX. LIGHTS	X	X 1 20 18
19	15	1	X	LIGHTS - ADDITION	150	1.1	900	RECP - DISP	X	1 15 20
21	15	1	X	LIGHTS - ADDITION	116	1.1	900	RECP - PRE-TEST	X	1 20 22
23	20	1	X	RECP - REFRIG	1000	1.0		EX. WATER HEATER	X	2 30 24
25	20	1	X	SPARE					X	- 30 26
27	40	2		SPARE					X	2 30 28
29	40	-							X	- 30 30

TOTAL PHASE LOADING KW: 1.1 2.2 1.9

NOTES:
EM - PROVIDE LOCK-OUT DEVICE FOR EMERGENCY SYSTEMS.
HT# - PROVIDE HANDLE TIE
C# - ROUGH THROUGH CONTACTOR #

CONTRACTOR TO BALANCE OUT LOADS IN FIELD



1 FIRE ALARM DEVICES DETAIL

NONE TO SATISFY "ADA" REQUIREMENTS

Enrique Castel Architect
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VROEGH FAMILY EYECARE
ADDITION & ALTERATIONS
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 TINLEY PARK, IL 60477

No.	Date	Revisions / Submissions
1	06.26.19	REVISED PER VILLAGE OWNER REVIEWS
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	02.07.18	ISSUED FOR OWNER REVIEW

DATE: -

PROJECT NO: 2018-015

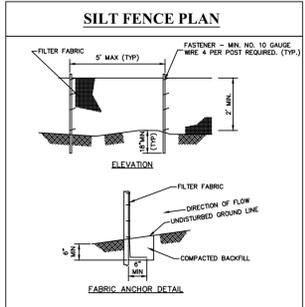
SCALE: AS NOTED

DRAWING NO: E2

EXISTING CONDITIONS, REMOVAL & SOIL EROSION CONTROL PLAN

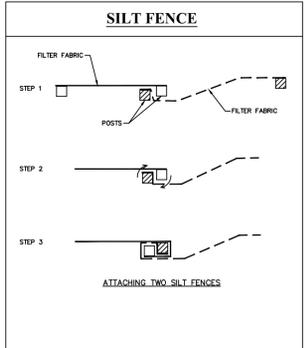
LEGEND

EXISTING	PROPOSED



NOTES:

- TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 529 (SEE TABLE 1 OR 2, CLASS WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR SAND AND 50 FOR GRAVEL).
- FENCE POSTS SHALL BE EITHER 1/2" DIAMETER STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.



NOTES:

- PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
- ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
- DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAG.

NOTES:

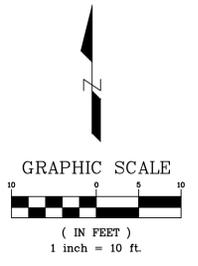
EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT ILLI.U.E. TOLL FREE 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTek ENGINEERING, INC. (708) 326-4961. FIELD WORK WAS COMPLETED ON JUNE 14, 2019.

OWNER:
JIM VROEGH
(708) 269-8059



BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL POINT ME1944.
ELEVATION: 696.88 (NAVD 88)

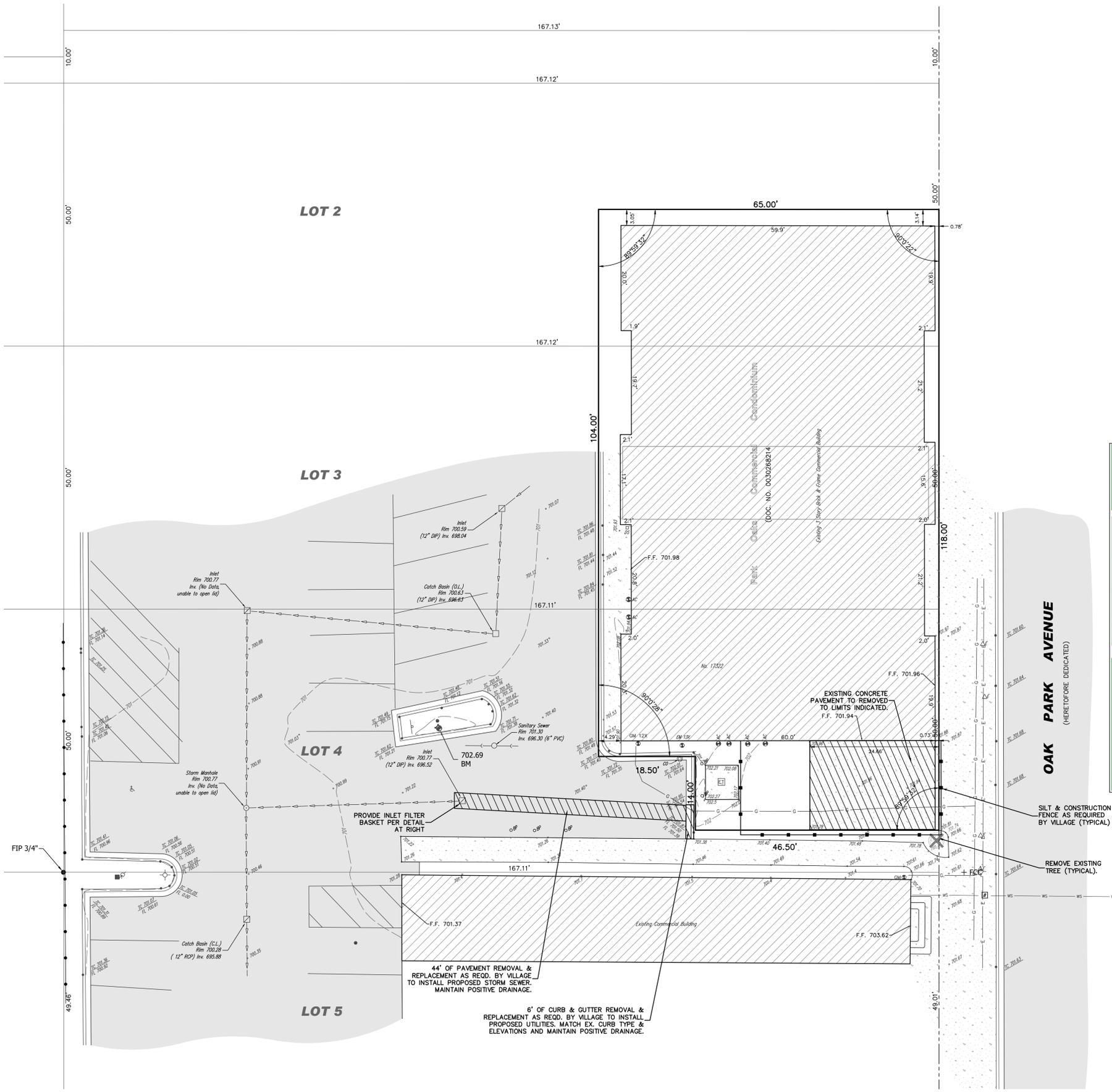
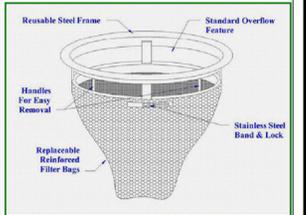
SITE BENCHMARK: SOUTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED IN THE PARKING LOT ON THE WEST SIDE OF ADDRESS 17322 S. OAK PARK AVENUE, AS SHOWN HEREON.
ELEVATION: 702.69

Catch-All is an inlet and catch basin filtration device designed to significantly reduce the ingress of sediment into stormwater systems, and thereby, improve water quality. Designs are available for a custom fit in virtually any drainage structure or casting.



- Helps to prevent sedimentation of lakes, rivers, and streams
- Custom fitted to virtually any drainage structure or casting
- Rugged, reusable, welded steel frames
- Durable, replaceable, reinforced sediment bags
- Standard overflow feature - No ponding during heavy storms

An average acre under construction delivers 30 tons of sediment per year to downstream waterways. Construction sites have very high delivery rates compared to other sources. Storm sewers provide an excellent vehicle for this sediment. Typically, over 50% to nearly 100% of the soil eroded from a construction site is delivered to a lake or stream. One of the best ways to prevent this sediment from polluting our lakes and streams is to prevent it from entering the storm sewer system at inlets and catch basins. **Catch-All Inlet Protectors** were first introduced in 1998. Since then, they have prevented thousands of tons of sediment from reaching our nation's waterways.



DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL Prof. Lic. No. 184-003740

REVISION		
PARKS OAK COMM. CONDO 17322 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS		
DETAILED GRADING PLAN		
DRAWN NSM	CHECKED SDS	PROJECT NO. 19-0559
DATE: 06-21-19	SHEET 2	
SCALE: 1" = 10'	OF 2	



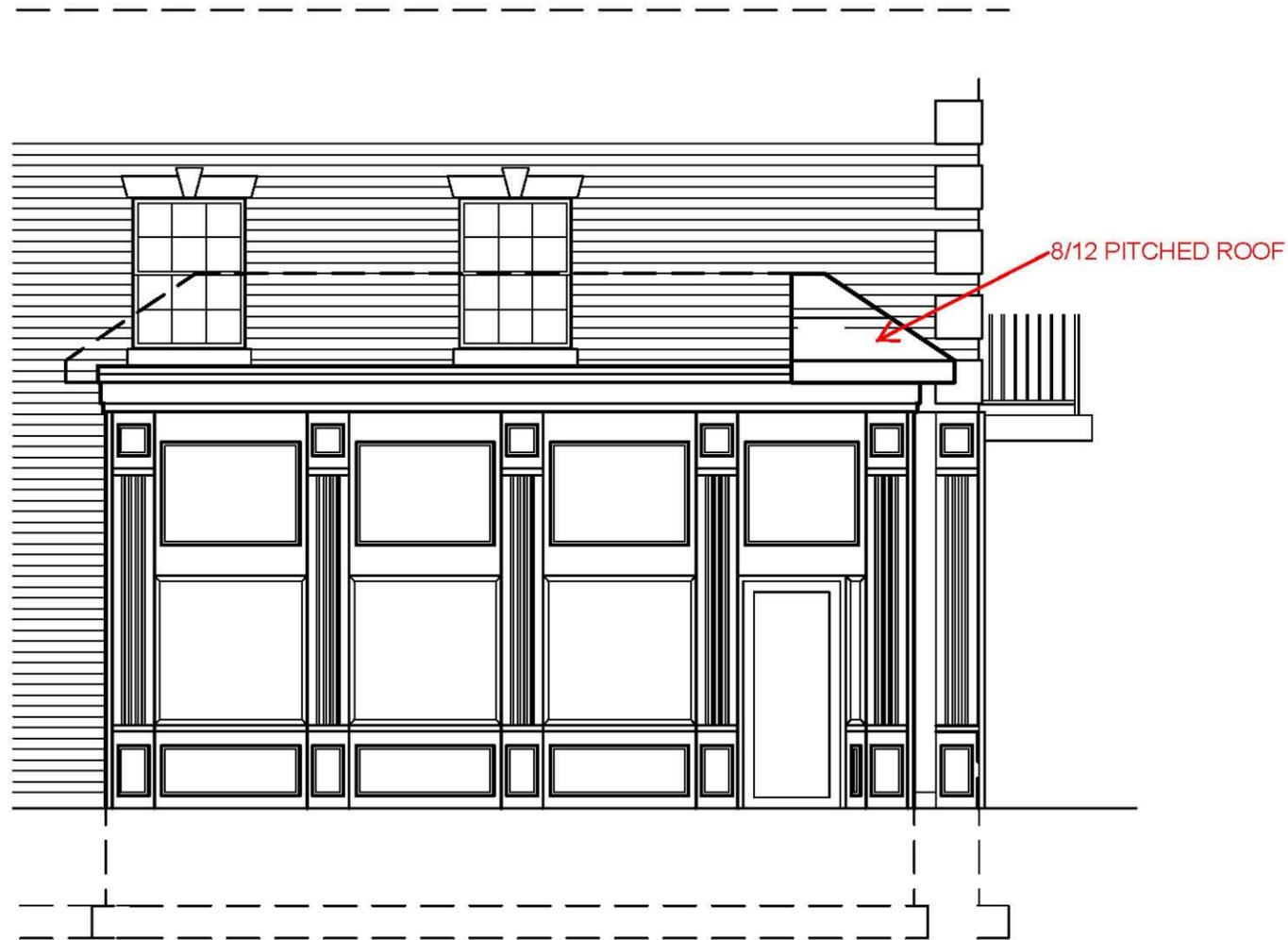
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

L:\Projects\2019\19-0559\Engineering\DWG\Grading_Plan_19-0559.dwg Plot Date: 7/2/2019 2:33:38 PM 19-0559.dwg

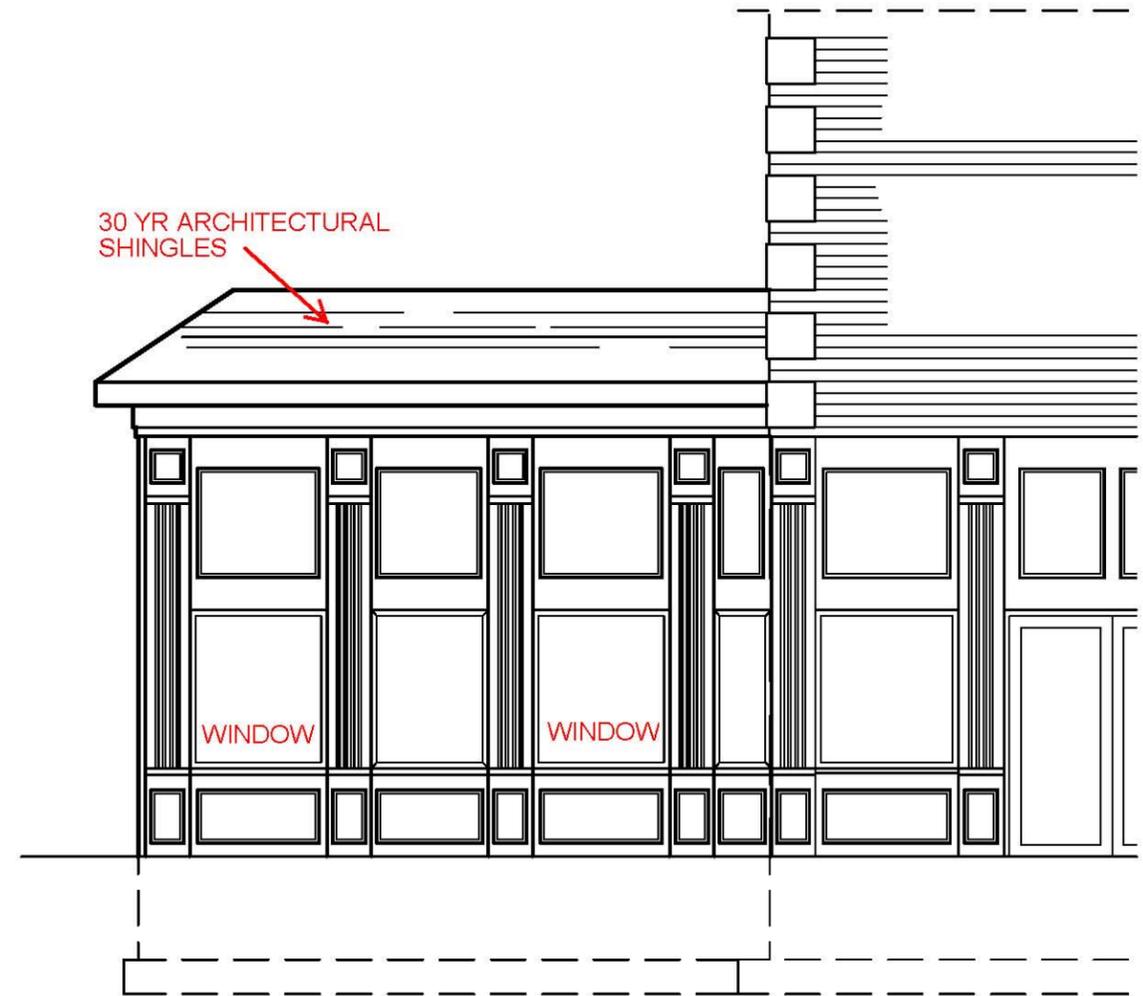


Enrique Castel Architect

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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 INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Park Oaks Commercial Condominium Building Addition on Common Area
 Project Description: 475 foot 1 story addition to south building exterior wall
 Project Address: 17322 S. Oak Park Avenue Property Index No. (PIN): 26-30-308-029-1004
 Zoning District: H-1 Historic District Lot Dimensions & Area: 18.5 x 23.10
 Estimated Project Cost: \$ 80,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Park Oaks Commercial Condominium Company: _____
 Street Address: c/o 17322 S. Oak Park Ave City, State & Zip: Tinley Park, Ill 60477
 E-Mail Address: paralegal@thomasfcourtney.com Phone Number: [REDACTED]

APPLICANT INFORMATION

Same as Owner of Record

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

Name of Applicant: James Vroegh Company: _____
 Relation To Project: Agent for Park Oaks Commercial Condominium (See page 2)
 Street Address: 17322 S. Oak Park Avenue City, State & Zip: Tinley Park, Il 60477
 E-Mail Address: Jvroegh@comcast.net Phone Number: [REDACTED]



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: James Vroegh, Representative

Property Owner Name (Print): Park Oaks Commercial Condominium

Acknowledgements

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

Property Owner Signature: [Redacted Signature] Representative

Property Owner Name (Print): Park Oaks Commercial Condominium

Applicant Signature: [Redacted Signature]
(If other than Owner)

Applicant's Name (Print): James Vroegh, authorized agent for Park Oaks Commercial Condominium

Date: February 20, 2019



Tinley Park, IL 60477 708-444-5100

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ~~Residential Variation Hearing Fee - \$150~~
Commercial Variation Hearing Fee - \$200

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 VARIATION**17322 (17318 Building)**

Legacy Code (pg.87)

D. Approval Standards

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;

Reply: The Village Plan Commission conducted public hearings on October 18, 2001, and unanimously approved the construction of the multi-story building at 17322(173a8, Oak Park Avenue, "Tinley Park, Purpose and Intent."

Reply: The proposed addition is consistent with the architecture of the building that was approved by the Village Board.

Reply: The addition is single story but otherwise fully satisfies the Legacy Plan.

- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;

Reply: The visual appearance of the addition, like the existing building is compatible with the first-floor retail stores that were approved as part of the Mixed-Use Building.

Reply: The Plan Commission agreed that the foot print that is the limited common element was suitable for retail uses.

- c. Any improvement meets the architectural standards set forth in the Legacy Code.

Reply: The proposed improvement is simply a continuation of the existing buildings architectural appearance, with the exception that it is single story. The look of the addition will blend in with the architectural design.

- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

Reply: The proposed addition will add more financial growth.

James Vroegh s/

March 6, 2019

CHIROPRACTIC WELLNESS OF TINLEY PARK

17314 OAK PARK AVENUE
TINLEY PARK, IL 60477

(708) 444-4344 ph

August 15, 2019,

To Whom it May Concern:

I am the owner of the business condo unit at 17314 Oak Park Avenue. I am a chiropractor with a practice that operates out of the above location. I have been approached multiple times by Dr. James Vroegh, as well as his attorney, Thomas Courtney, in attempts to persuade me to approve an addition being built on our building's common element.

I am strongly opposed to this construction taking place for several reasons. I am concerned about parking, the appearance of the addition, and an increase in my property taxes.

Parking is already limited in our shared public parking lot, which is owned by the Village of Tinley Park. I am concerned that extra retail space will create a bigger demand for parking, which is already limited at times due to the building's upstairs residents, the businesses in the building, and especially the customers of Ed and Joe's.

I am also very concerned about the appearance of our building being altered. In my opinion, a three-story building should not have a one-story addition on one side. I believe that the construction would include the removal of an old, large tree that had been preserved during the original construction of our building. I would hate to see it leave the landscape of Oak Park Avenue. It is also my understanding that the legacy code of Tinley Park prohibits the construction of new one-story buildings in the Downtown area of Oak Park Avenue.

The proposed building addition would be placed on the common element of our building. According to our business condo association bylaws, this common element belongs to all four condo owners. An increase in building square footage will cause an increase in taxes. I am unwilling to be held responsible for any additional tax expense. Dr. Vroegh has announced his retirement within the next year or so, and I am not interested in assuming any financial burden that he may leave me with when he leaves his practice.

It has come to my attention that Dr. Vroegh has given the impression that all condo owners in our association are in favor of this proposed addition and this is not true. I firmly oppose the construction of any structure being built on our building's common element. Please feel free to contact me with any questions.

Thank you,



Dr. Jeffrey R. Hoekstra
Chiropractic Wellness of Tinley Park



ZONING BOARD OF APPEALS STAFF REPORT

October 10, 2019 - Public Hearing

Petitioner

Akram Arekat
(Property Owner)

Property Location

16440 84th Avenue

PIN

27-23-312-030-0000

Zoning

R-4 PD (Single Family Residential, Cherry Hill Farms PUD)

Approval Sought

Setback Variance
Masonry Waiver

Akram Arekat Setback Variation

16440 84th Avenue



EXECUTIVE SUMMARY

The owner, Akram Arekat, has requested a ten foot rear yard setback Variation from Section V.B. Schedule II of the Zoning Code, to permit a rear yard setback of 20 feet where the required rear yard setback is 30 feet to construct a 150 sq. ft. home addition (sunroom) with an exterior comprised of metal and wood, instead of the required brick, at 16440 84th Avenue in the R-4 PD (Single-Family Residential, Cherry Hill Farms PUD) zoning district.

The Cherry Hill Farms subdivision was developed as a Planned Unit Development (PUD) in the 1970s and was permitted to be of a higher density with smaller lots and setbacks than a typical R-4 zoned subdivision. It was proposed to be a mix between the R-4 and the R-5 zoning district densities with many of the homes approved to encroach into the typical R-4 setbacks and were developed to maximize each lot's buildable envelope. While the subdivision design accomplished goals of increasing the quality of construction, increasing park space, lowering new home prices and maintaining a traditional single-family neighborhood feel; the resulting density limits the space that homeowners have to expand their home's footprints. While expansions may be limited, the approved density does not constitute a hardship as to why additional density is required.

Staff has concerns that the request will change the intent of the original PUD setback requirements due to the magnitude of the request. Staff is also concerned that the physical circumstances of the subject property are applicable to almost every lot in the subdivision which will set a precedent throughout the neighborhood. The effects of reducing setbacks subdivision-wide would significantly affect the existing aesthetics and neighborhood character.

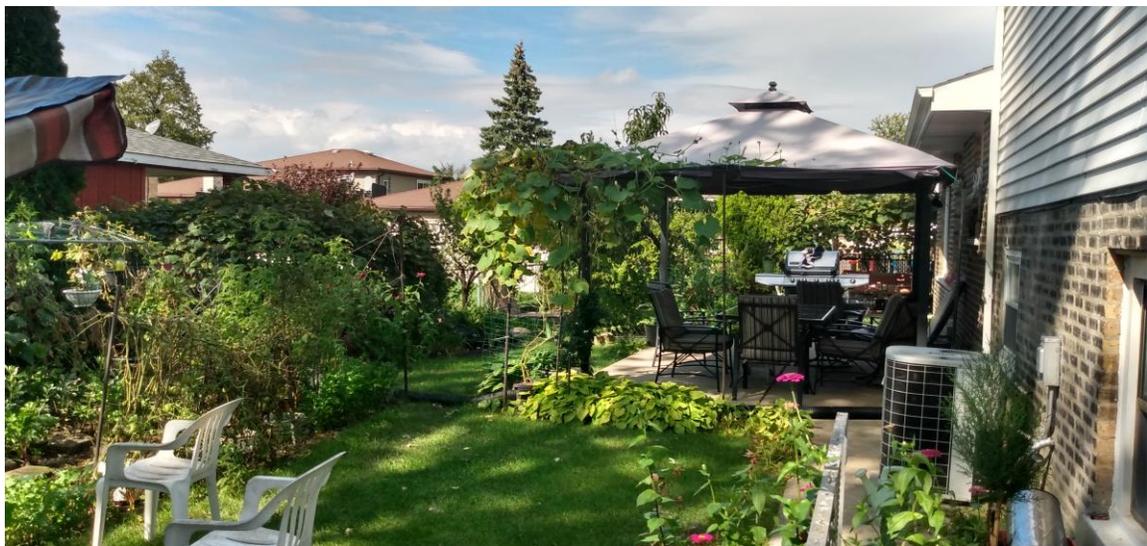
Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & ZONING

The subject property is an interior lot and 7,700 square feet in size (70' x 110'). The subject lot is similar in size and width as most interior lots in the neighborhood. While most lots in the Cherry Hill Farms Planned Unit Development are smaller than standard R-4 lots, the lots were purposefully platted to be a mix between the R-4 and R-5 zoning districts in terms of lot width, lot size, and yard setbacks for single-family homes.

The existing property has a split-level single-family home. The rear yard is fenced with a mix between a privacy and chain-link fence. There is an existing patio and extensive landscaping in the rear yard.



Zoning

The subject property is zoned R-4 PD (Single-family Residential, Cherry Hill Farms Planned Unit Development). All surrounding properties also have single-family homes located on them. The properties to the north, south, and west are in the same R-4 zoning district and PUD (Cherry Hill Farms) as the subject property. The property to the east across 84th Avenue is zoned R-3 (Single-family Residential).

The Cherry Hill Farms subdivision was developed as a Planned Unit Development in the 1970s and was permitted to be a higher density with smaller lots than a typical R-4 zoned subdivision. The plan at the time was to create a subdivision and zoning for single-family homes that bridged the R-4 and R-5 zoning districts. Many of the homes were approved to encroach into the typical R-4 required setbacks and essentially maxed-out most of each lot's buildable envelope. Adequate front and rear yard space was reserved for the single-family lots to remain functional and desirable for typical single-family use (space for outdoor activities, decks, patios, sheds, fire pits, and other accessory structures). The yard space also allows for enough space between homes to keep a traditional single-family feel to the neighborhood, provide privacy for personal outdoor space, and reduce potential drainage issues. While the subdivision design accomplished goals of increasing the quality of construction, increasing park/open space, lowering home prices and maintaining a traditional single-family neighborhood feel; the resulting density limits the space for home additions. While expansions are not always permitted within the established zoning setbacks, the approved density does not constitute a hardship that explains why additional density is needed.



History

A Variation request similar to the subject proposal at 16661 Cherry Hill Ave was heard in 2018. The request was also for a rear yard setback Variation to construct a sunroom that encroached into the required rear yard setback. That Variation was unanimously recommended for denial by the Zoning Board of Appeals and subsequently denied by the Village Board. That request, while similar, differs slightly in that the proposed sunroom addition was larger (240 sq. ft. compared to the proposed 150 sq. ft.) and the setback request was much greater (12 feet from the property line compared to 20 feet for the proposed structure. Additionally, the Zoning Board of Appeals was concerned about the effects of the structure being only 15 feet from the neighbor's principal structure and the visibility from the public right-of-way. The Petitioner's proposal would be approximately 25 feet from their neighbor's detached garage and 50 feet from the principal structure.

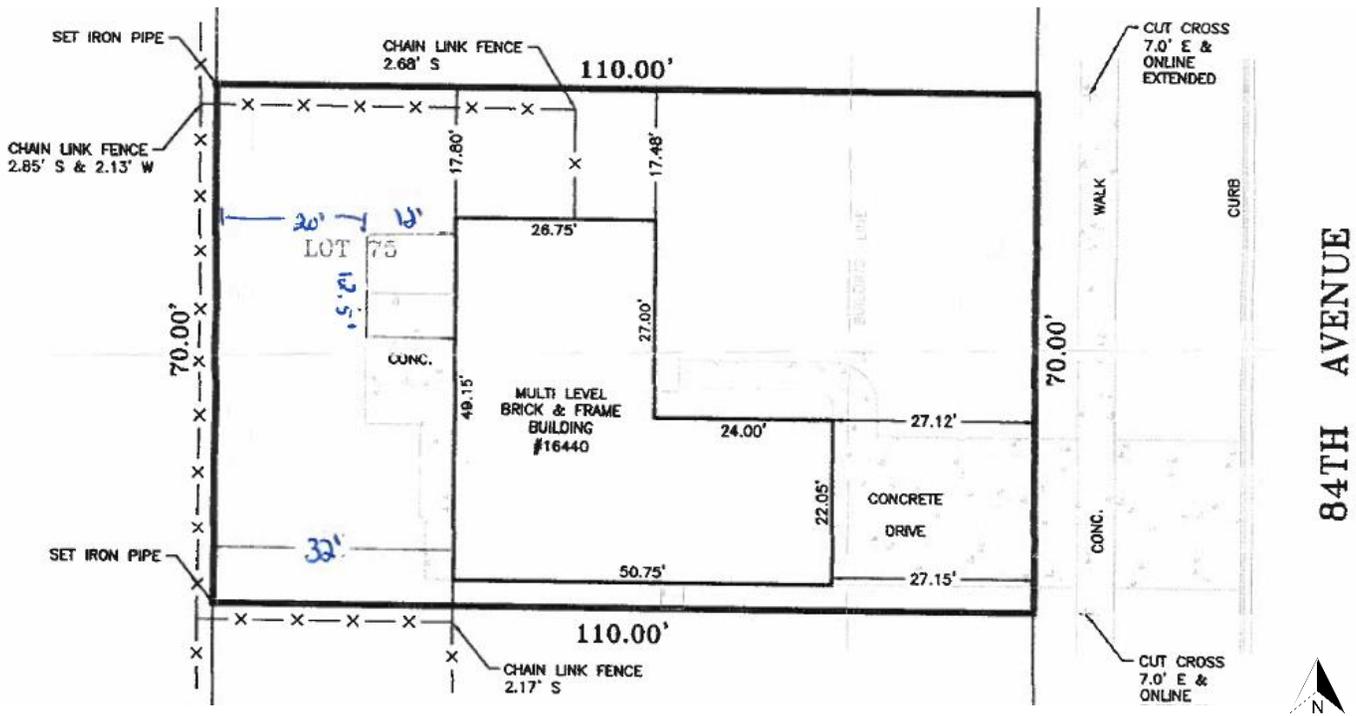
	Required R-4 Zoning	Existing	Proposed
Rear Yard	30' Min.	32'	20'
Side Yards	7.5' Min.	3' / 17.48'	No Change
Front Yard	25' Min.	27.15'	No Change
Lot Width	60' Min.	70'	No Change
Lot Size	8,000 Min.	7,700 SF	No Change

A nearby property (8437 Cherry Hill Ave) was granted a rear yard setback variation for a home addition in 2007. It was found during the public hearing that the property was unique and the Variation was deemed acceptable because its rear yard backs up to a creek and a large open space. The proposed addition did not encroach towards another residential property, nor was it visible from any public way and thus would not change the character of the

neighborhood. Another nearby property (16555 Currant Ave) completed an addition that is compliant with the Zoning and Building Code requirements in the front of the house because there was no available space for a rear yard addition that complied with the code requirements.

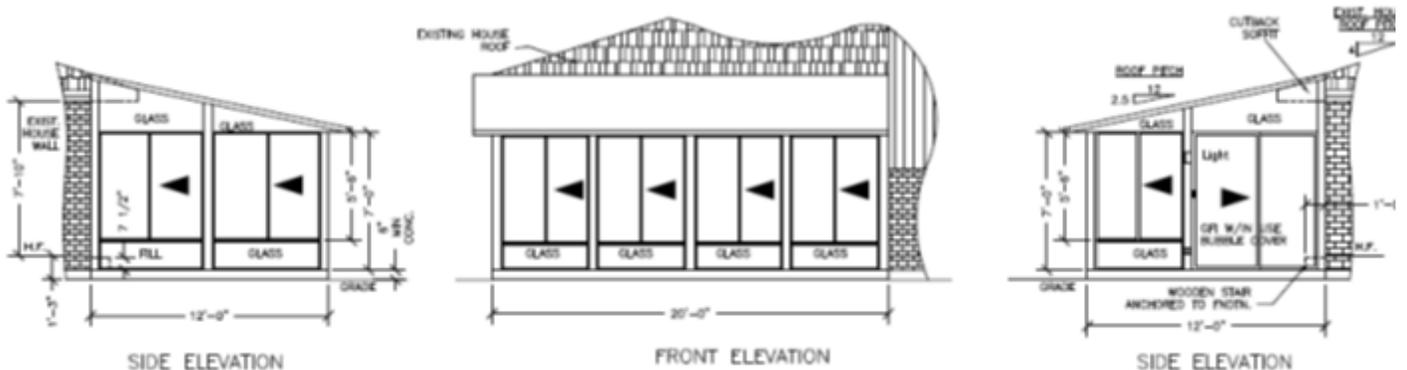
VARIATION REQUEST

The Petitioner is proposing to replace an existing patio area with a 150 sq. ft. (12.5' x 12') addition that will function as a sunroom. The addition will be attached to the existing principal structure which is set back 32 feet from the rear property line currently. The proposed addition will be 20 feet from the rear property line instead of the required 30 feet (Section V.B. Schedule II of the Zoning Code). The structure will be approximately 65 feet from the west neighbor's house that the addition will be encroaching toward. The addition would be behind the principal structure. Additionally the garage on the neighboring property to the west would screen the addition from view from any public right-of-way.

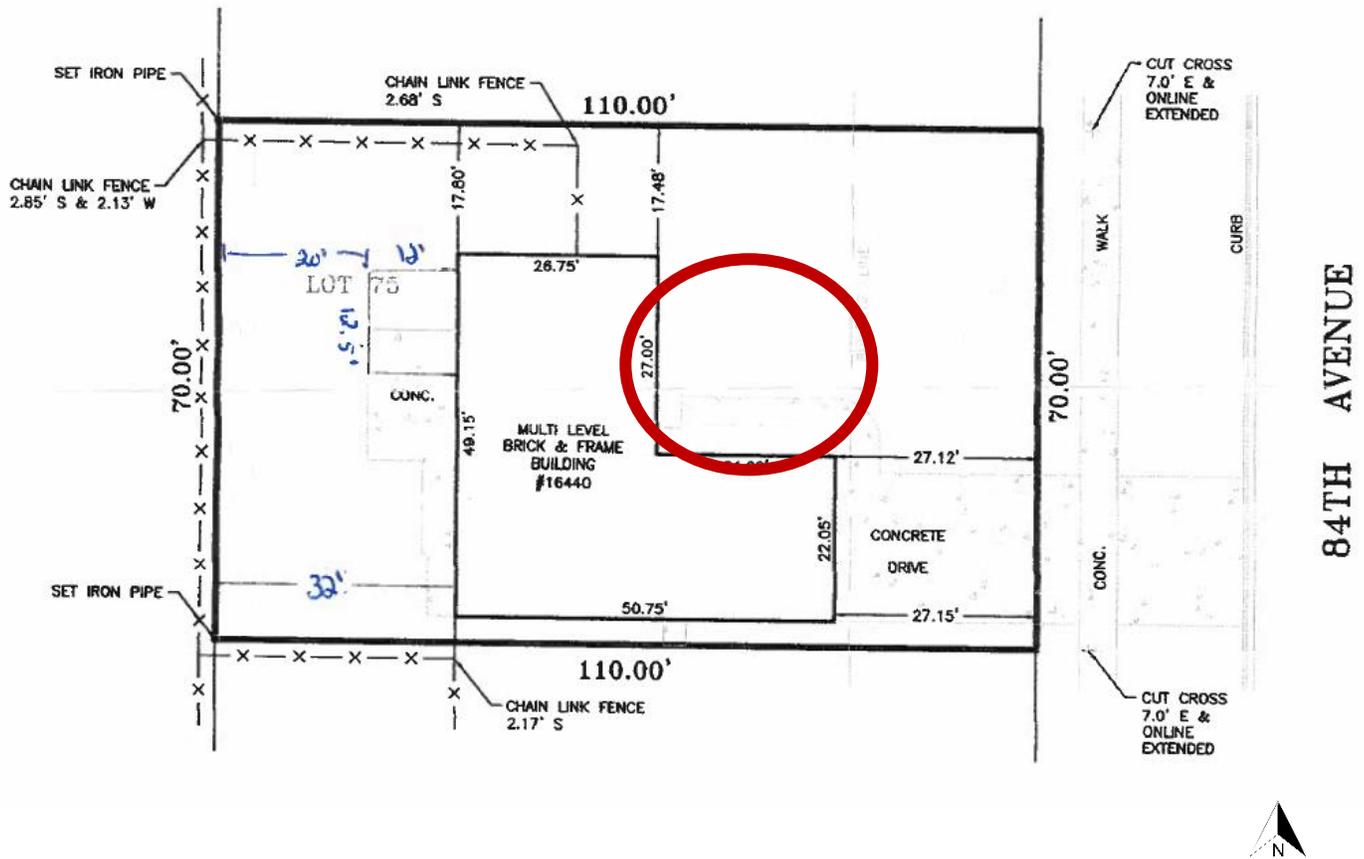


While the subject lot is limited in regards to setbacks and ability to expand beyond the originally developed footprint, this was the intended design of the neighborhood. As with all zoning districts, there comes the point where additions can not be permitted due to the setback and bulk regulations. The existence of zoning regulations, such as setbacks, are not hardships themselves. The zoning regulations are implemented to help to protect property values and for property owners to understand how neighboring properties are permitted to develop. If a lot doesn't allow for any large home expansions, homeowners may need to upgrade their home size if they need more space than their existing home provides. This ability to "move-up" within a community is something the Village of Tinley Park excels at providing due to diverse housing types, styles, sizes, and purchase prices.

The proposed sunroom reduces the required rear yard setback by 33%. Staff has concerns that if granted, the request can set a precedent because the physical circumstances of the subject property are applicable to almost every lot in the subdivision. While density does not decrease property values itself, the effects of reducing already established setbacks and densities can significantly affect the aesthetics and character of the neighborhood. Additionally, the proposed addition is not in compliance with the Building Code's masonry requirements and there are available options for a home addition that are in compliance with the codes.



The subject lot does not have room to expand in the rear or side of their house within the required setbacks. However, there is an opportunity to expand in the front of the house where a home addition, enclosed porch, or sunroom could be constructed in compliance with the Code. The buildable area in the front of the lot is over 648 square feet where an addition can be designed to blend in with the existing architecture of the home. A nearby property, at 16555 Currant Avenue, completed a similar addition on the front of their home. This option was presented to the Petitioner who preferred to proceed with the rear yard sunroom Variation. If the Petitioner requires additional home space, it is recommended that they utilize this available front area (see red circle on the survey below).



Above: Petitioner Proposal with the Permitted Buildable Area in the Red Circle.

Masonry Waiver

The proposed addition would be constructed primarily of wood and metal framing with glass and a prefabricated roof. The plans do not indicate the specific materials being used. The addition as a whole will not comply with the masonry requirements of the Village's Building Code. Masonry requirement waivers typically are reviewed by the Village Board's Community Development Committee. This has been included in this request due to the connection with the rear yard setback Variation and potential code changes that would make the masonry requirements part of the Zoning Code. The Zoning Board of Appeals is being asked to provide a recommendation to the Community Development Committee, who will review the Masonry Waiver at their October 22, 2019 meeting.

The Masonry requirements for additions ensure that home additions comply with similar building standards as the original development was subject to. This requirement ensures that the quality of homes is maintained and does not decline over time with substandard home additions. Exterior building materials can affect the value of properties. In the subject properties case, the existing home (and all homes in the subdivision) has an entire first-floor comprised of brick and any addition must also be constructed of brick. Exceptions to the masonry requirement exist for doors and windows. While the majority of the addition can be windows, the rest of the exterior and base components are required to be brick.

STANDARDS FOR A VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The subject parcel can yield a reasonable return under the conditions of the district it is located. The Petitioner has code compliant options for a home addition. An addition is not required for the owner's ability to yield a reasonable return on their property; it has existed in its current configuration since the original development and purchase.*
2. The plight of the owner is due to unique circumstances.
 - *The subject property is not unique. It is a lot that is similar in lot width and area to others in the Planned Unit Development. The subdivision was purposefully designed to be denser than typical R-4 zoning permitted. The physical characteristics of the subject property are applicable to almost every lot in the Cherry Hill Farms PUD subdivision and existed prior to the existing owner's purchase of the property.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The physical characteristics of the subject property are applicable to almost every lot in the Cherry Hill Farms PUD subdivision. The granting of a Variation will establish a precedent that may result in additional Variation requests and an even higher density of structures. There is potential that if constructed, it will change the character of the neighborhood and lower property values.*
4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence. The most relevant items are indicated in blue.
 - a. *The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
 - b. *The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;*
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Zoning Board of Appeals wishes to take action, an appropriate wording of the motions is as follows. The protocol for the stating of the motion is to write it in the affirmative, regardless of the eventual vote of the person making the motion.

"...make a motion to recommend that the Village Board grant an ten foot setback Variation to the Petitioner, Akram Arekat, from Section V.B. Schedule II of the Zoning Ordinance, to permit a rear yard setback of 20 feet where the required rear yard setback is 30 feet to construct a 150 sq. ft. home addition with a glass, wood and metal exterior instead of required brick, at 16440 84th Avenue in the R-4 PD (Single Family Residential, Cherry Hill Farms PUD) zoning district, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Zoning Board of Appeals at this meeting."

...with the following conditions:

- a. The approval is subject to engineering, building, and fire department approvals of the structure and site grading prior to issuance of any permits.***

[any conditions that the ZBA would like to add]

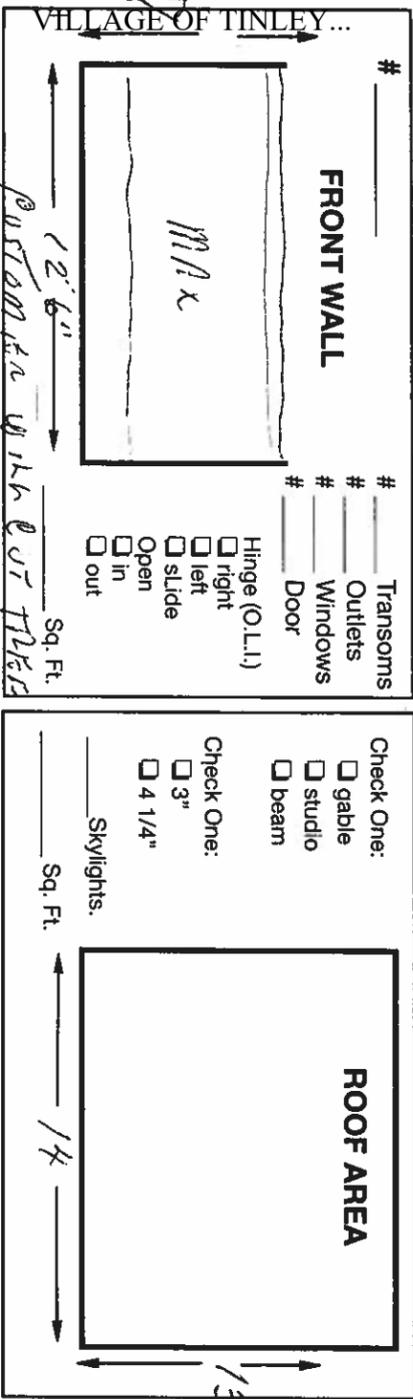
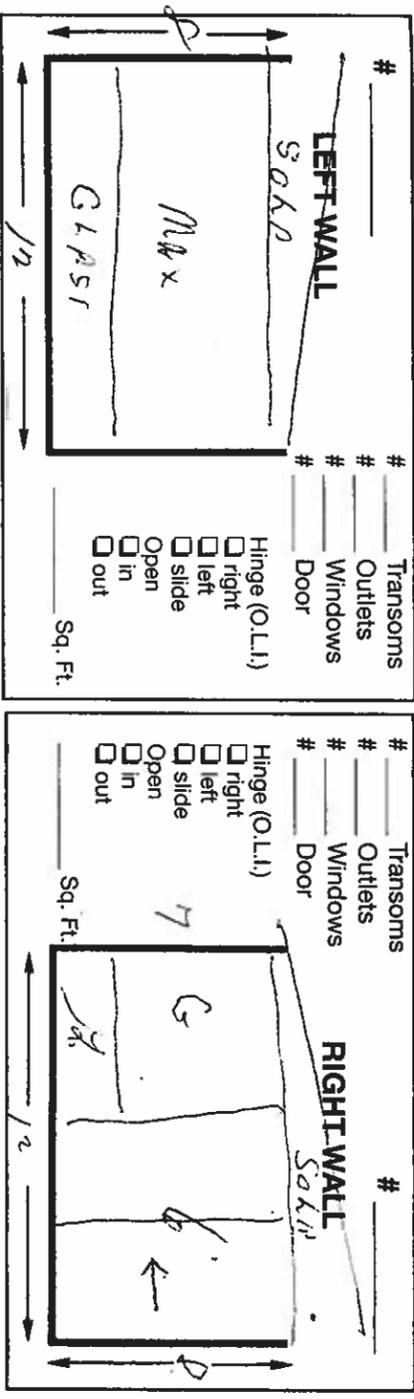
LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Marked Plat of Survey	Petitioner	N/A
	Four Seasons Color Image/Rendering	Four Seasons Sunrooms	N/A
	Spec Sheet/Proposal	Nu-Sash Country Rooms	9-5-19

EXHIBIT A SPECIFICATIONS: PATIO ENCLOSURES, PATIO TOPS, DECKS, CEMENT, WORK SHEET

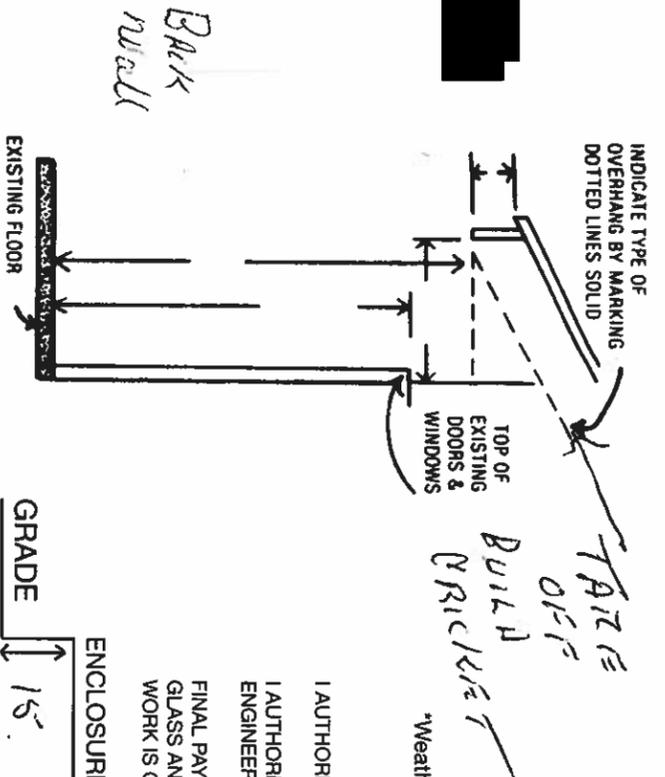
Date 9-5-19

Customer ALKAZAM 16440 S 84th Ave, State ILL, ZIP 60482, Job No [redacted], Phone [redacted], Work Phone [redacted]



EXISTING SLAB OR DECK 1/2 X 1/2. Includes checkboxes for materials like 10" or 12" slab, 4" slab, deck, and insulation options.

ENCLOSURE SYSTEMS. Includes checkboxes for MFG (SEASONS), MODEL (330 STUDIO), and various window and screen options.



INDICATE TYPE OF OVERHANG BY MARKING DOTTED LINES SOLID. Includes a notice to the consumer and a sketch and remarks section with a grid.

NOTICE TO CONSUMER: NU-SASH RESERVES THE RIGHT TO CANCEL THIS ORDER IF ENGINEERS DECIDE THE JOB AS SOLD WILL NOT AFFORD PROPER INSTALLATION. Includes a signature section for the homeowner and agent.

WE DO NOT GUARANTEE CONCRETE AGAINST CRACKING. Includes a disclaimer about the contractor's responsibility for the performance of the enclosure.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2019-O-071

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION TO PERMIT
THE CONSTRUCTION A HOME ADDITION (SUNROOM) AT 16440 84TH AVENUE
(AKRAM AREKAT)**

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-071**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION TO PERMIT THE CONSTRUCTION A HOME ADDITION (SUNROOM) AT 16440 84TH AVENUE (AKRAM AREKAT)**

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 rear yard setback variation (“Variation”) to permit the construction of a home addition (sunroom) that encroaches 10 feet into the required 30-foot rear yard setback has been filed by Akram Arekat (“Petitioner”) with the Village Clerk of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, the Village of Tinley Park Zoning Board of Appeals (“ZBA”) held a public hearing on the question of whether the Variation should be granted on October 10, 2019, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

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

WHEREAS, after hearing testimony on the petition, the ZBA found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variation and voted 3-1 to recommend to the Village President and Board of Trustees for the approval of the Variation; and

WHEREAS, the ZBA has filed its report and findings and recommendations regarding the Variation 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 Variation; and

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

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

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

- *The subject parcel can yield a reasonable return under the conditions of the district it is located and an addition is not required for the owner's ability to yield a reasonable return on their property. However, the addition at the front of the property is not as desirable as the rear due to the traffic on 84th Avenue. The addition would remain far away from neighboring homes and would not be visible from any public streets.*

2. The plight of the owner is due to unique circumstances.

- *The subject property has a large amount of separation between neighboring principal structures. The addition's location will not be visible from the public right of way or visibly increase density in the neighborhood. 84th Avenue is a busy street where a largely glass addition would not be beneficial or blend in well with the existing architecture.*

3. The Variation, if granted, will not alter the essential character of the locality.

- *While the addition will increase density and reduce some open space, the location will not be visible from the public right of way and thus will not visibly increase density in the neighborhood. The three-season room addition will replace an existing temporary patio cover and is a typical addition in a single-family neighborhood.*

4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence.

- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

LEGAL DESCRIPTION: LOT 75 IN CHERRY HILL FARMS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 27-23-312-030-0000

COMMONLY KNOWN AS: 16440 84th Avenue, Tinley Park, Illinois

SECTION 3: That the following Variation is hereby granted to the Petitioner in the R-4 PD (Single-Family Residential, Cherry Hill Farms PUD) Zoning District at the above-mentioned Property to construct the home addition (sunroom):

1. A ten-foot (10') Variation from Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance to permit a rear yard setback of 20 feet where the required rear yard setback is 30 feet to construct a 150 sq.ft. home addition instead of the required brick at 16440 84th Avenue, subject to the following conditions:
 - a. The approval is subject to engineering, building, and fire department approvals of the structure and site grading prior to issuance of any permits.
 - b. Face brick or brick veneer be used around the 18" base of the addition that matches the existing home's brick in style, texture, and color.

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 5th day of November, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5th day of November, 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-071, “AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION TO PERMIT THE CONSTRUCTION A HOME ADDITION (SUNROOM) AT 16440 84TH AVENUE (AKRAM AREKAT),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 5, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of November, 2019.

KRISTIN A. THIRION, VILLAGE CLERK

PLAT OF SURVEY

Studnicka and Associates, Ltd.



Residential
Commercial
ALTA

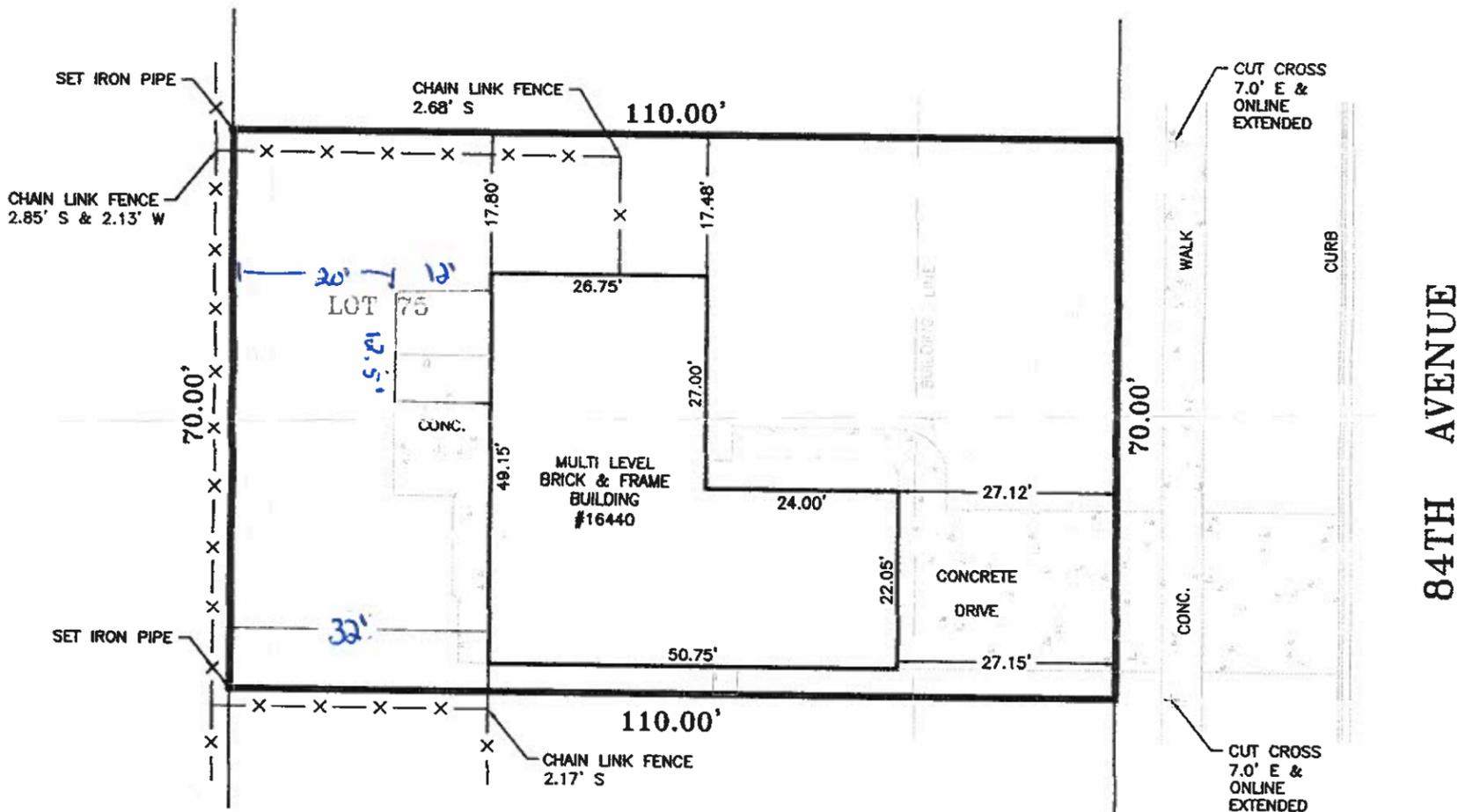
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 75 IN CHERRY HILL FARMS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Rear Yard setback = 30'



Scale: 1" = 20 feet
 Distances are marked in feet and decimals.
 Ordered by: O'Connor Law Offices
 Order No.: 07-7-129
 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: 7/27/07
 Drawn by: J. Uryjasz
 Proofed by: T.S.
 Design Firm Registration # 184-002791

STATE OF ILLINOIS }
 COUNTY OF WILL } 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. July 27, A.D. 2007

by *[Signature]*

License No. 3304 Expires 11/30/08



VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

- Special Use for: NA
- Planned Unit Development (PUD) Concept Preliminary Final Deviation
- Variation Residential Commercial for _____
- Annexation
- Rezoning (Map Amendment) From _____ to _____
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: PLAT OF SURVEY

PROJECT & PROPERTY INFORMATION

Project Name: SUN ROOM

Project Description: 12X12 3 SEASON ROOM

Project Address: 16440 S 84 AVE Property Index No. (PIN): 27-23 312-030-0000

Zoning District: R4/PUD Lot Dimensions & Area: _____

Estimated Project Cost: \$ 28,941.00

OWNER OF RECORD INFORMATION

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

Name of Owner: AKRAM AREKAT Company: WEATHER SEAK

Street Address: 16440 84 AVE City, State & Zip: KANAKAKIS

E-Mail Address: reemsgandma@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: AKRAM AREKAT Company: WEATHER SEAK

Relation To Project: OWNER

Street Address: 16440 84 AVE City, State & Zip: Tinley Park IL 60487

E-Mail Address: reemsgandma@gmail.com Phone Number:

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?

WE WANT A SON ROOM
NEED VARIANCE

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

WITH INCREASE VALUE

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

NEED TO BE OUT OF THE SUN
My wife is allergic to bees.

- 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.

IF WE GO WITHOUT VARIANCE ROOM WOULD BE
2' OUT FROM HOUSE

- 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.

ELDERLY PEOPLE DONT LIKE SUN
My wife is allergic to bees.

- 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.

CAR GARAGE ARE ON BOTH SIDES

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

NO ONE WILL BE ABLE TO SEE

H. Describe how the requested Variance will not:

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

NEIGH BORS GARAGE ARE ON BOTH SIDES

2. Substantially increase the congestion of the public streets.

THIS IS IN BACK OF HOUSE

3. Increase the danger of fire.

ITS ALL ALUMIN

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

HAS NOT DO WITH DRAINAGE

5. Endanger the public safety.

NO

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

WILL INCREASE



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

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- Residential Variation Hearing Fee - \$150
Commercial Variation Hearing Fee - \$200



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

Property Owner Signature: _____

Property Owner Name (Print): _____

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, inspection, review or other required fees and donations shall be paid prior to issuance of any building permits and business licenses.
- The Owner and Applicant hereby acknowledge that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): AKRAM AREKAT

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 9/17/19

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS

SUBJECT: MINUTES OF THE OCTOBER 10, 2019 REGULAR MEETING OF THE ZONING BOARD OF APPEALS

**Item #1 PUBLIC HEARING: AKRAM AREKAT – 16440 84TH AVENUE
REAR YARD SETBACK VARIATION**

The Petitioner Akram Arekat (Property Owner) is seeking a rear yard setback Variation from Section V.B. Schedule II of the Zoning Ordinance to construct a home addition (sunroom) for the property located at 16440 84th Avenue in the R-4 PD (Single Family Residential, Cherry Hill Farms PUD) Zoning District. The requested ten foot rear yard setback variation will allow the petitioner to construct a 150 sq. ft. (12.5' x 12') home addition in their rear yard located 20 feet from the rear yard property line, instead of the required 30 feet. A masonry waiver will also be requested to construct the addition with primarily glass and metal materials instead of matching face brick as required by the Tinley Park Building Code.

Board Members:	Steven Sepessy, Chairman Robert Paszczyk Donald Bettenhausen Jennifer Vargas
Absent Zoning Board Members:	James Fritts Kellie Schuch
Village Officials and Staff:	Dan Ritter, Senior Planner Barbara Bennett, Commission Secretary
Guests:	Mr. & Mrs. Arekat, Petitioners Mr. Massi, Contractor Mr. & Mrs. Calomino, Neighbors

A Motion was made by COMMISSIONER PASZCZYK, seconded by COMMISSIONER BETTENHAUSEN, to open the Public Hearing for Akram Arekat, 16440 84th Avenue, Rear Yard Setback Variation and Masonry Waiver. The Motion was approved by voice call. CHAIRMAN SEPESSY declared the Motion approved.

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

CHAIRMAN SEPESSY requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination, or ask questions during the Hearing stand and be sworn in. Chairman Sepessy swore the petitioner and members of the public in.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner is requesting a 10 foot Variation from the required rear yard setback is 30 feet to construct a 150 sq. ft. home addition (3-season sunroom) to be constructed 20 feet from the property with an exterior comprised of metal and wood, instead of the required brick.

The existing site is a 7,700 sq. ft. lot that is 70' x 110'. This is similar in size and width to the rest of the neighborhood of Cherry Hill Farms. The existing property has a split-level single-family home on it. The rear yard is fenced with a mix between privacy and chain-link fence. There is an existing patio where they plan to put the addition. The back yard is heavily landscaped.

The subject property is zoned R-4 PD (Single-family Residential, Cherry Hill Farms Planned Unit Development). The lots are a bit smaller. All Surrounding properties also have single-family homes located on them. The property to the east across 84th Avenue is zoned R-3 (Single-family Residential).

The Cherry Hill Farms subdivision was developed as a Planned Unit Development (PUD) in the 1970s and was permitted to be of a higher density with smaller lots and setbacks than a typical R-4 zoned subdivision. The plan at the time was to create a subdivision and zoning for single-family homes that bridged the R-4 and R-5 zoning districts. Many of the homes were approved to encroach into the typical R-4 required setbacks and essentially maxed-out most of each lot's buildable envelope. The goal of this was to increase the quality of the construction with all brick first floors. They also wanted to increase park/open space, lowering home prices and maintain a traditional single-family neighborhood feel.

There were two previous similar Variation requests in the nearby neighborhood. One request was for a rear yard setback Variation to construct a sunroom that encroached into the required rear yard setback. The Variation was unanimously recommended for denial by the ZBA and subsequently denied by the Village Board. That proposed sunroom was larger (240 sq. ft. compared to the proposed 150 sq. ft.) and the setback request was much greater (12 ft from the property line compared to the proposed 20 ft.). The proposed structure would be 15 ft. from the neighbor's principal structure and visible from the public way.

The second variation request was granted for a rear yard setback variation for a rear home addition in 2007. It was found during the public hearing that the property was unique and the Variation was deemed acceptable because its rear yard back up to a creek and a large open space. The proposed addition did not encroach towards another residential property and it was not visible from any public right-of-way.

The Petitioner is proposing to replace an existing patio area with a 150 sq. ft. (12.5' x 12') three-season room addition. The addition will be attached to the existing principal structure, which is currently set back 32' from the rear property line. The proposed addition will be 20' from the rear property line instead of the required 30'. The structure will be approximately 65' from the west neighbor's house that the addition will be encroaching toward. The garage on the neighboring property to the west would screen the addition from view from any public right-of-way.

The proposed addition would be constructed primarily of wood and metal framing with glass and a prefabricated roof. The addition will not comply with the masonry requirements. The ZBA will be asked to provide a recommendation to the Community Development Committee, who will review the Masonry Waiver at their October 22, 2019 meeting.

Masonry requirements for additions ensure that home additions comply with similar building standards as the original development was subject to. Exterior building materials can affect the value of properties. In this case the entire first-floor is comprised of brick and any addition must also be constructed of brick.

The subject lot does not have room to expand in the rear or side of their house within the required setbacks. There is an opportunity to expand in the front of the house where a home addition, enclosed porch, or sunroom could be constructed in compliance with the Code. This option was presented to the Petitioner who preferred to proceed with the rear yard sunroom Variation.

CHAIRMAN SEPESSY asked for questions from the Commissioners.

COMMISSIONER VARGAS inquired if masonry could be put around the bottom of the sunroom and still have windows above. She also inquired if this addition could be converted to a bedroom. Mr. Ritter replied the bottom base could be masonry and also between the windows brick could be installed but requires more custom work than their proposal. Mr. Ritter replied that to convert it to living space, they would have to get building permits and meet some different building codes. Energy codes, insulation and also egress requirements would have to be addressed, but it could potentially be converted to living space.

CHAIRMAN SEPESSY asked the Petitioner to speak.

Mr. Massi, Contractor noted it would be possible to install a thin brick along the solid bottom of the room addition, instead of glass.

Mr. Arekat, Petitioner noted his wife is allergic to bees and will not be able to sit in the backyard. There is a large distance between his yard and the neighbor behind him and the addition will not be visible to anyone but the neighbors.

Mr. & Mrs. Calomino of 16433 Surrey Drive, noted they are the neighbors directly to the west and the Arekat's are wonderful neighbors. We have no objection to the addition. The size of the addition will not be any bigger than the temporary gazebo that is currently on the patio. Because the detached garage is between us and the addition, it will not be very visible. The distance is not an issue for us and support their Variation request.

COMMISSIONER PASCZYK inquired about the size of sunroom compared to the current patio and will it sit on the area where the existing patio is. Mr. Arekat replied that the sunroom would cover the patio door on the back of the house and would take up a portion of the patio. Mr. Massi noted the sunroom would be 3" beyond the patio door. They would be removing the step down from the door. He would be putting down new cement footings. The current patio is 12' x 16' and only part of it will be covered by the addition.

A Motion was made by COMMISSIONER PASZCZYK, seconded by COMMISSIONER BETTENHAUSEN, to close the Public Hearing for Akram Arekat, 16440 84th Avenue, Rear Yard Setback Variation and Masonry Waiver. The Motion was approved by voice call. CHAIRMAN SEPESSY declared the Motion approved.

CHAIRMAN SEPESSY noted the structure looks like it would be fire safe. Is there anything that we need to be made aware of regarding fire safety? Mr. Ritter replied that this would be reviewed by the fire department at the time of the permit.

COMMISSIONER BETTENHAUSEN noted he has a lot of concern about the density. In this area, there are a lot of detached garages and other things in the back yards of this neighborhood. This sunroom will back up to a garage and not to the person's house. If it did not go towards a garage, he would have a much bigger issue with the proposal. These lots were designed to have bigger and nicer houses with the remaining open space. Mr. Ritter replied that there are some homes with attached garages that have been revised to be living space and those people build detached garages. Detached garages do have lesser setback requirements than anything that is attached to the principal structure.

COMMISSIONER BETTENHAUSEN is also opposed to the imitation brick. Mr. Massi noted he has previously installed this brick in Tinley Park and it is typically acceptable. Mr. Ritter noted the Village does approve the thin brick. If the whole bottom is brick and not around the windows, he would inquire if a masonry waiver would still be necessary.

COMMISSIONER PASCZYK inquired about the electric and heat. Mr. Massi replied the electric would be installed by a licensed electrician and there is no heat in a three-season room. There will be architectural drawings for the addition submitted with the permit that will be reviewed to meet code.

COMMISSIONER BETTENHAUSEN noted there was no testimony that this meets the Standards for Variation and did not hear a unique hardship, thus he cannot support it but the Village Board can consider other things the ZBA cannot.

CHAIRMAN SEPESSY noted he would like to see this approved due to the location of the structure on the property being behind the neighbor's garage. He inquired if the Petitioner agreed to place matching brick on the base of the structure. The Petitioner agreed to place brick on the base of the addition. The requirement will be added as a recommended condition.

COMMISSIONER VARGAS noted she does have an issue with the increased density in the neighborhood and is struggling with the lack of uniqueness with the property. However, due to the proposed location on the property, being shielded by the neighbor's garage, and not visible from the street, and because the structure has a lot of glass and looks very open, she feels this should be approved.

COMMISSIONER BETTENHAUSEN noted if approved, it would set a precedence. This does not meet the Standards for a Variation and could make enforcing the code more difficult later.

Mr. Ritter went through the Revised Standards for Variations based upon the Zoning Board of Appeals discussion and direction:

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 subject parcel can yield a reasonable return under the conditions of the district it is located and an addition is not required for the owner's ability to yield a reasonable return on their property. However, the addition at the front of the property is not as desirable as the rear due to the traffic on 84th Avenue. The addition would remain far away from neighboring homes and would not be visible from any public streets.*
2. The plight of the owner is due to unique circumstances.
 - *The subject property has a large amount of separation between neighboring principal structures. The addition's location will not be visible from the public right of way or visibly increase density in the neighborhood. 84th Avenue is a busy street where a largely glass addition would not be beneficial or blend in well with the existing architecture.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *While the addition will increase density and reduce some open space, the location will not be visible from the public right of way and thus will not visibly increase density in the neighborhood. The three-season room addition will replace an existing temporary patio cover and is a typical addition in a single-family neighborhood.*

4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence.
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

A Motion was made by COMMISSIONER PASCZYK, seconded by COMMISSIONER BETTENHAUSEN to recommend that the Village Board grant an ten foot setback Variation to the Petitioner, Akram Arekat, from Section V.B. Schedule II of the Zoning Ordinance, to permit a rear yard setback of 20 feet where the required rear yard setback is 30 feet to construct a 150 sq. ft. home addition, at 16440 84th Avenue in the R-4 PD (Single Family Residential, Cherry Hill Farms PUD) zoning district, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Zoning Board of Appeals at this meeting.

...with the following conditions:

- a. The approval is subject to engineering, building, and fire department approvals of the structure and site grading prior to issuance of any permits.
- b. Face brick or brick veneer be used around the 18" base of the addition that matches the existing home's brick in style, texture, and color.

AYES: VARGAS, PASCZYK, CHAIRMAN SEPESSY

NAYS: BETTENHAUSEN

CHAIRMAN SEPESSY declared the Motion approved.

This will go to the Village Board on November 5, 2019 for first reading. The Second reading/approval would be on December 3, 2019. Because of the second November Village Board meeting was canceled, they would inquire about possible adoption on the first meeting.

GOOD OF THE ORDER:

Mr. Ritter noted:

1. North Street had a grand opening. October 22, 2019 CD Meeting will unveil some more fine-tuned details of the Plaza construction. Anticipating construction starting next year.
2. The Encore/North Street development is on the same timeline as the Plaza. There will be property swapping. Coming to the Plan Commission for review soon.
3. The Boulevard is very close to getting their permit. Getting the foundation in this year is still the expected goal.
4. SIP Wine Bar, moving along. There is a grant for additional façade work that was approved.
5. Vet Clinic on Oak Park Avenue is finishing up their façade work and buildout. Landscaping and sprinkler work is complete.
6. A new Holliday Inn was approved by the Village Board. The Convention Center hotel has a new owner will switch brands in the near future and will no longer be a Holliday Inn.
7. The Hernandez addition reviewed by the ZBA in August was approved by Village Board. Work will likely be pushed to spring once they have
8. Planning Department went to APA Illinois Convention. There is Commissioner training available at this meeting next year if anyone is interested.
9. October 24, 2019 ZBA Meeting canceled due to a lack of agenda items.

COMMISSIONER PASCZCYK inquired about train whistles being banned in the Village. Mr. Ritter noted it is a “quiet zone” through Tinley Park, but if they see something on the track or there are gate issues, they still use it. If it remains an issue, the Village may be able to inquire as to why.

COMMISSIONER PASCZCYK inquired if the Village knows what type of cargo is on the train as it goes through the Village. Mr. Ritter replied we do not know typically and regulation is done through the state or federally. The Village has very little control over freight traffic and they typically have no obligation to share any information.

COMMISSIONER PASCZCYK inquired about the street construction completion on Harlem Avenue. Mr. Ritter replied that is an IDOT owned and maintained road. It is believed they are supposed to have resurfacing of the areas that are torn up completed soon. Rain has caused some recent issues and delays. The second half of Harlem to 159th Street is being completed next year.

RECEIVE COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by ZONING BOARD MEMBER VARGAS, seconded by ZONING BOARD MEMBER BETTENHAUSEN, to adjourn the Regular Meeting of the Zoning Board of Appeals of October 10, 2019 at 8:15 p.m. The Motion was unanimously approved by voice call. ZONING BOARD OF APPEALS CHAIRMAN STEPHEN SEPESSY declared the meeting adjourned.

uncertain when the permit will be issued. Despite all reviews and approvals having been completed for issuance of a building permit, the Village cannot issue a building permit without the MWRD permit. The Village Engineer has signed off on the MWRD permit and has stated he is comfortable issuing a foundation only permit for this project.

REQUEST

The developer has agreed to all terms of the new FOP policy including the required Letters of Credit for public improvements and removal of the foundation if the project is not completed. If the FOP is granted, the developer is ready to break ground immediately.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. 2019-R-113

**A RESOLUTION APPROVING A FOUNDATION ONLY PERMIT FOR UNION
SQUARE TOWNHOMES (PHASE 2, BUILDING A) LOCATED ON THE NORTH SIDE
OF 179TH STREET AT 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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2019-R-113**A RESOLUTION APPROVING A FOUNDATION ONLY PERMIT FOR UNION SQUARE TOWNHOMES (PHASE 2, BUILDING A) LOCATED ON THE NORTH SIDE OF 179TH STREET AT 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”) previously approved Foundation Only Permits pursuant to Resolution No. 19-R-079 to provide certain guarantees and building requirements for construction projects in the Village; and

WHEREAS, Mike Halleran, on behalf of Union Square Townhomes desire to obtain a Foundation Only Permit (“FOP”) to continue construction of Phase 2, Building A of the Union Square Townhomes Development located on the north side of 179th Street at Oak Park Avenue (“Subject Property”); and

WHEREAS, the building permit cannot be issued for this project due to the expiration of a MWRD permit for the project at the Subject Property; and

WHEREAS, the Village has previously approved Final Plat for project and a revised site plan and plat revision attached hereto 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 Village of Tinley Park and its residents to approve said FOP for Union Square Townhomes to continue the development of Phase 2 Building A; and

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

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

SECTION 2: The President and Board of Trustees of the Village of Tinley Park hereby approve a Foundation Only Permit to Mike Halleran on behalf of Union Square Townhomes to continue

construction of Phase 2 Building at located on the north side of 179th Street at Oak Park Avenue and the Village Manager and/or his designee is authorized to execute all documentation required to memorialize said FOP, subject to review and revision as to form by the Village Attorney.

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

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

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

PASSED THIS 5th day of November, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5th day of November, 2019.

ATTEST:

VILLAGE CLERK

VILLAGE PRESIDENT

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-113, “A RESOLUTION APPROVING A FOUNDATION ONLY PERMIT FOR UNION SQUARE TOWNHOMES (PHASE 2, BUILDING A) LOCATED ON THE NORTH SIDE OF 179TH STREET AT OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on November 5, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of November, 2019.

KRISTIN A. THIRION, VILLAGE CLERK



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



GRAPHIC SCALE



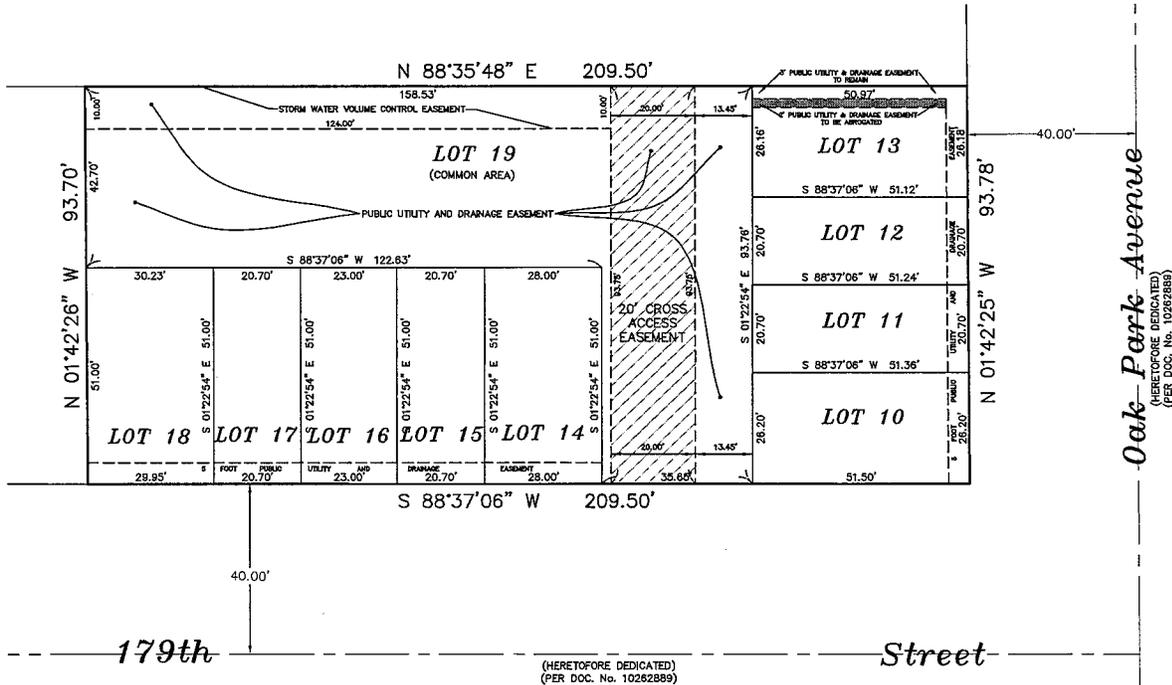
(IN FEET)
1 inch = 20 ft.

PLAT OF ABROGATION

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



TO BE ABROGATED

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } 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

By: _____

Title: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, 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

ATTEST: _____
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 _____ day of _____, 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:

- i. 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.**
- ii. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.**
- iii. 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.**
- iv. 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.**
- v. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.**